

CS1

INTRODUCED BY: [Signature]
SECONDED BY: [Signature]

CITY OF HOBOKEN
RESOLUTION NO.: _____

**RESOLUTION AUTHORIZING CLOSED SESSION TO DISCUSS
MATTERS PURSUANT TO N.J.S.A. 10:4-12(B)(7) AND THE
ATTORNEY-CLIENT PRIVILEGE WITH EDWARD J. BUZAK, ESQ. OF
THE BUZAK LAW GROUP, LLC REGARDING NEGOTIATIONS**

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

WHEREAS, one of the reasons to go into closed session is to receive advice from legal counsel, Edward J. Buzak, Esq., which is subject to the attorney-client privilege and which is offered regarding the above-referenced negotiations.

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

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

MEETING: January 18, 2017

APPROVED AS TO FORM:
[Signature]
BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

**A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: JAN 18 2017**

[Signature]
CITY CLERK

A TRUE COPY OF A RESOLUTION ADOPTED BY
 THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
 AT A MEETING HELD ON: **JAN 18 2017**

INTRODUCED BY: [Signature]
 SECONDED BY: [Signature]

[Signature]
[Signature]

CITY COUNCIL OF THE CITY OF HOBOKEN

RESOLUTION NO.:

APPOINTING EDWARD FRIEDRICH, JR. AS

CITY CLERK APPOINTED COMMISSIONER TO THE NORTH HUDSON SEWAGE
 AUTHORITY

WHEREAS, Chapter 64 of the Code of the City of Hoboken establishes the City's relationship with the North Hudson Sewage Authority ("NHTSA"); and

WHEREAS, Section 64-2 provides for appointment of Hoboken representatives by the Governing Body to the NHTSA; and

WHEREAS, the expiration of Commissioner Soares's previous term occurred on March 7, 2012 requiring a new appointment; and

WHEREAS, the Governing Body believes Edward Friedrich, Jr. should serve in the position as a Commissioner because he has the expertise, skill and character to be a successful representative of the City of Hoboken.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hoboken hereby appoints Edward Friedrich, Jr. as a Hoboken Commissioner to the North Hudson Sewage Authority for the term to commence *February 2, 2017 and* expire February 1, 2022 pursuant to §62-2 of the Code of the City of Hoboken; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Board of Commissioners of the North Hudson Sewage Authority expeditiously, and published, noticed and posted in accordance with the City's Citizens' Service Act.

Meeting date: January 18, 2017

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	✓			
Peter Cunningham	✓			
Michael DeFusco	✓			
James Doyle	✓			
Tiffanie Fisher	✓			
David Mello	✓			
Ruben Ramos, Jr.	✓			
Michael Russo	✓			
President Jennifer Giattino	✓			

APPROVED:
[Signature]
STEPHEN D. MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:
[Signature]
BRIAN ALOJA, ESQ.
 CORPORATION COUNSEL

A TRUE COPY OF A RESOLUTION ADOPTED BY
 THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
 AT A MEETING HELD ON: **JAN 18 2017**

Introduced by: _____

Seconded by: _____

2

CITY OF HOBOKEN
 RESOLUTION NO. : _____

James J. ...
 RESOLUTION APPOINTING Stephen Firestone

AS THE SECOND ALTERNATE MEMBER OF THE CITY OF
 HOBOKEN ZONING BOARD OF ADJUSTMENT

CITY CLERK

WHEREAS, pursuant to the Code of the City of Hoboken, §44-11, the City of Hoboken has established a Zoning Board of Adjustment; and,

WHEREAS, pursuant to an amendment to §44-11, members of the Zoning Board of Adjustment are now appointed by the City Council, rather than the Mayor; and,

WHEREAS, there are currently vacancies on the Zoning Board of Adjustment; and,

WHEREAS, the City Council has followed the process contemplated by the "Citizens Service Act," in that applications for the position were publicly sought and reviewed, and the following appointee timely submitted his/her application to the Clerk of the City of Hoboken;

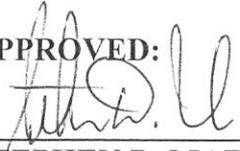
NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Hoboken hereby appoints the following individual to serve as described below on the City of Hoboken Zoning Board of Adjustment, for the terms described below:

Stephen Firestone 2nd Alternate Jan. 18, 2017 Dec. 31, 2018 Two years

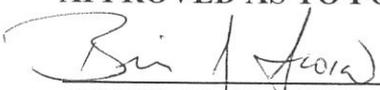
BE IT RESOLVED, that this resolution shall take effect immediately upon passage.

Meeting date: January 18, 2017

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino				

APPROVED:


 STEPHEN D. MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:


 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

A TRUE COPY OF A RESOLUTION ADOPTED BY
 THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
 AT A MEETING HELD ON: JAN 18 2017

A1

SPONSORED BY: _____
 SECONDED BY: _____

James J. Savina CITY OF HOBOKEN

CITY CLERK RESOLUTION NO.: _____

RESOLUTION IN SUPPORT OF DR. MARTIN LUTHER KING, JR. DAY 2017

WHEREAS, Dr. Martin Luther King, Jr. changed our nation forever through his leadership, service, and clarity of vision; and,

WHEREAS, Dr. King devoted his life to strengthening the content of the American character and called on our nation to live up to its founding principles of life, liberty, and the pursuit of happiness for all its citizens; and,

WHEREAS, through his determination, spirit and resolve, Dr. King helped lift souls and lead one of the greatest movements for equality and freedom in history; and,

WHEREAS, the City Council wishes to honor the lasting legacy of this great American, remember the ideals for which he fought and recommit ourselves to ensuring that our country's promise extends to all Americans across the great land; and,

WHEREAS, as we observe Dr. King's birthday and the national holiday recognizing his birthday, the City Council encourages all Americans to celebrate his memory by performing acts of kindness through service to others.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken, that the Council and the City declare their support for Dr. Martin Luther King Jr. Day 2017.

Meeting date: January 18, 2017

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino	/			

APPROVED: _____
 STEPHEN D. MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM: _____
 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.

AT A MEETING HELD ON:

JAN 18 2017

James J. Sarena

SPONSORED BY:

SECONDED BY:

J.F.
A. Nanni

CITY OF HOBOKEN

CITY CLERK

RESOLUTION NO.: _____

**RESOLUTION AWARDING A ONE (1) YEAR CONTRACT TO
HORIZON BLUE CROSS BLUE SHIELD OF NEW JERSEY FOR
EMPLOYEE DENTAL INSURANCE**

WHEREAS, the City of Hoboken is contractually required to provide dental insurance benefits to certain employees and retirees; and,

WHEREAS, the City of Hoboken is desirous of continuing said coverage in accordance with its current contractual obligations; and,

WHEREAS, prior to entering into any contract to obtain insurance, the City must secure full and open competition among insurers; and,

WHEREAS, pursuant to Section 20A-33 of the City Code, the City's insurance broker obtained quotations for dental insurance from providers; and,

WHEREAS, the Administration has determined that the proposals of Horizon Blue Cross Blue Shield of New Jersey for the same coverage as currently provided are the most advantageous to the City, under Horizon BCBS NJ's Dental Option Plan program, which commences 2/1/2017, and shall continue for one year, to expire 1/31/2018, unless terminated in writing by the City with 30 days' notice, at annual rates in accordance with the attached proposal, which total approximately \$472,516.68 per annum.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken, that the Administration is hereby authorized to enter into a contract with Horizon BCBS NJ, to commence February 1, 2017 and expire January 31, 2018, which results in an annual estimated cost \$472,516.68 per annum (based upon the average prior year employee and retiree census); and:

1. The award of this contract is subject to finalization of the contract terms.
2. The Council hereby authorizes the Mayor, or her designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.

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

Meeting date: January 18, 2017

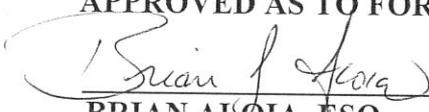
Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla				✓
Peter Cunningham	✓			
Michael DeFusco	✓			
James Doyle	✓			
Tiffanie Fisher	✓			
David Mello	✓			
Ruben Ramos, Jr.	✓			
Michael Russo	✓			
President Jennifer Giattino	✓			

APPROVED:



 STEPHEN D. MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AWARDING A ONE (1) YEAR CONTRACT TO HORIZON BLUE CROSS BLUE SHIELD OF NEW JERSEY FOR EMPLOYEE DENTAL INSURANCE

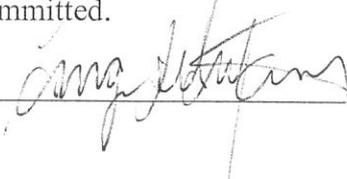
AMOUNT TO BE CERTIFIED: \$472,516.68

ACCOUNT NUMBER TO CERTIFY FROM:

\$78,752.78 from temporary budget: 7-01-30-400-029
 \$393,763.90 remaining when full budget is adopted

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$472,516.68 is available in the following appropriation: \$78,752.78 from 7-01-30-400-029 from the 2017 temporary appropriations; and I further certify that, upon adoption of the CY2017 final budget, I will immediately review same to determine whether the additional \$393,763.90 is available and appropriated in the CY2017 budget; and, I further certify that this commitment together with all previously made commitments and payments does not exceed the funds and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed:  _____ George DeStefano, CFO

Budget Account Maintenance

Account: 7-01-30-400-029 Desc: GROUP HEALTH BENEFITS

Acct Type: Control Chk Acct: IOPERATING Cap Flag:

Fund Type: Budget Class Id: Class Id 2:

Activity To Date:		Current Period:	
Encumber:	78,752.78	Budgeted:	5,317,409.48
Expended:	569,973.57	Balance:	4,773,012.90
Trans-In:	.00	YTD Requested:	734,674.28
Trans-Out:	.00	Requested Balance:	4,038,338.62
Reimburse:	104,329.77	Expended:	569,973.57
Cancel:	.00	Trans-In:	.00
		Trans-Out:	.00
		Reimburse:	104,329.77

Control Account - No. of Sub-Accounts: 13.

Batch Id: GDS Batch Date: 01/17/17 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Seq
7-01-30-400-035 DENTAL	Encumbrance	CFO Cert meet 01/18/2017 Horizon Blue Cr	78,752.78	1

WARNING: This account would have a negative balance: 7-01-30-400-035. Balance would be: 78,752.78-.

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
CURRENT FUND	7-01	0.00	0.00	0.00	0.00	0.00	78,752.78
Total Of All Funds:		0.00	0.00	0.00	0.00	0.00	78,752.78

	Entries	Amount
Expenditures:	0	0.00
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	1	78,752.78
Total:	1	78,752.78

There are warnings in this listing, but can proceed with update.

	Updated Entries	Updated Amount			
Reimbursements:	0	0.00			
Expenditures:	0	0.00			
Transfer In:	0	0.00			
Transfer Out:	0	0.00			
Cancel:	0	0.00			
Encumbrances:	1	78,752.78			
Batch: GDS	Updated Entries:	1	Updated Amount:	78,752.78	Ref Num: 4627

Horizon Blue Cross Blue Shield of New Jersey

Prospective Rating
Horizon Dental Option Plan

Renewal Summary of Rates

Group Name: City Of Hoboken
Group Number: 02-05-07-10-15-17-086669
Renewal Period: 02/01/2017 to 01/31/2018

Average Monthly Contract Exposure

Single	2Adults	Family	P & C	Total
366	243	249	79	937

	<u>Current Rate</u>	<u>Renewal Rate</u>	<u>Change in Premium</u>
Single	\$24.26	\$22.80	-\$1.46
2Adults	\$43.07	\$40.49	-\$2.58
Family	\$73.26	\$68.86	-\$4.40
P & C	\$54.49	\$51.22	-\$3.27

Percentage Change: -6.00%

The above rates do not include any broker commission.

The rates and other information set forth in this renewal are subject to final approval and acceptance by Horizon BCBSNJ.

These rates are contingent upon the renewal of all lines of business currently with Horizon. I acknowledge receipt and approve the renewal and rates as outlined. I represent by signing this document that I have the legal authority to accept these terms.

Group Official Name & Title: _____
(PLEASE PRINT)

Group Official Signature: _____ Date: _____

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.

A3

AT A MEETING HELD ON:

JAN 18 2017

INTRODUCED BY: _____

SECONDED BY: _____

James J. Sarena

J. N. N. N.

J. N. N. N.

CITY CLERK

CITY OF HOBOKEN

RESOLUTION NO. _____

**RESOLUTION AWARDING A CONTRACT TO W.B. MASON
COMPANY INC. FOR OFFICE SUPPLIES AND COPY PAPER IN THE
NOT TO EXCEED AMOUNT OF \$120,000.00**

WHEREAS, N.J.S.A. 40A:11-12 permits municipalities to award public contracts without public bidding when the vendor is an approved state contractor or part of an approved national cooperative; and,

WHEREAS, W.B. Mason Company Inc. has been approved for NJ Sate Contract T-0052/88839, which is attached hereto; and,

WHEREAS, the City of Hoboken requires office supplies and copy paper for the calendar year 2017; and,

WHEREAS, pursuant to the recommendation of the Purchasing Department, the City wishes to contract for the services and related goods under NJ State Contract T-0052/88839; and,

WHEREAS, the Administration recommends awarding a contract to W.B. Mason Company, Inc. in the not to exceed amount of \$120,000.00 to expire on December 31, 2017.

NOW, THEREFORE, BE IT RESOLVED, that a contract is awarded to W.B. Mason Company, Inc. for office supplies and copy paper in the not to exceed amount of \$120,000.00 to expire on December 31, 2017; and,

BE IT FURTHER RESOLVED that this resolution shall take effect immediately, subject to the following conditions:

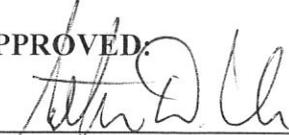
1. The award of this contract is subject to finalization of the contract terms.
2. Any change orders which shall become necessary shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.
3. The Council hereby authorizes the Mayor, or her designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
4. The mayor, or her designee, is hereby authorized to execute an agreement as outlined herein with:

W.B. Mason Company Inc.
535 Secaucus Road
Secaucus, NJ 07094

Meeting date: January 18, 2017

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle				
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	//			
President Jennifer Giattino				

APPROVED:



 STEPHEN D. MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AWARDING A CONTRACT TO W.B. MASON COMPANY INC.
 FOR OFFICE SUPPLIES AND COPY PAPER IN THE NOT TO EXCEED AMOUNT
 OF \$120,000.00

AMOUNT TO BE CERTIFIED:

\$120,000.00

ACCOUNT NUMBER TO CERTIFY FROM:

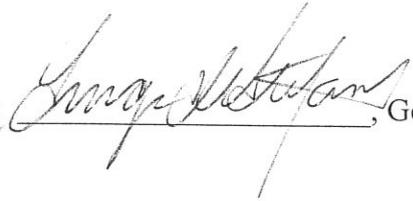
\$5,000.00 from temporary budget: 7-01-23-218-035

\$5,000.00 from temporary budget: 7-01-23-218-031

\$110,000.00 remaining when full budget is adopted

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$120,000.00 is available in the following appropriation: \$5,000.00 from 7-01-23-218-035 and \$5,000.00 from 7-01-23-218-031 from the 2017 temporary appropriations; and I further certify that, upon adoption of the CY2017 final budget, I will immediately review same to determine whether the additional \$100,000.00 balance is available and appropriated in the CY2017 budget; and, I further certify that this commitment together with all previously made commitments and payments does not exceed the funds and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed:  George DeStefano, CFO

**T-0052
OFFICE SUPPLIES & RECYCLED COPY PAPER
STATEWIDE**

VENDOR INFORMATION	
Vendor Name & Address:	W B MASON COMPANY INC 21 COMMERCE DR CRANBURY, NJ 08512
Contact Person:	DANIEL ORR
Contact Phone:	800-242-5892
Order Fax:	866-399-1018
Contract#:	88839
Expiration Date:	05/06/18
Terms:	NONE
Delivery:	1 DAYS ARO
Small Business Enterprise:	NO
Minority Business Enterprise:	NO
Women Business Enterprise:	NO
Cooperative Purchasing *:	YES
* WILL VENDOR EXTEND CONTRACT PRICES TO COOPERATIVE PURCHASING PARTICIPANTS?	

CITY OF HOBOKEN

94 WASHINGTON ST
 HOBOKEN, NJ 07030
 TEL (201)420-2028 FAX (201)420-2019

REQUISITION	
NO.	R7-00023

S H I P T O	UNCLASSIFIED/STATIONERY CITY HALL/PURCHASING 94 WASHINGTON STREET 2ND FL HOBOKEN, NJ 07030
V E N D O R	VENDOR #: 05307 W.B. MASON CO., INC. 535 SECAUCUS ROAD SECAUCUS, NJ 07094

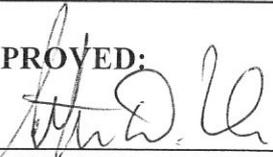
ORDER DATE: 01/11/17
 DELIVERY DATE:
 STATE CONTRACT: HC COOPERATIVE
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	VARIOUS OFFICE SUPPLIES	7-01-23-218-035	5,000.0000	5,000.00
		Envelops & stationary		
1.00	OFFICE SUPPLIES-PAPER	7-01-23-218-031	5,000.0000	5,000.00
		Paper		
			TOTAL	10,000.00

 REQUESTING DEPARTMENT DATE

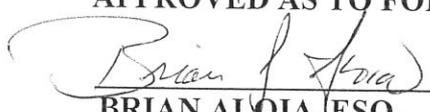
Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher				/
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino	/			

APPROVED:



 STEPHEN D. MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO MILLENNIUM STRATEGIES FOR GRANT WRITING SERVICES IN THE NOT TO EXCEED AMOUNT OF \$40,000.00 FOR A PERIOD OF ONE (1) YEAR TO EXPIRE ON JANUARY 18, 2018

AMOUNT TO BE CERTIFIED:

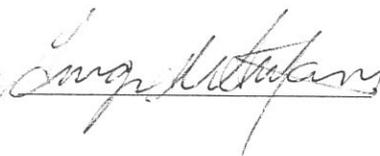
\$40,000.00

ACCOUNT NUMBER TO CERTIFY FROM:

\$10,000.00 from temporary budget: 7-01-20-116-069
 \$30,000.00 remaining when full budget is adopted

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$40,000.00 is available in the following appropriation: \$10,000.00 from 7-01-20-116-069 from the 2017 temporary appropriations; and I further certify that upon the adoption of the CY2017 final budget, I will immediately review same to determine whether the additional \$30,000.00 balance is available and appropriated in the CY2017 budget; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation and are intended for the purpose herein committed.

Signed:  George DeStefano, CFO

Budget Account Maintenance

Account: 7-01-20-116-020 Desc: GRANTS MANAGEMENT O/E

Acct Type: Control Chk Acct: IOPERATING Cap Flag:

Fund Type: Budget Class Id: Class Id 2:

Activity | Misc | G/L Accounts | **Adopted Budget Detail**

Activity To Date:		Current Period:	
Encumber:	10,000.00	Budgeted:	21,000.00
Expended:	.00	Balance:	11,000.00
Trans-In:	.00	Trans-In:	.00
Trans-Out:	.00	Trans-Out:	.00
Reimburse:	.00	YTD Requested:	.00
Cancel:	.00	Requested Balance:	11,000.00

Control Account - No. of Sub-Accounts: 11.

Batch Id: GDS Batch Date: 01/17/17 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Seq
7-01-20-116-069 General Expense - Grants Management	Encumbrance	CFO Cert for meet 01/18/17 MILLENNIUM	10,000.00	1

WARNING: This account would have a negative balance: 7-01-20-116-069. Balance would be: 10,000.00-.

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
CURRENT FUND	7-01	0.00	0.00	0.00	0.00	0.00	10,000.00
Total of All Funds:		0.00	0.00	0.00	0.00	0.00	10,000.00

	Entries	Amount
Expenditures:	0	0.00
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	1	10,000.00
Total:	1	10,000.00

There are warnings in this listing, but can proceed with update.

	Updated Entries	Updated Amount
Reimbursements:	0	0.00
Expenditures:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrances:	1	10,000.00

Batch: GDS Updated Entries: 1 Updated Amount: 10,000.00 Ref Num: 4626



MILLENNIUM

STRATEGIES

November 28, 2016

Mr. Stephen D. Marks
Business Administrator
City of Hoboken
94 Washington Avenue
Hoboken, New Jersey 07030

Re: Request for Qualifications for Grant Writing Services

Dear Mr. Marks:

Millennium Strategies, LLC is pleased to submit the following response to the City of Hoboken's Request for Qualifications for Grant Writing Services. Millennium has had the privilege of serving the City in this capacity since 2010. Millennium welcomes the opportunity to continue working with the City. Our work has helped advance some of the City's top priorities including long-term flood mitigation planning, parks and open space construction, improving public safety at transportation terminals, enhancing transportation infrastructure, and preserving historic structures. During our tenure we have secured a total of \$3,460,568 in alternative funding sources for the City. For 2016, we have secured \$447,030 and have requested \$2,224,231 in pending applications.

COMPANY PROFILE

Founded in 2005, Millennium Strategies is the largest full service grants consulting firm in the region. We currently represent more than 70 municipalities, counties, school districts and non-profit entities in New Jersey, New York, Pennsylvania and Delaware. Since our inception, Millennium has procured over \$175 million in both public and private grant funding. To date, in 2016, Millennium clients have been awarded more than \$43 million in grant funding.

As Millennium's CEO and former Chief of Staff to Congressman Bill Pascrell, I have shepherded critical projects to completion with federal, state, and county agencies. Susan Scavone has more than 25 years of experience in government and grant writing. She leads the firm's Disaster Recovery practice with substantial experience assisting clients following Hurricane Irene and Superstorm Sandy, as well as more recently declared disasters. Together, Sue and I have assembled Millennium's accomplished team which includes a full-time research associate, 10 grant writers, and the support staff necessary to meet the demands of timely, professional, and competitive submissions. If given the opportunity to continue to serve the City, I will be the Partner-in-Charge and Chris Sprague will remain as the Grants Manager. Biographies of key personnel and a list of current clients and references are attached.

PROPOSED SERVICES

Millennium Strategies proposes to continue to provide our full suite of Grant Consulting Services to the City of Hoboken. These services will include, but may not be limited to, the following:

1. *Create a Strategic Plan* – Millennium will create a Strategic Plan for grant research and funding to be pursued in keeping with the City's budget, capital plan and other identified objectives. This process will include coordination of necessary meetings with administrators, department heads, supervisors and key personnel to determine future funding goals and how best to achieve them.
2. *Research Available Opportunities / Frequent Notification* – Millennium will research all available grant opportunities that support the City's priorities on an ongoing basis for the duration of the contract period. Grant summaries and detailed application breakdowns will be provided to key personnel as the City selects grant opportunities that are consistent with the Strategic Plan.
3. *Complete Grant Writing* – Millennium will complete all grant applications, both presented by Millennium and identified by the City, in accordance with funding guidelines established by the granting entity, on a continuing basis for the duration of the contract period.
4. *Monthly Reporting* – Millennium will submit a monthly report detailing all activities undertaken by the Millennium team on behalf of the City as well as a monthly invoice of services rendered. The monthly report will include all grants recommended, grants awarded, grants submitted and pending approval, grant applications-in-progress, as well as grants denied, providing the municipality with an ongoing assessment of our efforts on a regular basis.
5. *Meeting Attendance* – Millennium will attend meetings as requested with 48 hours' notice.

FEE PROPOSAL

Millennium Strategies proposes to continue providing all of the services listed above for a yearly retainer of \$40,000 billed in 12 equal monthly payments. In addition, Millennium proposes a rate of \$150 per hour to provide services listed above on an individual basis. Our retainer fees include all travel time and expenses as well as attendance at all meetings.

Thank you for considering Millennium Strategies. Please do not hesitate to contact me at (973) 226-3329 should you have any questions or require further information.

Sincerely,



Ed Farmer
President & CEO

KEY PERSONNEL

ED FARMER | PRESIDENT & CEO

Ed served as Chief of Staff to Congressman Bill Pascrell, Jr. (N.J.-8) for seven years. As the highest-ranking member of the team, Ed was responsible for oversight of all facets of the Congressman's offices in Washington, D.C. and New Jersey. Congressman Pascrell's assignments on the House Transportation and Infrastructure Committee and the House Committee on Homeland Security have given Ed the institutional knowledge and access needed to fully serve New Jersey's municipal and county governments, private sector entities, as well as non-profit agencies and hospitals. In addition, Ed served as Chairman of the Board at Passaic County Community College.



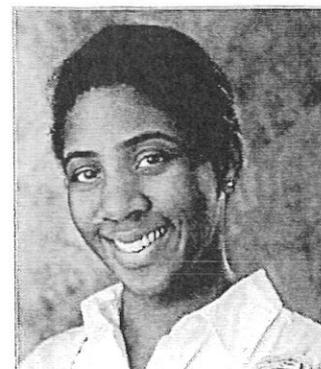
CHRISTOPHER SPRAGUE | DIRECTOR OF CLIENT SERVICES

Since joining Millennium in 2010, Chris has secured over \$10 million in grant funding for municipal, school district and non-profit clients. Through the preparation of successful proposals to federal, state, county, local and private foundation funding sources, Chris has supported a wide range of critical projects in the communities we serve, including transportation, open space, education, sustainability, security, law enforcement, health, and financial education projects. Additionally, Chris works with non-profit clients in support of their organizational development strategies, including the preparation of community assessments, strategic plans, press releases, and program development. Chris holds Bachelor's and Master's Degrees from Seton Hall University.



DANIELLE ANDERSON | GRANTS ASSOCIATE

Danielle Anderson joined Millennium Strategies as Grants Assistant in fall 2014. Danielle provides organizational support to obtain and disseminate important grant information to grant managers and their clients. Prior to this position, Danielle worked in Washington, DC as a political protégé, organizing and deploying social initiatives of a local political Super PAC. Danielle earned a Bachelor of Arts in Economics from Northwestern University.



CURRENT CLIENTS

Asbury Park	Guttenberg	Paramus
Bayonne	Hackensack	Park Ridge
Beacon	Haledon	Passaic
Belleville	Harrison, NY	Passaic County
Bergenfield	Hoboken	Passaic County One Stop
Big Brothers Big Sisters of Delaware	Hopatcong	Passaic Valley Regional Schools
Bloomfield	HOPES CAP, Inc.	Plainfield
Bound Brook	Hudson County	Pompton Lakes
Camden County	Jersey City	Port Chester
Camden County Board of Social Services	Keyport	Rahway
Dover	Lambertville	Ridgefield
Dutchess County	Middletown, NJ	Roselle Board of Education
East Orange	Middletown, PA	South Hackensack
Edgewater	Montague	Sparta
Edison	Montclair	Springfield
Englewood	Moonachie	Stanhope
Essex County Parks	Morristown	Summit
Essex County Sheriff's Office	Newark CEDC	Sussex County Community College
Fairview Board of Education	New Jersey Hall of Fame	Totowa
Fanwood	Northvale	Union
Fort Lee	North Bergen School District	Union City
Garfield	North Wildwood	Union County
Golden Door Charter School	Nutley	West Orange
Goodwill of New York & New Jersey	Oceanport	Woodbridge
Growing Stage Theater	Orange	Woodcliff Lake
	Palisades Interstate Park Police	Woodland Park

REFERENCES

VIVIAN BRADY-PHILLIPS	Deputy Mayor, City of Jersey City	(201) 257-5200
DR. JOSEPH SCARPELLI	Commissioner, Township of Nutley	(973) 284-4958
SYLVIA PETILLO	Mayor, Borough of Hopatcong	(973) 770-1200
ANTHONY DENOVA	County Administrator, County of Passaic	(973) 881-4405
STEVE MARKS	Assistant Business Administrator, City of Hoboken	(201) 420-2059

CITY OF HOBOKEN QUALIFICATION STATEMENT DOCUMENT CHECKLIST

RFQ - 16 - 28
Request for Qualifications (RFQ) – Competitive Contracting
Grant Writing Services
Term: January 1, 2017 through December 31, 2017

REQUIRED	SUBMISSION REQUIREMENT	READ AND/OR SUBMITTED
✓	One (1) original, three (3) copies and one (1) electric copy of submission on compact disk ("CD") or USB key ("thumbdrive")	AVL
✓	Qualification statements	AVL
✓	Stockholder Disclosure Certificate	AVL
✓	Non-Collusion Affidavit	AVL
✓	New Jersey Business Registration Certificate	AVL
✓	Mandatory Affirmative Action Language	AVL
✓	Americans With Disabilities Act of 1990 Language	AVL
✓	Insurance Certificate or certification of agent	AVL
✓	Pay to Play Documents	AVL
✓	Nuclear-Free Hoboken Ordinance	AVL
✓	Iranian Investments Form	AVL

EXCEPTIONS and ADDENDUM TO SPECIFICATIONS

RFQ - 16 - 28

Request for Qualifications (RFQ) – Competitive Contracting
Grant Writing Services

Term: January 1, 2017 through December 31, 2017



COMPANY NAME Millennium Strategies, LLC

Addendum:

1.

Exceptions:

1.

FIRM QUALIFICATIONS

(Attach additional sheets if necessary)

COMPANY NAME Millennium Strategies, LLC

COMPANY LOCATIONS (if more than one, list principal location first)

60 Roseland Avenue
Caldwell, NJ 07006

COMPANY OVERVIEW, PRINCIPAL ACTIVITIES, ETC.

See Cover Letter

NUMBER OF EMPLOYEES 15

JOB CLASSIFICATION(S) OF EMPLOYEES (Include resumes of Managers and Supervisors as well as those who will be assigned to provide services)

See Cover Letter and Key Personnel

YEAR COMPANY WAS ESTABLISHED 2005

STOCKHOLDER DISCLOSURE CERTIFICATION

STOCKHOLDER DISCLOSURE FORM

Name of Business:

I certify that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned.
OR

I certify that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business organization:

Partnership
 Corporation
 Sole Proprietorship
 Limited Partnership
 Limited Liability Corp.
 Limited Liability Partnership
 Subchapter S Corporation

Sign and notarize the form below, and, if necessary, complete the stockholder list below.

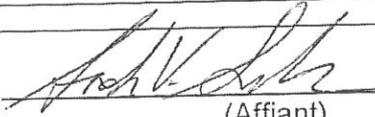
Stockholders:

Name: <u>Ed Farmer</u>	Name: <u>Susan Scavone</u>
Home Address: <u>14 Sunburst Lane Piscataway, NJ 08854</u>	Home Address: <u>165 Alexander Avenue Nutley, NJ 07110</u>
Name:	Name:
Home Address:	Home Address:
Name:	Name:
Home Address:	Home Address:

Subscribed and sworn before me this 15th day of Dec, 2010

(Notary Public) L. Martinez

My Commission Expires: LISA MARTINEZ
 NOTARY PUBLIC OF NEW JERSEY
 I.D. # 2376517
 My Commission Expires 8/7/2018


 (Affiant)
Andrew Sinclair - Dir. of Bus. Development
 (Print name & title of affiant)

NON-COLLUSION AFFIDAVIT

State of New Jersey

County of Essex

I, Andrew Sinclair residing in Borough of Metuchen
(name of affiant) (name of municipality)

in the County of Middlesex and State of New Jersey of full
age, being duly sworn according to law on my oath depose and say that:

I am Director of Business Develop of the firm of Millennium Strategies, LLC
(title or position) (name of firm)

_____ the Vendor making this Qualification statement for the
qualification statement entitled Grant Writing Services, and that I executed the
said qualification statement
(title of qualification statement)

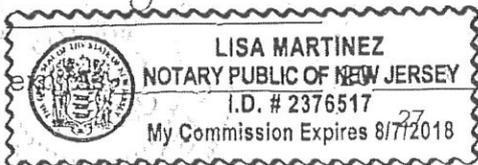
with full authority to do so that said Vendor has not, directly or indirectly entered into any
agreement, participated in any collusion, or otherwise taken any action in restraint of free,
competitive contracting in connection with the above name project; and that all statements
contained in the said qualification statement and in this affidavit are true and correct, and
made with full knowledge that the **City of Hoboken** relies upon the truth of the statements
contained in said Qualification statement and in the statements contained in this affidavit in
awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to
solicit or secure such contract upon an agreement or understanding for a commission,
percentage, brokerage, or contingent fee, except bona fide employees or bona fide established
commercial or selling agencies maintained by Millennium Strategies
(name of Vendor)

Subscribed and sworn to Dec. 1st 2016
before me this day _____

Andrew Sinclair
(Type or print name of affiant under signature)
Andrew Sinclair

L. Martinez
Notary Public of _____

My Commission Expires _____

LISA MARTINEZ
NOTARY PUBLIC OF NEW JERSEY
I.D. # 2376517
My Commission Expires 8/7/2018

07/27/06

Taxpayer Identification# 203-749-864/000

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

Additionally, please note that State law requires all contractors and subcontractors with Public agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or entering into a contract with a State agency, you must provide a copy of the certificate to the contracting agency.

If you have any questions or require more information, feel free to call our Registration Hotline at (609)292-1730.

I wish you continued success in your business endeavors.

Sincerely,



James J. Fruscione
Acting Director
New Jersey Division of Revenue

STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE		DEPARTMENT OF TREASURY DIVISION OF REVENUE PO BOX 252 TRENTON, N J 08646-0252
TAXPAYER NAME: MILLENNIUM STRATEGIES LLC	TRADE NAME:	
ADDRESS: 60 ROSELAND AVE CALDWELL NJ 07006	SEQUENCE NUMBER: 1250157	
EFFECTIVE DATE: 09/08/05	ISSUANCE DATE: 07/27/06	
FORM-BRC(08-01)	 Acting Director New Jersey Division of Revenue	
This Certificate is NOT assignable or transferable - It must be conspicuously displayed at above address		

AFFIRMATIVE ACTION COMPLIANCE NOTICE
N.J.S.A. 10:5-31 and N.J.A.C. 17:27

GOODS AND SERVICES CONTRACTS
(INCLUDING PROFESSIONAL SERVICES)

This form is a summary of the successful Vendor's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27-1 et seq.

The successful Vendor shall submit to the public agency, after notification of award but prior to execution of this contract, one of the following three documents as forms of evidence:

(a) A photocopy of a valid letter that the vendor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

OR

(b) A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4;

OR

(c) A photocopy of an Employee Information Report (Form AA302) provided by the Division and distributed to the public agency to be completed by the vendor in accordance with N.J.A.C. 17:27-4.

The successful vendor may obtain the Affirmative Action Employee Information Report (AA302) from the contracting unit during normal business hours.

The successful vendor(s) must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the vendor copy is retained by the vendor.

The undersigned vendor certifies that he/she is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.1 et seq. and agrees to furnish the required forms of evidence.

The undersigned vendor further understands that his/her qualification statement shall be rejected as non-responsive if said vendor fails to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27-1 et seq.

COMPANY: Millennium Strategies

SIGNATURE: 

PRINT NAME: Andrew Sinclair

TITLE: Dir. of Business Development

DATE: 11/29/16

Certification 39523

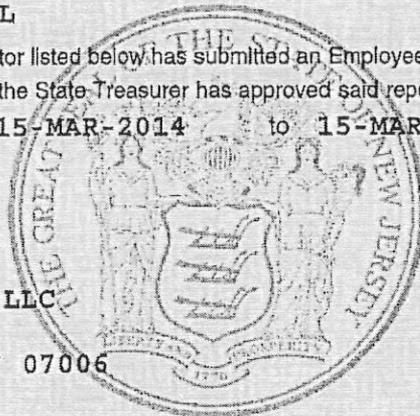
CERTIFICATE OF EMPLOYEE INFORMATION REPORT

RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of

15-MAR-2014 to 15-MAR-2021

MILLENNIUM STRATEGIES LLC
60 ROSELAND AVENUE
CALDWELL NJ 07006



A handwritten signature in black ink, appearing to read "Andrew P. Sldamon-Eristoff".

Andrew P. Sldamon-Eristoff
State Treasurer

**AMERICANS WITH DISABILITIES ACT OF 1990
ACKNOWLEDGEMENT FORM**

This form is an agreement of the successful Vendor's obligations to comply with the requirements of 42 U.S.C. §121.01 et seq., referred to as the Americans Disability Act of 1990.

The undersigned Vendor hereby acknowledges receipt of the Americans With Disabilities Act of 1990 found at Appendix B of this packet.

The undersigned Vendor hereby certifies that he/she is aware of the commitment to comply with the requirements of 42 U.S.C. §121.01 et seq. and agrees to furnish any required forms as evidence of compliance.

The undersigned Vendor further certifies that he/she understands that his/her qualification statement shall be rejected as non-responsive, and any contract entered into shall be void and of no effect if said Vendor fails to comply with the requirements of 42 U.S.C. §121.01 et seq.

COMPANY: Millennium Strategies

SIGNATURE: _____

PRINT NAME: Andrew Sinclair

TITLE: Director of Business Development

DATE: 11/29/16

STOCKHOLDER/INTEREST HOLDER DISCLOSURE CERTIFICATION

Name of Business: Millennium Strategies, LLC

I certify that the list below contains the names and home addresses of all stockholders and/or interest holders which hold 10% or more of the issued and outstanding stock of the undersigned

OR

I certify that no one stockholder and/or interest holder owns 10% or more of the issued and outstanding stock and/or interests of the undersigned

Check the box that represents the type of business organization:

- Partnership
 Corporation
 Sole Proprietorship
 Limited Partnership Partnership
 Limited Liability Corporation
 Limited Liability
 Subchapter S Corporation

Sign and notarize the form below, and, if necessary complete the stockholder list below.

Stockholders / Interest Holders:

Name: <u>Ed Farmer</u>	Name: <u>Susan Scavone</u>
Home Address: <u>14 Sunburst Lane Piscataway, NJ 08854</u>	Home Address: <u>165 Alexander Avenue Nutley, NJ 07110</u>
Name:	Name:
Home Address:	Home Address:
Name:	Name:
Home Address:	Home Address:

Subscribed and sworn before me on this 1st day of Dec, 2016

(Notary Public)

My commission expires



[Signature]
(Affiant)

Andrew Sinclair
(Print name & title of affiant)

Director of Business Development

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN

City of Hoboken

PART 1: CERTIFICATION

BIDDERS MUST COMPLETE PART 1 BY CHECKING EITHER BOX.

FAILURE TO CHECK EITHER BOX WILL RENDER THE QUALIFICATION STATEMENT NON-RESPONSIVE.

Pursuant to Public Law 2012, c. 25, any person or entity that submits a bid or qualification statement or otherwise proposes to enter into or renew a contract must complete the certification below to attest, under penalty of perjury, that neither the person or entity, nor any of its parents, subsidiaries, or affiliates, is identified on the Department of Treasury's Chapter 25 list as a person or entity engaging in investment activities in Iran. The Chapter 25 list is found on the Division's website at <http://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf>. Bidders must review this list prior to completing the below certification. Failure to complete the certification will render a bidder's qualification statement non-responsive. If the Director finds a person or entity to be in violation of law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

PLEASE CHECK EITHER BOX:



I certify, pursuant to Public Law 2012, c. 25, that neither the person/entity listed above nor any of the entity's parents, subsidiaries, or affiliates is listed on the N.J. Department of the Treasury's list of entities determined to be engaged in prohibited activities in Iran pursuant to P.L. 2012, c. 25 ("Chapter 25 List"). I further certify that I am the person listed above, or I am an officer or representative of the entity listed above and am authorized to make this certification on its behalf. I will skip Part 2 and sign and complete the Certification

OR



I am unable to certify as above because I or the bidding entity and/or one or more of its parents, subsidiaries, or affiliates is listed on the Department's Chapter 25 list. I will provide a detailed, accurate and precise description of the activities in Part 2 below and sign and complete the Certification below. Failure to provide such will result in the qualification statement being rendered as non-responsive and appropriate penalties, fines and/or sanctions will be assessed as provided by law.

Part 2

PLEASE PROVIDE FURTHER INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN

You must provide a detailed, accurate and precise description of the activities of the bidding person/entity, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outlined above by completing the boxes below.

PROVIDE INFORMATION RELATIVE TO THE ABOVE QUESTIONS. PLEASE PROVIDE THOROUGH ANSWERS TO EACH QUESTION. IF YOU NEED TO MAKE ADDITIONAL ENTRIES, USE ADDITIONAL PAGES

Name: _____ Relationship to Bidder/Vendor: _____
Description of Activities: _____
Duration of Engagement: _____ Anticipated Cessation Date: _____
Bidder/Vendor: _____
Contact Name: _____ Contact Phone Number: _____

Certification: I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I attest that I am authorized to execute this certification on behalf of the below-referenced person or entity. I acknowledge that the City of Hoboken is relying on the information contained herein and thereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of contracts with the City to notify the City in writing of any changes to the answers of information contained herein. I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreements(s) with the City of Hoboken and that the City at its option may declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print): Andrew Sinclair Signature: [Signature]
Title: Director of Business Development Date: 11/29/16
Bidder/Vendor: Millennium Strategies, LLC

THE NUCLEAR-FREE HOBOKEN ORDINANCE

(1) FINDINGS: The People of the City of Hoboken hereby find that:

- (a) Nuclear weapons production, in the United States and in other countries, is draining the world's resources and presenting humanity with an ever-increasing threat of nuclear war.
- (b) Any participation in the nuclear war industry, locally, federally, or otherwise, directly condones the possible annihilation of our civilization. We see this as a crime against the sacredness of our humanity.
- (c) The emphatic expression of our community, along with communities throughout the world, can help initiate steps by the United States, the Soviet Union, and other nuclear weapons powers to end the arms race and the proliferation of all nuclear weapon systems.

(2) POLICY: Hoboken shall be established as a Nuclear Free Zone.

A Nuclear Free Zone shall be defined by these requirements:

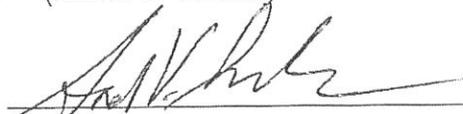
- (a) No nuclear weapons, delivery systems for such weapons, or components expressly intended to contribute to the operation, guidance or delivery of a nuclear weapon shall be produced or stored within the City of its' port.
- (b) No waste from the production of nuclear weapons, their components, or commercial nuclear power shall be stored within the City of its' port.
- (c) No research furthering nuclear weapons, their components, or commercial nuclear power shall be stored within the City of its' port.
- (d) The Mayor and Council of the City of Hoboken shall request the United States Department of Transportation and the New Jersey Department of Transportation to provide the City with advance notification of any radioactive waste shipment through the City limits. Upon such notification, the Mayor and Council shall act to prevent transportation of radioactive waste through the City by seeking an exemption for preemption by Department of Transportation regulations or using other legal means at their disposal.
- (e) The Mayor and Council of the City of Hoboken shall not do business or award any municipal contract to any person, firm, or organization engaged in the production of nuclear weapons or components.

(3) This ordinance expresses the policy of the City of Hoboken. It is not intended to make violations subject to forfeiture and nothing in this ordinance shall be construed to prohibit or regulate any activity not specifically described in Subsection (2).

(4) SEVERABILITY: If any portion of this Ordinance is hereafter declared invalid, all remaining portions shall remain in full force and effect, and to this extent, the provisions of this Ordinance are severable.

CERTIFICATION: I hereby certify that Millennium Strategies does not engage in the production of nuclear weapons or components. (Name of Vendor)

11/29/16
Date


Signature
Director of Business Development
Title

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.

A5

AT A MEETING HELD ON: JAN 18 2017

INTRODUCED BY: OT

SECONDED BY: T. Namm

James J. Sarena

CITY OF HOBOKEN

CITY CLERK

RESOLUTION NO. _____

RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO BOSWELL ENGINEERING FOR ENGINEERING SERVICES FOR DRAINAGE IMPROVEMENTS AT 9TH AND MADISON STREET IN THE NOT TO EXCEED AMOUNT OF \$3,500.00 FOR A PERIOD OF ONE (1) YEAR TO EXPIRE ON JANUARY 18, 2018

WHEREAS, the City of Hoboken has a need to obtain an engineering firm to perform engineering design, surveying, and construction inspection services to alleviate an existing ponding condition at the crosswalk across 9th Street at the east side of Madison Street; and,

WHEREAS, Boswell Engineering is a pre-qualified pool licensed engineer for the City of Hoboken; and,

WHEREAS, a proposal dated January 6, 2017, which is attached hereto, was received from Boswell Engineering in the not to exceed amount of \$3,500.00 for said services; and,

WHEREAS, the Administration recommends awarding the contract to Boswell Engineering in the not to exceed amount of \$3,500.00 for a period of one (1) year to expire on January 18, 2018.

NOW, THEREFORE, BE IT RESOLVED, that a professional services contract is awarded to Boswell Engineering for engineering design, surveying, and construction inspection services to alleviate an existing ponding condition at the crosswalk across 9th Street at the east side of Madison Street, in the not to exceed amount of \$3,500.00 for a period of one (1) year to expire on January 18, 2018; and,

BE IT FURTHER RESOLVED that this resolution shall take effect immediately, subject to the following conditions:

1. The award of this contract is subject to finalization of the contract terms.
2. Any change orders which shall become necessary shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.
3. The Council hereby authorizes the Mayor, or her designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
4. The mayor, or her designee, is hereby authorized to execute an agreement as outlined herein with:

Boswell Engineering
330 Phillips Avenue
P.O. Box 3152
South Hackensack, New Jersey 07606-1722

Meeting date: January 18, 2017

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	✓			
Peter Cunningham	✓			
Michael DeFusco	✓			
James Doyle	✓			
Tiffanie Fisher	✓			
David Mello	✓			
Ruben Ramos, Jr.	✓			
Michael Russo	✓			
President Jennifer Giattino	✓			

APPROVED:



STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

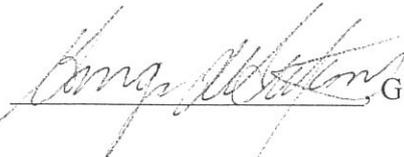
RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO BOSWELL ENGINEERING FOR ENGINEERING SERVICES FOR DRAINAGE IMPROVEMENTS AT 9TH AND MADISON STREET IN THE NOT TO EXCEED AMOUNT OF \$3,500.00 FOR A PERIOD OF ONE (1) YEAR TO EXPIRE ON JANUARY 18, 2018

AMOUNT TO BE CERTIFIED: \$3,500.00

ACCOUNT NUMBER TO CERTIFY FROM: 7-01-31-461-000

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$3,500.00 is available in the following appropriation: \$3,500.00 from 7-01-31-461-000 from the 2017 temporary appropriations; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2017; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed:  George DeStefano, CFO

Batch Id: GDS Batch Date: 01/17/17 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Seq
7-01-31-461-000 Engineering	Encumbrance	CFO CERT MEET 01/18/17 BOSWELL ENG'R	3,500.00	1

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
CURRENT FUND	7-01	0.00	0.00	0.00	0.00	0.00	3,500.00
Total Of All Funds:		0.00	0.00	0.00	0.00	0.00	3,500.00

	Entries	Amount
Expenditures:	0	0.00
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	1	3,500.00
Total:	1	3,500.00

There are NO errors in this listing.

	Updated Entries	Updated Amount
Reimbursements:	0	0.00
Expenditures:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrances:	1	3,500.00

Batch: GDS Updated Entries: 1 Updated Amount: 3,500.00 Ref Num: 4628



Sent Via E-Mail and Regular Mail

January 6, 2017

Mr. Patrick Wherry, Municipal Manager
City of Hoboken
94 Washington Street
Hoboken, New Jersey 07030

Re: Drainage Improvements 901 Madison Street
City of Hoboken
Hudson County, New Jersey
Our File No. PR-17-7706

Dear Mr. Wherry:

In accordance with your request, this letter shall serve as Boswell Engineering's (Boswell) proposal for the engineering design, surveying and construction inspection services for the above referenced project. The purpose of this project is to alleviate an existing ponding condition at the crosswalk across 9th Street at the east side of Madison Street as depicted in the attached photographs.

As you are aware the area in question has very little pitch with relatively flat topography hindering the effective flow of surface water runoff to the existing collection system. Due to this existing condition water tends to pond at the crosswalk mainly due to the stringent slope requirements to achieve ADA compliance. Upon review of the existing field conditions it will be necessary to perform a limited topographic survey of the northeast corner of the referenced intersection to ascertain exactly what minimal grade changes can be made to reduce the amount of ponding in this location. In addition to providing subtle/minimal grade changes we propose to investigate the feasibility of adding an addition storm drain along the existing curb line, directly to the east of the existing ADA crosswalk and piping this new inlet into the existing storm drain collection system at the northeast corner of the intersection of 9th and Madison. This design would entail the installation of the proposed new storm drain as well as the installation of lateral storm piping to connect the new facilities to the existing facilities as well as the modification/upgrade of the existing receiving storm drain.

Mr. Patrick Wherry, Municipal Manager
City of Hoboken
January 6, 2017
Page 2

The following is an outline of our scope of services associated with this work:

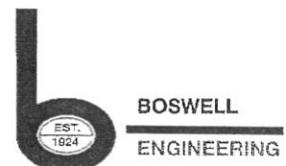
SCOPE OF SERVICES

Boswell will perform the following scope of services:

1. Perform a limited topographic and location survey which will be utilized to complete the drainage design. The survey data collected will be used to prepare the base mapping for the proposed design modifications;
2. Prepare a final design incorporating reprofiling of the existing roadway section along with the evaluation of the incorporation of an additional storm drain to address the existing ponding condition;
3. Provide a construction cost estimate for evaluation;
4. Prepare construction documents for the solicitation of quotations. (Given the scope of work it is our opinion that the construction costs would fall below the bidding threshold and as such can be undertaken by the solicitation of three quotes and evaluation of same.);
5. Review quotations and make a recommendation to the City of Hoboken regarding the award the of the project;
6. Perform inspection services to ensure conformance with the construction documents;
7. Review payment request and provide recommendation for payment as required to complete and closeout the project.

FEE PROPOSAL

Boswell will perform the services outlined in the proposal for an estimated fee of \$ 1,500.00 for the Surveying Phase, \$ 1,000.00 for the Design Phase and \$ 1,000.00 for the Construction Administration/Inspection phase for a total project cost not to exceed \$ 3,500.00. The billing will be based on our hourly rates in effect at the time the work is performed.



Mr. Patrick Wherry, Municipal Manager
City of Hoboken
January 6, 2017
Page 3

ITEMS NOT INCLUDED IN THE ENGINEERING FEE

1. Permit fees; and,
2. Easement plans or descriptions and/or boundary surveys;

Additional work above and beyond what is outlined in the proposal will be performed as authorized by the City.

Thank you for the opportunity to submit this proposal. We look forward to providing our engineering services towards the successful completion of this project.

Should you have any questions or require additional information, please do not hesitate to contact me.

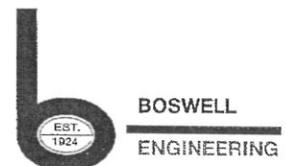
Very truly yours,

BOSWELL ENGINEERING



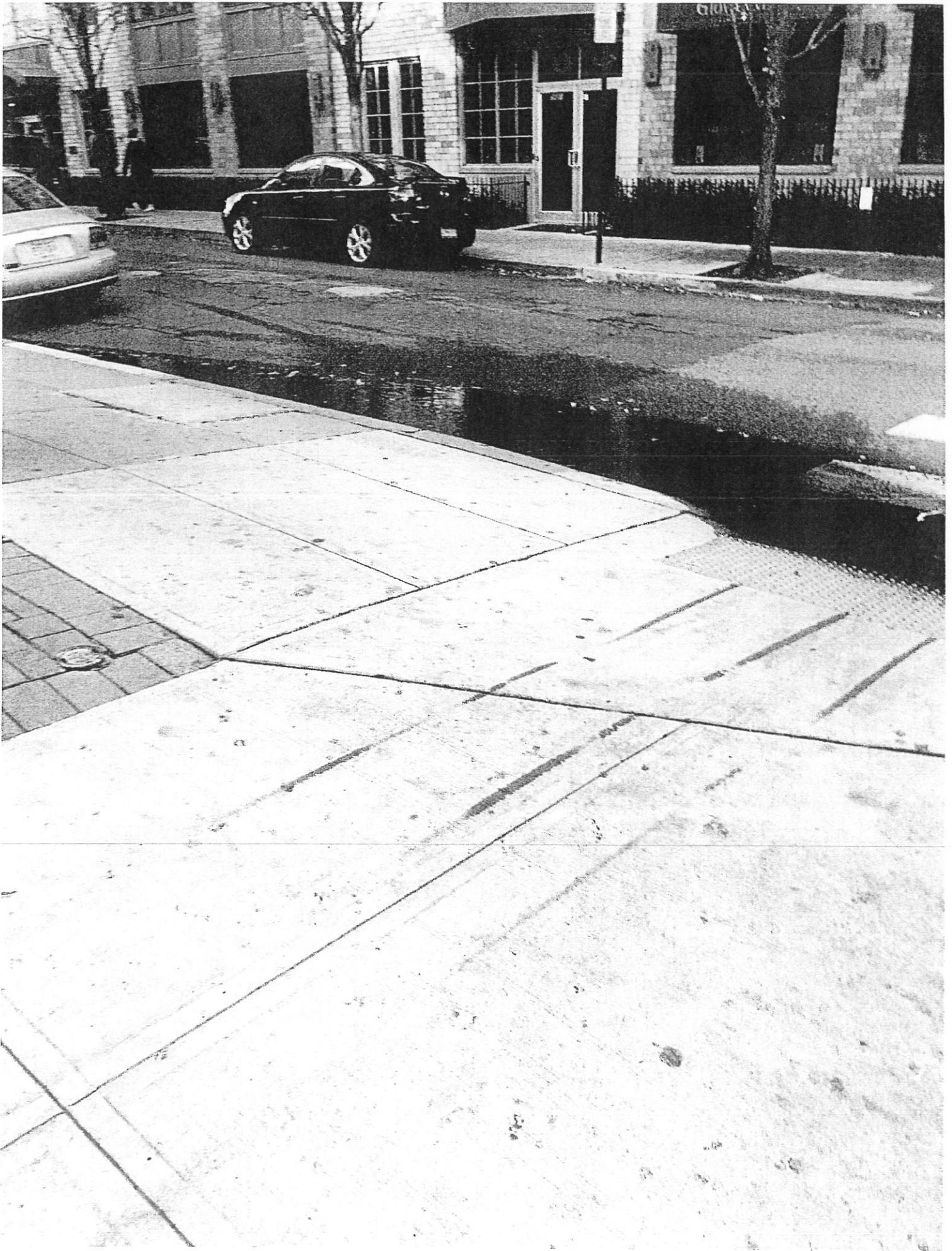
Joseph A. Pomante, P.E.

JAP/jm
attachment
161101JAPPI.docx





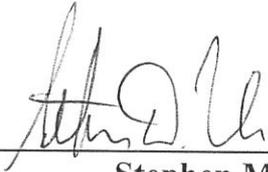




Oath of Office
City of Hoboken

I, Stephen Marks, do solemnly swear that I will faithfully, impartially and justly perform all the duties of the fund commissioner **of the Hoboken Joint Insurance Fund** for the **City of Hoboken**, according to the best of my ability. SO HELP ME GOD.

I, Stephen Marks, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey, and that I will bear true faith and allegiance to the same and to the governments established in the United States and in this State, under the authority of the people, SO HELP ME GOD.



Stephen Marks

Subscribed and sworn to before me
this 18th Day of January 2017.

James J. Farina, City Clerk

Oath of Office
City of Hoboken

I, Patrick Wherry, do solemnly swear that I will faithfully, impartially and justly perform all the duties of the alternate fund commissioner **of the Hoboken Joint Insurance Fund** for the **City of Hoboken**, according to the best of my ability. SO HELP ME GOD.

I, Patrick Wherry, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey, and that I will bear true faith and allegiance to the same and to the governments established in the United States and in this State, under the authority of the people, SO HELP ME GOD.

Patrick Wherry

Subscribed and sworn to before me
this 18th Day of January 2017.

James J. Farina, City Clerk

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: **JAN 18 2017**

A7

James J. Sarena

INTRODUCED BY: _____ *JP*

SECONDED BY: _____ *JJ*

CITY OF HOBOKEN
CITY CLERK RESOLUTION NO. _____

RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO MCGUIRE ASSOCIATES, LLC FOR REAL ESTATE APPRAISAL SERVICES IN THE NOT TO EXCEED AMOUNT OF \$93,500.00 FOR A PERIOD OF ONE (1) YEAR TO EXPIRE ON JANUARY 18, 2018

WHEREAS, the City of Hoboken has a need to obtain an appraisal and consulting firm to perform real estate appraisal services; and,

WHEREAS, McGuire Associates, LLC is a pre-qualified real estate appraisal and consulting firm for the City of Hoboken; and,

WHEREAS, a proposal dated December 14, 2016, which is attached hereto, was received from McGuire Associates wherein it agreed to conduct a wide range of real estate appraisal services for the City in the not to exceed amount of \$93,500.00; and,

WHEREAS, the Administration recommends awarding a contract to McGuire Associates, LLC in the not to exceed amount of \$93,500.00 for a period of one (1) year to expire on January 18, 2018.

NOW, THEREFORE, BE IT RESOLVED, that a professional services contract is awarded to McGuire Associates, LLC for real estate appraisal services in the not to exceed amount of \$93,500.00 for a period of one (1) year to expire on January 18, 2018; and,

BE IT FURTHER RESOLVED that this resolution shall take effect immediately, subject to the following conditions:

1. The award of this contract is subject to finalization of the contract terms.
2. Any change orders which shall become necessary shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.
3. The Council hereby authorizes the Mayor, or her designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
4. The mayor, or her designee, is hereby authorized to execute an agreement as outlined herein with:

McGuire Associates, LLC
547 Summit Avenue
Jersey City, New Jersey 07306

Meeting date: January 18, 2017

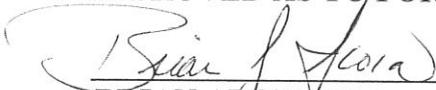
Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	//			
Michael DeFusco	//			
James Doyle	//			
Tiffanie Fisher				
David Mello	//			
Ruben Ramos, Jr.	//			
Michael Russo	//			
President Jennifer Giattino				

APPROVED:



STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO MCGUIRE ASSOCIATES, LLC FOR REAL ESTATE APPRAISAL SERVICES IN THE NOT TO EXCEED AMOUNT OF \$93,500.00 FOR A PERIOD OF ONE (1) YEAR TO EXPIRE ON JANUARY 18, 2018

AMOUNT TO BE CERTIFIED:

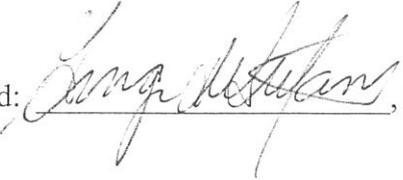
\$93,500.00

ACCOUNT NUMBER TO CERTIFY FROM:

\$23,375.00 from temporary budget: 7-01-20-150-030
 \$70,125.00 remaining when full budget is adopted

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$93,500.00 is available in the following appropriation: \$23,375.00 from 7-01-20-150-030 from the 2017 temporary appropriations; and I further certify that upon the adoption of the CY2017 final budget, I will immediately review same to determine whether the additional \$70,125.00 balance is available and appropriated in the CY2017 budget; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation and are intended for the purpose herein committed.

Signed:  _____, George DeStefano, CFO

Budget Account Maintenance

Account: 7-01-20-150-020 Desc: ASSESSOR'S OFFICE O/E

Acct Type: Control Chk Acct: IOPERATING Cap Flag:

Fund Type: Budget Class Id: Class Id 2:

Activity Misc G/L Accounts Adopted Budget Detail

Activity To Date:		Current Period:	
Encumber:	23,375.00	Budgeted:	262,068.06
Expended:	.00	Balance:	238,693.06
Trans-In:	.00	Trans-In:	.00
Trans-Out:	.00	Trans-Out:	.00
Reimburse:	.00	YTD Requested:	75,000.00
Cancel:	.00	Requested Balance:	163,693.06

Control Account - No. of Sub-Accounts: 14.

Batch Id: GDS Batch Date: 01/17/17 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Seq
7-01-20-150-030 Legal & Audit - Assessor	Encumbrance	CFO CERT meet 01/18/17 MCGUIRE ASSOC	23,375.00	1

WARNING: This account would have a negative balance: 7-01-20-150-030. Balance would be: 23,375.00-.

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
CURRENT FUND	7-01	0.00	0.00	0.00	0.00	0.00	23,375.00
Total of All Funds:		0.00	0.00	0.00	0.00	0.00	23,375.00

	Entries	Amount
Expenditures:	0	0.00
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	1	23,375.00
Total:	1	23,375.00

There are warnings in this listing, but can proceed with update.

	Updated Entries	Updated Amount
Reimbursements:	0	0.00
Expenditures:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrances:	1	23,375.00

Batch: GDS Updated Entries: 1 Updated Amount: 23,375.00 Ref Num: 4629

McGuire Associates, LLC

Real Estate Appraisers and Consultants

547 Summit Avenue, Jersey City, New Jersey 07306
Phone (201) 963-4444 • Fax (201) 963-0914

December 14, 2016

Hoboken City Hall
94 Washington Street
Hoboken, New Jersey 07030
Attn: Purchasing Division

RE: RFP - Real Estate Appraiser
RFP - 16-27

Dear Sir/Madam:

The undersigned has reviewed my Qualification Statement submitted in response to the Request for Qualifications (RFQ) issued by the City of Hoboken ("City"), in connection with the City's need for Tax Appraiser.

The Firm, McGuire Associates, was first established in Jersey City as William Robertson & Sons and has been providing appraisal and consulting services to the public and government agencies for more than 100 years.

The company has been owned and operated by Hugh A. McGuire Jr., MAI since 1974. The name was changed to McGuire Associates in 1977 and incorporated as McGuire Associates, LLC in 2006. Our staff is highly trained and State Certified and available to provide services throughout the state. We are approved appraisers for NJ Tideland, Federal Government (GSA), Army Corp of Engineers, New Jersey Transit, New Jersey DEP (Green Acres) and U.S. Department of Justice.

The majority of our work is concentrated in litigation valuation and support and includes commendation for both municipalities and private owners, Estate Planning, Bankruptcies, Tax Appeals and Partnership Disputes.

We also provide appraisal services for commercial lending purposes and have completed assignments on small mixed use building to multi-million dollar office, industrial and apartment buildings for various financial institutions.

We have been consultants to City of Hoboken, County of Hudson, several state agencies and various municipalities, providing appraisal, appraisal review, tax appeals, tax abatements and various litigation support.

Our work has been concentrated in heavily populated urban area throughout northern and central New Jersey and our staff has a strong understanding of the makeup of these areas.

A partial listing of our clients included WR Grace, Anheuser-Bush, The Army Corp of Engineers, New Jersey DEP, Hudson County and Middlesex County Improvement Authorities, Jersey City Redevelopment Agency, Township of North Bergen, Township of Kearny, Township of Harrison, Towns of West New York and Weehawken, Carteret Redevelopment Agency, the City of Long Branch, along with various law firms and municipalities throughout central and northern New Jersey.

Hugh A. McGuire, Jr., MAI is the sole owner of the company. The office is located at:

547 Summit Avenue
Jersey City, New Jersey 07306
(201) 963-4444
(201) 963-0941 Fax

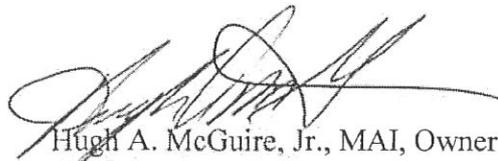
The primary contact is Hugh A. McGuire, Jr, MAI. Email hugh@mcguireappraisl.com

The firm currently holds a Certificate of Employee Information Report from the State of New Jersey.

There is no pending litigation or disciplinary actions against the owner or any members of the firm. Neither the firm, nor anyone involved with the firm has every file for bankruptcy of re-organization proceedings, let along within the past 20 years.

Hugh A. McGuire, Jr., MAI is a State Certified General Real Estate Appraisers in the State of New Jersey.

I affirm that the contents of our Qualifications Statement (which Qualifications Statement is incorporated herein by reference) is accurate, factual and complete to the best of our knowledge and belief and that the Qualification Statement is submitted in good faith upon express understanding that any false statement may result in the disqualifications of McGuire Associates, LLC.



Hugh A. McGuire, Jr., MAI, Owner
McGuire Associates, LLC

McGuire Associates, LLC

Real Estate Appraisers and Consultants

547 Summit Avenue, Jersey City, New Jersey 07306
Phone (201) 963-4444 • Fax (201) 963-0914

December 14, 2016

Hoboken City Hall
94 Washington Street
Hoboken, New Jersey 07030
Attn: Purchasing Division

RE: RFP 16-27
RFQ - Tax Appraiser

Dear Sir/Madam:

The undersigned, as Respondent, has submitted the attached Qualifications Statement in response to a Request for Qualifications (RFQ), issued by the City of Hoboken ("City"), in connection with the City's need for Tax Appraiser.

McGuire Associates, LLC hereby states:

1. The Qualifications Statement contains accurate, factual and complete information.
2. McGuire Associates, LLC agrees to participate in good faith in the procurement process as described in the RFQ and to adhere to the City's procurement schedule.
3. McGuire Associates, LLC acknowledges that all costs incurred by them in connection with the preparation and submission of the Qualification Statement and any proposal prepared and submitted in response to the RFP, or any negotiation which results therefrom shall be borne exclusively by the Respondent.
4. McGuire Associate, LLC hereby declares that the only persons participating in this Qualification Statement as Principals are named herein and that no person other than those herein mentioned has any participation in this qualification Statement or in any contract to be entered into with respect thereto. Additional persons may subsequently be included as participating Principals, but only if acceptable to the City. McGuire Associates, LLC declares that this Qualification Statement is made without connection with any other person, firm or parties who has submitted a Qualification Statement, except as expressly set forth below and that is has been prepared and has been submitted in good faith and without collusion or fraud.

5. McGuire Associates, LLC acknowledges and agrees that the City may modify, amend, suspend and/or terminate the procurement process (in its sole judgment). In any case, the City shall not have any liability to the Respondent for any costs incurred by the Respondent with respect to the procurement activities described in this RFP.

6. McGuire Associates, LLC acknowledges that any contract executed with respect to the provision of New Jersey Licensed Tax Appraiser must comply with all applicable affirmative action and similar laws. Respondent hereby agrees to take such actions as are required in order to comply with such applicable laws.



Hugh A. McGuire, Jr. MAI
Owner
McGuire Associates, LLC

Dated: 12/14/2016

McGuire Associates, LLC

Real Estate Appraisers and Consultants

547 Summit Avenue, Jersey City, New Jersey 07306
Phone (201) 963-4444 • Fax (201) 963-0914

December 14, 2016

Hoboken City Hall
94 Washington Street
Hoboken, New Jersey 07030
Attn: Purchasing Division

RE: RFQ - Tax Appraiser
RFP - 16-27

Dear Sir/Madam:

The undersigned, as Respondent, has submitted the attached Qualifications Statement in response to a Request for Qualifications (RFQ), issued by the City of Hoboken ("City"), in connection with the City's need for Tax Appraiser.

I affirm that the contents of my Qualifications Statement (which Qualifications Statement is incorporated herein by reference) is accurate, factual and complete to the best of our knowledge and belief and that the Qualification Statement is submitted in good faith upon express understanding that any false statement may result in the disqualifications of McGuire Associates, LLC.



Hugh A. McGuire, Jr., MAI, Owner
McGuire Associates, LLC

FIRM QUALIFICATIONS

(Attach additional sheets if necessary)

COMPANY NAME MCGUIRE ASSOCIATES LLC

COMPANY LOCATIONS (If more than one, list principal location first)

547 SUMMIT AVENUE

JERSEY CITY, NEW JERSEY 07306

COMPANY OVERVIEW, PRINCIPAL ACTIVITIES, ETC. HUGH A. MCGUIRE, JR., MAI, CRE

is a Certified General Real Estate Appraiser in the State of New Jersey and holds the MAI designation from the Appraisal Institute and the CRE designation from the Counselors of Real Estate and is also a Certified Tax Assessor and has the CTA Certification. He has served as the president of the Metro New Jersey Chapter of the Appraisal Institute and served on several local and national committees of the Appraisal Institute.

He has over 40 years experience in the appraisal field and has performed thousands of appraisal assignments in the capacity as an independent fee appraiser and as the Assessor of Hoboken and Union City. He has also acted as a consultant and appraiser to various federal, state and local government agencies.

His area of specialization is as an expert witness. He has appeared and qualified in Federal and State courts as an expert for both plaintiff and defendants in Tax Appeals, Condemnations and other valuations proceedings and has represented the City of Hoboken in Tax Appeal litigation since 1974.

NUMBER OF EMPLOYEES 1 CLERICAL & HUGH A. MCGUIRE, JR.

JOB CLASSIFICATION(S) OF EMPLOYEES (Include resumes of Managers and Supervisors as well as those who will be assigned to provide services)

HUGH A. MCGUIRE, JR.

YEAR COMPANY WAS ESTABLISHED 1974

STOCKHOLDER DISCLOSURE CERTIFICATION
STOCKHOLDER DISCLOSURE FORM

Name of Business:

I certify that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned.

OR

I certify that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business organization:

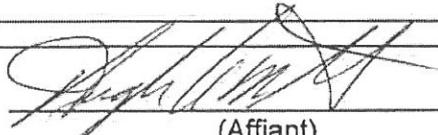
Partnership Corporation Sole Proprietorship Limited Partnership

Limited Liability Corp. Limited Liability Partnership Subchapter S Corporation

Sign and notarize the form below, and, if necessary, complete the stockholder list below.

Stockholders:

Name: Hugh A. McGuire, Jr 100%	Name:
Home Address: 1515 Central Avenue Union City, NJ 07087	Home Address:
Name:	Name:
Home Address:	Home Address:
Name:	Name:
Home Address:	Home Address:

Subscribed and sworn before me this <u>14th</u> day of <u>December</u> , 20 <u>16</u>	 _____ (Affiant)
(Notary Public) 	Hugh A. McGuire, Jr Owner _____ (Print name & title of affiant)
My Commission expires _____ HUGH A. MCGUIRE III Attorney at Law of the State of New Jersey	

NON-COLLUSION AFFIDAVIT

STATE OF NEW JERSEY
COUNTY OF Hudson

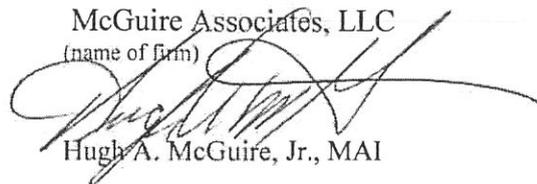
I, Hugh A. McGuire, Jr. residing in City of Union City in
(name of municipality)

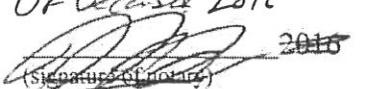
the County of Hudson and the State of New Jersey, of full age, being

duly sworn according to law on my oath depose and say that:

I, am President/Owner of the firm of McGuire Associates, LLC,
(title or position) (Name of Firm)

the bidder making this Proposal for the bid proposal for the above named project Real Estate Appraiser and that I executed the said proposal with full authority to do so, that said bidder has not, directly or indirectly entered into and agreement, participated in any conclusion, or otherwise taken and action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that the **City of Hoboken** relies upon the truth of the statements contained is said Proposal, and in the statements contained in this affidavit, awarding the contract for said project.

McGuire Associates, LLC
(name of firm)

Hugh A. McGuire, Jr., MAI

Subscribed and sworn to
before me this day 14th day
of December 2016

(signature of notary)

Hugh A. McGuire III

Attorney At Law
of New Jersey

**AFFIRMATIVE ACTION COMPLIANCE NOTICE
N.J.S.A. 10:5-31 and N.J.A.C. 17:27**

**GOODS AND SERVICES CONTRACTS
(INCLUDING PROFESSIONAL SERVICES)**

This form is a summary of the successful Vendor's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27-1 et seq.

The successful Vendor shall submit to the public agency, after notification of award but prior to execution of this contract, one of the following three documents as forms of evidence:

(a) A photocopy of a valid letter that the vendor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

OR

(b) A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4;

OR

(c) A photocopy of an Employee Information Report (Form AA302) provided by the Division and distributed to the public agency to be completed by the vendor in accordance with N.J.A.C. 17:27-4.

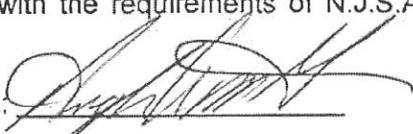
The successful vendor may obtain the Affirmative Action Employee Information Report (AA302) from the contracting unit during normal business hours.

The successful vendor(s) must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the vendor copy is retained by the vendor.

The undersigned vendor certifies that he/she is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.1 et seq. and agrees to furnish the required forms of evidence.

The undersigned vendor further understands that his/her qualification statement shall be rejected as non-responsive if said vendor fails to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27-1 et seq.

COMPANY: McGuire Associates LLC

SIGNATURE: 

PRINT NAME: Hugh A. McGuire Jr

TITLE: Owner

DATE: 12/14/2016

**AMERICANS WITH DISABILITIES ACT OF 1990
ACKNOWLEDGEMENT FORM**

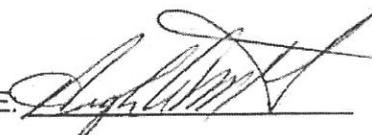
This form is an agreement of the successful Vendor's obligations to comply with the requirements of 42 U.S.C. §121.01 et seq., referred to as the Americans Disability Act of 1990.

The undersigned Vendor hereby acknowledges receipt of the Americans With Disabilities Act of 1990 found at Appendix B of this packet.

The undersigned Vendor hereby certifies that he/she is aware of the commitment to comply with the requirements of 42 U.S.C. §121.01 et seq. and agrees to furnish any required forms as evidence of compliance.

The undersigned Vendor further certifies that he/she understands that his/her qualification statement shall be rejected as non-responsive, and any contract entered into shall be void and of no effect if said Vendor fails to comply with the requirements of 42 U.S.C. §121.01 et seq.

COMPANY: McGuire Associates LLC

SIGNATURE: 

PRINT NAME: Hugh A. McGuire, Jr

TITLE: Owner

DATE: 12/14/2016

EXCEPTIONS and ADDENDUM TO SPECIFICATIONS

RFP 16 - 27
Request for Qualifications (RFQ) –
Professional Services - Real Estate Appraiser
Term: January 1, 2017 through December 31, 2017



COMPANY NAME McQuinn Associates LLC

Addendum:

1.

None

Exceptions:

1.

None

THE NUCLEAR-FREE HOBOKEN ORDINANCE

- (1) FINDINGS: The People of the City of Hoboken hereby find that:
 - (a) Nuclear weapons production, in the United States and in other countries, is draining the world's resources and presenting humanity with an ever-increasing threat of nuclear war.
 - (b) Any participation in the nuclear war industry, locally, federally, or otherwise, directly condones the possible annihilation of our civilization. We see this as a crime against the sacredness of our humanity.
 - (c) The emphatic expression of our community, along with communities throughout the world, can help initiate steps by the United States, the Soviet Union, and other nuclear weapons powers to end the arms race and the proliferation of all nuclear weapon systems.

- (2) POLICY: Hoboken shall be established as a Nuclear Free Zone.
 A Nuclear Free Zone shall be defined by these requirements:
 - (a) No nuclear weapons, delivery systems for such weapons, or components expressly intended to contribute to the operation, guidance or delivery of a nuclear weapon shall be produced or stored within the City of its' port.
 - (b) No waste from the production of nuclear weapons, their components, or commercial nuclear power shall be stored within the City of its' port.
 - (c) No research furthering nuclear weapons, their components, or commercial nuclear power shall be stored within the City of its' port.
 - (d) The Mayor and Council of the City of Hoboken shall request the United States Department of Transportation and the New Jersey Department of Transportation to provide the City with advance notification of any radioactive waste shipment through the City limits. Upon such notification, the Mayor and Council shall act to prevent transportation of radioactive waste through the City by seeking an exemption for preemption by Department of Transportation regulations or using other legal means at their disposal.
 - (e) The Mayor and Council of the City of Hoboken shall not do business or award any municipal contract to any person, firm, or organization engaged in the production of nuclear weapons or components.

(3) This ordinance expresses the policy of the City of Hoboken. It is not intended to make violations subject to forfeiture and nothing in this ordinance shall be construed to prohibit or regulate any activity not specifically described in Subsection (2).

(4) SEVERABILITY: If any portion of this Ordinance is hereafter declared invalid, all remaining portions shall remain in full force and effect, and to this extent, the provisions of this Ordinance are severable.

CERTIFICATION: I hereby certify that McGuire Associates LLC does not engage in the production of nuclear weapons or components. (Name of Vendor)

12/14/2016
Date



 Signature

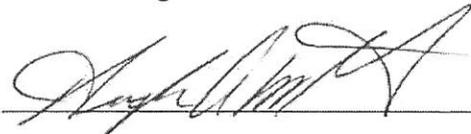
 Owner

 Title

CITY OF HOBOKEN

VENDOR'S ACKNOWLEDGMENT

The Vendor acknowledges that if it is awarded a contract, the responsibility for monitoring the contract will be the Vendor's. If, at any time, the Vendor is asked by the City or any of its representatives to perform work or to provide goods or merchandise which the Vendor feels would entitle it to compensation in excess of the amount of the contract awarded to the Vendor, or work or goods or merchandise not stated in the contract, the Vendor shall immediately notify the City of Hoboken in writing. The Vendor will not perform such additional work or provide said goods or merchandise until it has received a written change order to the contract signed by the City of Hoboken, authorizing the work to be performed or the goods or merchandise to be delivered, and designating the price for its completion or purchase. The Vendor acknowledges that unless it has received the aforementioned change order, it waives any and all claims for compensation for such additional work or for said goods or merchandise.

Signed:  _____
Title: Owner
Company: McGuire Associates, LLC

2. Name: _____

Address: _____

Tel. #: _____

3. Name: _____

Address: _____

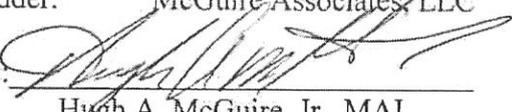
Tel. #: _____

USE ADDITIONAL PAGES IF NECESSARY TO LIST ALL ENTITIES RETAINED

I certify that I am authorized to make this representation regarding Lobbyist/Consultant disclosure.

I certify that the information on this form supplied by me is accurate.

Bidder: McGuire Associates, LLC

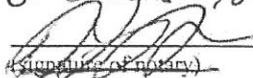
By: 
Hugh A. McGuire, Jr., MAI

Dated December 14, 2016

Name: Hugh A. McGuire, Jr., MAI

Title: Owner

Subscribed and sworn to
before me this day 14th
of December, 2016


2016
(signature of notary)

Hugh A. McGuire III

Attorney At Law

STATEMENT OF NON-RETENTION OF
LOBBYIST/CONSULTANT

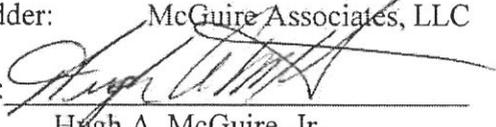
I, Hugh A. McGuire, Jr. am authorized to make this statement on behalf of McGuire Associates, LLC and hereby certified as follows:

1. I have read and understand the "Vendor's Lobbyist/Consultant Disclosure Statement Form" as it appears in the specifications.

2. Understanding the term "Lobbyist/Consultant" as it is described in said "Statement", I, on behalf of myself and/or McGuire Associates, LLC (Bidder), say that We have not retained any "Lobbyist/Consultant" in connection with this bid/proposal.

I certify that this statement is accurate.

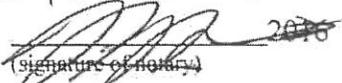
Bidder: McGuire Associates, LLC

By: 
Hugh A. McGuire, Jr.

Dated: December 14, 2016

Name: Hugh A. McGuire, Jr.

Title: Owner

Subscribed and sworn to
before me this ~~day~~ 14th
day of December, 2016

(signature of notary)

Hugh A. McGuire III
Attorney At Law

Knowledge of the City of Hoboken

I have represented the City in various appraisal and tax appeals matters for over 35 years and was the Tax Assessor for approximately 25 years and have an intimate knowledge of the City and Hudson County real estate market.

Availability for City of Hoboken Meetings

Office located in Jersey City with a home in Union City available at any time.

Availability of Personnel and Other Resources

Full service appraisal office located in Jersey City with support staff and modern equipment.

Scope of Services & Compensation Proposal

To represent the City of Hoboken and the Tax Assessor's office in appraising, consulting on tax appeals before the Tax Court of the State of New Jersey and the Hudson County Tax Board.

his proposal includes the appraisal of individual properties, appearances and testifying before both the Tax Court and County Tax Board's on regular assessments and added assessments.

In addition attendance at any conferences or meetings requested by the Tax Assessor and Tax Counsel.

Proposal:

Section A:

Yearly contract at \$93,500.00 payable on a monthly basis.

HUGH A. McGUIRE, JR., MAI, CRE

is a Certified General Real Estate Appraiser in the State of New Jersey and holds the MAI designation from the Appraisal Institute and the CRE designation from the Counselors of Real Estate and is also a Certified Tax Assessor and has the CTA Certification. He has served as the president of the Metro New Jersey Chapter of the Appraisal Institute and served on several local and national committees of the Appraisal Institute.

He has over 40 years experience in the appraisal field and has performed thousands of appraisal assignments in the capacity as an independent fee appraiser and as the Assessor of Hoboken and Union City. He has also acted as a consultant and appraiser to various federal, state and local government agencies.

His area of specialization is as an expert witness. He has appeared and qualified in Federal and State courts as an expert for both plaintiff and defendants in Tax Appeals, Condemnations and other valuations proceedings and has represented the City of Hoboken in Tax Appeal litigation since 1974.

Name, address, phone and fax number of firm.

McGuire Associates, LLC
547 Summit Avenue
Jersey City, New Jersey 07308
Phone (201) 963-4444
Fax (201) 963-0914
Hugh A. McGuire, Jr. (Contact person)
Email hugh@mcguireappraisal.com

Biography or history of the firm;

The Firm, McGuire Associates, was first established in Jersey City as William Robertson & Sons and has been providing appraisal and consulting services to the public and government agencies for more than 100 years.

The company has been owned and operated by Hugh A. McGuire Jr., since 1974. The name was changed to McGuire Associates in 1977 and incorporated as McGuire Associates, LLC in 2006.

Staffing:

Licensed Appraiser

Hugh A. McGuire, Jr, MAI

1 clerical staff

List of principals and/or partners.

Hugh A. McGuire, Jr., President

547 Summit Avenue

Jersey City, New Jersey 07306

(201) 963-4444 Fax: (201) 963-0914

McGuire Associates, LLC has complies with all applicable affirmative actions requirements and have attached Certification of Employee Information Report, certificate no. 19796

Certification 19796

CERTIFICATE OF EMPLOYEE INFORMATION REPORT
RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-SEP-2016** to **15-SEP-2023**

MCGUIRE ASSOCIATES LLC
547 SUMMIT AVENUE
JERSEY CITY NJ 07306



Ford M. Scudder

FORD M. SCUDDER
Acting State Treasurer

McGuire Associates, LLC

The company has been under the sole ownership and operated by Hugh A. McGuire Jr., since 1974. The name was changed to McGuire Associates in 1977 and incorporated as McGuire Associates, LLC in 2006.

There is no pending litigation or disciplinary actions against the owner or any members of the firm. Neither the firm, nor anyone involved with the firm has every file for bankruptcy of re-organization proceedings, let along within the past 10 years.

List of References

Herbert Klitzner, Esq. Township of North Bergen 4233 Kennedy Boulevard North Bergen, NJ 07047 (201) 392-2010	On going tax litigation. 1974 to 2015 Approximately \$86,000 Representing the Township of North Bergen in all County Tax Board and New Jersey State Tax Court Assessment Appeals
Sal Bonacorsi City of Hoboken City Hall - Washington Street Hoboken, New Jersey 07030 (201) 420-2023	1974 to present Representing City of Hoboken in County Tax Board and New Jersey State Tax Court Assessment Appeals. (1988 through 2000) City Tax Assessor
Abe Anton Hudson County Administrator 565 Pavonia Avenue Jersey City, New Jersey 07306 (201) 795-6100	Currently under contract. 1998 to present Approximately \$25,000 Representing Hudson County in general appraisal assignment.
Joanne Monahan, Esq. City of Jersey City 280 Grove Street Jersey City, New Jersey 07306 (201) 547-4230	Currently under contract. 1974 to present General Real Estate Appraisal assignments
US Army Corp of Engineers 10 So. Howard Street, 7 th Floor Baltimore, MD 21201	

(410) 962-9320

Jersey City Redevelopment Agency

30 Montgomery Street

Jersey City, New Jersey 07307

(201) 547-5810

Dan Horgan, Esq.

Town of West New York

428 60th Street

West New York, New Jersey 07087

(201) 251-5100

Hudson County Improvement Authority

Norman M. Guerra Chief Executive Officer

830 Bergen Avenue

Jersey City, NJ 07306

201-324-6222

The firm has represented municipalities and Counties throughout the state including Jersey City, Hoboken, North Bergen, the City of Long Branch, Carteret, Edison Township, Deal, Red Bank Middlesex County, Monmouth County and Hudson County.

We are approved by Green Acres and have worked on land acquisitions for open space in Hudson, Essex, Morris, Passaic, Somerset, Bergen, Monmouth and Middlesex Counties.

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN
City of Hoboken
PART 1: CERTIFICATION
BIDDERS MUST COMPLETE PART 1 BY CHECKING EITHER BOX.

FAILURE TO CHECK EITHER BOX WILL RENDER THE QUALIFICATION STATEMENT NON-RESPONSIVE.

Pursuant to Public Law 2012, c. 25, any person or entity that submits a bid or qualification statement or otherwise proposes to enter into or renew a contract must complete the certification below to attest, under penalty of perjury, that neither the person or entity, nor any of its parents, subsidiaries, or affiliates, is identified on the Department of Treasury's Chapter 25 list as a person or entity engaging in investment activities in Iran. The Chapter 25 list is found on the Division's website at <http://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf>. Bidders must review this list prior to completing the below certification. Failure to complete the certification will render a bidder's qualification statement non-responsive. If the Director finds a person or entity to be in violation of law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

PLEASE CHECK EITHER BOX:

I certify, pursuant to Public Law 2012, c. 25, that neither the person/entity listed above nor any of the entity's parents, subsidiaries, or affiliates is listed on the N.J. Department of the Treasury's list of entities determined to be engaged in prohibited activities in Iran pursuant to P.L. 2012, c. 25 ("Chapter 25 List"). I further certify that I am the person listed above, or I am an officer or representative of the entity listed above and am authorized to make this certification on its behalf. I will skip Part 2 and sign and complete the Certification

OR

I am unable to certify as above because I or the bidding entity and/or one or more of its parents, subsidiaries, or affiliates is listed on the Department's Chapter 25 list. I will provide a detailed, accurate and precise description of the activities in Part 2 below and sign and complete the Certification below. Failure to provide such will result in the qualification statement being rendered as non-responsive and appropriate penalties, fines and/or sanctions will be assessed as provided by law.

Part 2

PLEASE PROVIDE FURTHER INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN

You must provide a detailed, accurate and precise description of the activities of the bidding person/entity, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outlined above by completing the boxes below. PROVIDE INFORMATION RELATIVE TO THE ABOVE QUESTIONS. PLEASE PROVIDE THOROUGH ANSWERS TO EACH QUESTION. IF YOU NEED TO MAKE ADDITIONAL ENTRIES, USE ADDITIONAL PAGES

Name: _____ Relationship to Bidder/Vendor: _____

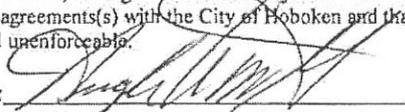
Description of Activities: _____

Duration of Engagement: _____ Anticipated Cessation Date: _____

Bidder/Vendor: _____

Contact Name: _____ Contact Phone Number: _____

Certification: I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I attest that I am authorized to execute this certification on behalf of the below-referenced person or entity. I acknowledge that the City of Hoboken is relying on the information contained herein and thereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of contracts with the City to notify the City in writing of any changes to the answers of information contained herein. I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreements(s) with the City of Hoboken and that the City at its option may declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print): Hugh A. McGuire, Jr Signature: 

Title: Owner Date: 12/14/2016

Bidder/Vendor: McGuire Associates LLC

CERTIFICATION

VENDOR: McGUIRE ASSOCIATES, LLC

ADDRESS: 547 Summit Avenue, Jersey City, New Jersey 07306

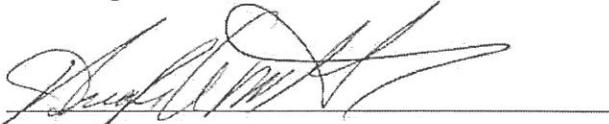
CONTACT INFORMATION: Hugh A. McGuire, Jr.

TELEPHONE NUMBER: (201) 963-4444

FAX NUMBER: (201) 963-0914

I, the undersigned hereby certify that I am duly licensed by all applicable State and Federal agencies to perform the activities set forth under the RFQ. I further certify that I am in good standing with, and Certified as a General Real Estate Appraiser by the Board of Real Estate Appraisers of the State of New Jersey. I further certify that I am an approved appraiser by the New Jersey Department of Environmental Protection for Green Acres applications. I further certify that upon request from the City of Hoboken, I will promptly submit proof of said certification and approvals to the City of Hoboken.

I, the undersigned am fully aware that if I have misrepresented in whole or in part this affirmation and certification, I and/or the company will be liable for any penalty permitted by law including the loss of contract or disbarment.



Hugh A. McGuire, Jr.

Dated:12/14/2016

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

DEPARTMENT OF TREASURY/
DIVISION OF REVENUE
P.O. BOX 252
TRENTON, N J 08646-0252

TAXPAYER NAME:
MCGUIRE ASSOCIATES LLC

ADDRESS:
547 SUMMIT AVE
JERSEY CITY NJ 07306

EFFECTIVE DATE:
12/12/05

TRADE NAME:

SEQUENCE NUMBER:
1197777

ISSUANCE DATE:
07/06/07

James J. Guerin
Acting Director
New Jersey Division of Revenue

EOPM-BRC(08-01)

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.



WORKERS COMPENSATION AND EMPLOYERS LIABILITY POLICY
INFORMATION PAGE

RENEWAL POLICY NO. 90-BX-W023-1

17-1496-FA8A-3

PRIOR POLICY NO. 90-BY-R130-3

COVERAGE IS PROVIDED BY STATE FARM FIRE AND CASUALTY COMPANY
3 RAVINIA DRIVE, ATLANTA GA 30346-2117

1. NAMED INSURED & MAILING ADDRESS
MC GUIRE ASSOCIATES LLC
547 SUMMIT AVE
JERSEY CITY NJ 07306-2701

NCCI COMPANY NO. 14842

FEIN 203897424
NJ TIN 203897424000

WORKPLACE NOT SHOWN

INSURED IS LIMITED LIABILITY COMPANY

2. THE POLICY PERIOD IS FROM 06/02/2016 TO 06/02/2017 12:01 A.M. STANDARD TIME AT THE INSURED'S MAILING ADDRESS.

3A. WORKERS COMPENSATION INSURANCE: PART ONE OF THE POLICY APPLIES TO THE WORKERS COMPENSATION LAW OF THE STATES LISTED HERE: NJ

B. EMPLOYERS LIABILITY INSURANCE: PART TWO OF THE POLICY APPLIES TO WORK IN EACH STATE LISTED IN ITEM 3A. THE LIMITS OF OUR LIABILITY UNDER PART TWO ARE:
BODILY INJURY BY ACCIDENT \$ 500,000 EACH ACCIDENT
BODILY INJURY BY DISEASE \$ 500,000 EACH EMPLOYEE
BODILY INJURY BY DISEASE \$ 500,000 POLICY LIMIT

C. OTHER STATES INSURANCE: PART THREE OF THE POLICY APPLIES TO ALL STATES EXCEPT ME, MT, ND, OH, RI, WA, WV, WY AND STATES LISTED IN 3A.

D. THIS POLICY INCLUDES THESE ENDORSEMENTS AND SCHEDULES: WC000404
WC290306B WC000000C WC000422B WC000421D

4. THE PREMIUM FOR THIS POLICY WILL BE DETERMINED BY OUR MANUALS OF RULES, CLASSIFICATIONS, RATES AND RATING PLANS. ALL INFORMATION REQUIRED BELOW IS SUBJECT TO VERIFICATION AND CHANGE BY AUDIT.

CODE NOS. AND CLASSIFICATIONS	PREMIUM BASIS TO-TAL ESTIMATED AN-NUAL REMUNERATION	RATE/\$100 REMUNERA-TION	ESTIMATED ANNUAL PREMIUM
8810 CLERICAL OFFICE EMPLOYEES NOC	42,500	.28	119
PREMIUM FOR INCREASED LIMITS PART TWO CATASTROPHE (OTHER THAN TERRORISM) 9741	42,500	.01	100
TOTAL ESTIMATED STANDARD PREMIUM			219
EXPENSE CONSTANT CHARGE			240
TERRORISM 9740	42,500	.03	13
TOTAL ESTIMATED PREMIUM			476
SECOND INJURY FUND			
0935 SURCHARGE 05.81%			13

MINIMUM PREMIUM \$ 282 NEW JERSEY

TOTAL ESTIMATED COST \$ 489

COPYRIGHT 1987 NATIONAL COUNCIL ON COMPENSATION INSURANCE

DEPOSIT PREMIUM \$ 122

PREPARED 03/24/2016

WC 00 00 01 A

COUNTERSIGNED



LIA Administrators & Insurance Services

APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY



ASPEN

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY
(A stock insurance company herein called the "Company")
175 Capitol Blvd. Suite 100
Rocky Hill, CT 06067

Table with 3 columns: Date Issued, Policy Number, Previous Policy Number. Row 1: 10/31/2016, AAI003532-02, AAI003532-01

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

Item

Table with 2 columns: Item details, Description. Items include Customer ID, Policy Period, Deductible, Retroactive Date, Inception Date, Limits of Liability, Mail notices, Annual Premium, and Forms attached at issue.

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

10/31/2016
Date
LIA-001 (12/14)

By [Signature]
Authorized Signature
Aspen American Insurance Company

**Appraisal and Valuation
Professional Liability Insurance Policy**



Named Insured: MCGUIRE ASSOCIATES, LLC

Policy Number: AAI003532-02

Effective Date: 11/01/2016

Customer ID: 135223

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL APPRAISAL ENDORSEMENT

In consideration of the premium charged, it is agreed that the **Insureds** identified below have been approved by the Company to perform **Professional Services** involving **Commercial Property**.

Insured

Effective Date of Approval

Hugh A. McGuire, Jr.

11/01/2016

Exclusion (N) remains unchanged and effective, however, unless the **Insured** identified is approved for **Professional Services** involving undeveloped or vacant land whose proposed use is for multiple unit single-family housing developments, condominium developments, co-operative housing developments or apartment developments consisting of 10 units or more.

All other terms, conditions, and exclusions of this Policy remain unchanged.

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER WITH A MULTICOLORED BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.

State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Real Estate Appraisers Board

HAS CERTIFIED

HUGH A. MCGUIRE JR
547 Summit Avenue
Jersey City NJ 07306-2701

FOR PRACTICE IN NEW JERSEY AS A(N): Certified General Appraiser

12/14/2015 TO 12/31/2017
VALID

42RG00105800
LICENSE REGISTRATION/CERTIFICATION #

Hugh A. McGuire Jr
ACTING DIRECTOR

Signature of Licensee/Registrant/Certificate Holder

New Jersey Office of the Attorney General
Division of Consumer Affairs
THIS IS TO CERTIFY THAT THE
Real Estate Appraisers Board
HAS CERTIFIED
HUGH A. MCGUIRE JR
Certified General Appraiser

12/14/2015 TO 12/31/2017
VALID

42RG00105800
License/Registration/Certificate #

SIGNATURE

ACTING DIRECTOR

PLEASE DETACH HERE
IF YOUR LICENSE/REGISTRATION/
CERTIFICATE ID CARD IS LOST
PLEASE NOTIFY:
Real Estate Appraisers Board
P.O. Box 45032
Newark, NJ 07101

PLEASE DETACH HERE

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON:

48

JAN 18 2017

INTRODUCED BY:

SECONDED BY:

James J. Sarena

David J. [Signature]

CITY OF HOBOKEN

CITY CLERK

RESOLUTION NO. _____

**RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT
TO INTERTECH ASSOCIATES FOR ENGINEERING SERVICES TO
CONCLUDE THE AUTOMATIC LICENSE PLATE READER
FEASIBILITY STUDY IN THE NOT TO EXCEED AMOUNT OF
\$2,000.00 TO EXPIRE ON DECEMBER 31, 2017**

WHEREAS, the City of Hoboken has a need to obtain an engineering firm to conduct an Automatic License Plate Reader ("ALPR") feasibility study for the City's surveillance system; and,

WHEREAS, Intertech Associates, Inc. is a pre-qualified pool licensed engineer for the City of Hoboken; and,

WHEREAS, a proposal dated June 28, 2016 (See "Priority 2: Police Investigations"), which is attached hereto, was received from Intertech Associates with a contract value of \$25,500.00 for Priority 2; and,

WHEREAS, the City awarded a contract to Intertech Associates, Inc. based on this proposal, which expired on October 20, 2016; and,

WHEREAS, Intertech Associates has performed engineering services related to the ALPR feasibility study in the amount of \$23,500.00 and requires \$2,000.00 to conclude the study; and,

WHEREAS, the Administration recommends awarding a contract to Intertech Associates in the not to exceed amount of \$2,000.00 to expire on December 31, 2017 to conclude the ALPR feasibility study.

NOW, THEREFORE, BE IT RESOLVED, that a professional services contract is awarded to Intertech Associates for engineering services to conclude the ALPR feasibility study for the City's surveillance system in the not to exceed amount of \$2,000.00, to expire on December 31, 2017; and,

BE IT FURTHER RESOLVED that this resolution shall take effect immediately, subject to the following conditions:

1. The award of this contract is subject to finalization of the contract terms.
2. Any change orders which shall become necessary shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.

3. The Council hereby authorizes the Mayor, or her designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
4. The mayor, or her designee, is hereby authorized to execute an agreement as outlined herein with:

Intertech Associates, Inc.
77-55 Schanck Road, Suite A-14
Freehold, NJ 07728

Meeting date: January 18, 2017

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino				

APPROVED:



STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO INTERTECH ASSOCIATES FOR ENGINEERING SERVICES TO CONCLUDE THE AUTOMATIC LICENSE PLATE READER FEASIBILITY STUDY IN THE NOT TO EXCEED AMOUNT OF \$2,000.00 TO EXPIRE ON DECEMBER 31, 2017

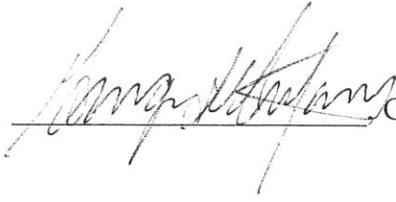
AMOUNT TO BE CERTIFIED:

\$2,000.00

ACCOUNT NUMBER TO CERTIFY FROM:

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$2,000.00 is available in the following appropriation: \$2,000.00 from C-04-60-715-420 from the 2017 temporary appropriations; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2017; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed:  George DeStefano, CFO

Batch Id: GDS Batch Date: 01/17/17 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Seq
C-04-60-715-420 Z-375 SOFT COSTS NON-FINANCE	Encumbrance	CFO CERT meet 01/18/17 Intertech Assoc	2,000.00	1

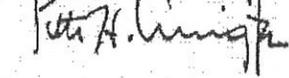
WARNING: This account would have a negative balance: C-04-60-715-420. Balance would be: 2,000.00-.

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
	c-04	0.00	0.00	0.00	0.00	0.00	2,000.00
Total Of All Funds:		0.00	0.00	0.00	0.00	0.00	2,000.00

	Entries	Amount
Expenditures:	0	0.00
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	1	2,000.00
Total:	1	2,000.00

There are warnings in this listing, but can proceed with update.

	Updated Entries	Updated Amount			
Reimbursements:	0	0.00			
Expenditures:	0	0.00			
Transfer In:	0	0.00			
Transfer Out:	0	0.00			
Cancel:	0	0.00			
Encumbrances:	1	2,000.00			
Batch: GDS	Updated Entries:	1	Updated Amount:	2,000.00	Ref Num: 4630

Introduced by: 
 Seconded by: 

CITY OF HOBOKEN
 RESOLUTION NO. : _____

RESOLUTION AMENDING A CONTRACT TO INTERTECH ASSOCIATES FOR THE PROVISIONS OF PUBLIC SAFETY COMMUNICATIONS ENGINEERING IN ACCORDANCE WITH THE ATTACHED PROPOSAL FOR A ONE YEAR TERM TO EXPIRE OCTOBER 20, 2016 WITH AN INCREASE IN THE NOT TO EXCEED AMOUNT BY \$85,500.00, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$144,370.00

WHEREAS, the City of Hoboken published RFP's for public safety communication engineering services as RFP 15-14, which is a professional service contract exempt from public bidding under the local contracts law; and,

WHEREAS, in accordance with the Fair and Open Process, the Administration evaluated the proposal provided in response to said RFP, and the Administration thereafter determined that Intertech Associates is able to provide the City with the most effective and efficient services in accordance with the terms and conditions of the RFP, and the City now seeks to amend said contract award; and,

WHEREAS, in accordance with the direction of the Administration, the City Council is now asked to amend the contract to Intertech Associates, 55-77 Schanck Road, Suite A-14, Freehold, NJ 07728, for professional engineering services as public safety communications engineers, with an increase in the not to exceed amount by \$85,500.00, for a total not to exceed amount of \$144,370.00 in accordance with the RFP 15-14 and the vendor's June 28, 2016 proposal, attached hereto; and,

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

- A. This resolution amends the contract to Intertech Associates, 55-77 Schanck Road, Suite A-14, Freehold, NJ 07728, for professional engineering services as public safety communications engineers, with an increase in the not to exceed amount by \$85,500.00, for a total not to exceed amount of \$144,370.00 in accordance with the RFP 15-14 and the vendor's June 28, 2016 proposal, attached hereto.
- B. If the contract, as provided by the City of Hoboken, is not executed by the vendor within 21 days of execution of this award, the City may cancel this award and rebid the project.
- C. The contract shall be in accordance with the attached RFP 15-14 and vendor's June 28, 2016 proposal, as requested by the Administration.
- D. Any change orders required shall be subject to formal City Council authorization, and the City shall not be held liable for any amounts above the within contracted amounts unless/until same is authorized and appropriated by formal resolution of the City Council.
- E. The Mayor or her agent is hereby authorized to enter into an Agreement with the vendor for said services.
- F. This resolution shall take effect immediately upon passage.

Meeting Date: July 6, 2016

APPROVED:

Quentin West
Quentin West
Business Administrator

APPROVED AS TO FORM:

Brian J. Aloib
Brian J. Aloib, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael Defusco				/
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruber Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino				

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AMENDING A CONTRACT TO INTERTECH ASSOCIATES FOR THE PROVISIONS OF PUBLIC SAFETY COMMUNICATIONS ENGINEERING IN ACCORDANCE WITH THE ATTACHED PROPOSAL FOR A ONE YEAR TERM TO EXPIRE OCTOBER 20, 2016 WITH AN INCREASE IN THE NOT TO EXCEED AMOUNT BY \$85,500.00, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$144,370.00

AMOUNT TO BE CERTIFIED:

\$85,500.00

ACCOUNT NUMBER TO CERTIFY FROM:

C-04-60-715-420 \$41,130
6-01-31-461-000 \$44,370

CERTIFICATION:

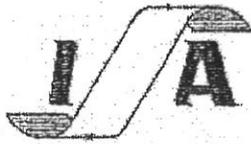
I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$85,500.00 will be available in the following appropriation C-04-60-715-420 in the amount of \$41,130, and 6-01-31-461-000 in the amount of \$44,370 in the City's CY2016 budget; and I further certify that these accounts are available and appropriate for said expenditures; and I further certify that this commitment together with all previously made commitments does not exceed the appropriation balance available for this purpose.

Signed: *George DeStefano*, George DeStefano, CFO

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON:

JUL 06 2015

James J. Sarunia
CITY CLERK



INTERTECH ASSOCIATES, INC
COMMUNICATIONS & ELECTRONICS
CONSULTING ENGINEERS

Arlene Metz Schwartz
President / CEO

Perry L. Schwartz, Ph.D., P.E., N.C.E., P.P.
Chief Technology Officer
Chief Engineer

77-65 Bohanck Road • Suite A-14 • Freehold, NJ 07728
732-491-4233 • Fax: 732-780-1597

• www.intertechassociates.com • email: ia@intertechassociates.com

June 28, 2016

Mr. Quentin Wiest
Business Administrator
City of Hoboken
94 Washington Street
Hoboken, NJ 07030

RE: Revised CCTV Camera Surveillance Scope of Work

Dear Quentin,

Attached is our proposal and revised scope of services for the assessment and recommendations for improvements to the existing CCTV network and system. The redefined scope is based upon our recent discussions and Intertech Associates' on-site visits with City staff.

We look forward to continuing our work with you and the City of Hoboken to develop an enhanced CCTV surveillance system to monitor activities along the eastern waterfront borders as well as selected high traffic areas within the City.

We look forward to hearing from you and next steps in the process.

Thank you,

Lisa Weinthal

Vice President
Intertech Associates

- Salvatore R. Calabro School
- Thomas G. Connors School
- Wallace School

Priority 3 Fee: \$23,500

Priority 4: In-Bound Parks

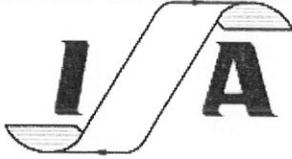
There has been an expressed requirement to increase CCTV camera surveillance coverage of waterfront parks bordering the City of Hoboken (see Priority 1). The following locations have been identified as possible additional priorities to be incorporated into the proposed backbone infrastructure network and camera surveillance system after public discussion and approval in the future.

- Camera locations to be determined within Church Square Park (bounded between 4th and 5th and Willow and Garden)
- Camera locations to be determined within Stevens Park (bounded between 4th and 5th and Hudson and the extension of River St)
- Camera locations to be determined within Columbus Park (bounded between 9th and 10th and Clinton, and the extension of Grand St)

Priority 4 Fee: \$ 18,500

Priorities 2-4 Fee Summary and Breakdown:

Priority 1: Additional waterfront locations and walkway	\$18,000
Priority 2: Police Investigations:	\$25,500
Priority 3: Hoboken Housing Authority and Hoboken Public Schools	\$23,500
Priority 4: In-Bound Parks	\$18,500
Total Priorities 2-4	\$85,500



INTERTECH ASSOCIATES, INC
COMMUNICATIONS & ELECTRONICS
CONSULTING ENGINEERS

Arlene Metz Schwartz
President / CEO

Perry L. Schwartz, Ph.D., P.E., N.C.E., P.P.
Chief Technology Officer
Chief Engineer

77-55 Schanck Road • Suite A-14 • Freehold, NJ 07728
732-431-4236 • Fax: 732-780-1597

• www.intertechassociates.com • email: ia@intertechassociates.com

June 28, 2016

Mr. Quentin Wiest
Business Administrator
City of Hoboken
94 Washington Street
Hoboken, NJ 07030

RE: Revised CCTV Camera Surveillance Scope of Work

Dear Quentin,

Attached is our proposal and revised scope of services for the assessment and recommendations for improvements to the existing CCTV network and system. The redefined scope is based upon our recent discussions and Intertech Associates' on-site visits with City staff.

We look forward to continuing our work with you and the City of Hoboken to develop an enhanced CCTV surveillance system to monitor activities along the eastern waterfront borders as well as selected high traffic areas within the City.

We look forward to hearing from you and next steps in the process.

Thank you,

Lisa Weinthal

Vice President
Intertech Associates

Scope of Work

Intertech Associates is pleased to proceed with the CCTV Scope of Work as redefined during our recent discussions and on-site visit on May 25, 2016. Our new scope will include the originally proposed and revised scope with additional locations and systems as provided by the Hoboken Police Department.

Priority 1: Revised CCTV Camera Surveillance Project Scope

Intertech Associates will continue its work with the City of Hoboken on the current scope of work for the CCTV system which includes an evaluation and recommendations of the CCTV network and infrastructure along the City's waterfront as well as at other critical locations described below.

- Our updated scope will include coordination with the existing microwave vendor and others to determine the most effective and consistent method of transmitting video surveillance images throughout each of the City waterway piers, as indicated below. The network reconfiguration will incorporate existing locations on Piers A and C with alternative camera options to include 360 degree panoramic, 180 degree, fixed, and pan-tilt-zoom capabilities.
- The following additional locations have been identified for assessment as part of the video surveillance system:
 - 8th Street Fishing Pier
 - Skate Park
 - Pier 13 and 12th Street
- Conceptual network configuration will identify aggregation points from which each waterway pier can transmit surveillance images back to Police Headquarters on a redundant and secured transmission network.
- Budgetary estimates will be provided of recommended system, camera and network enhancements

Network Expansion along Pier Walkways:

The City of Hoboken's Piers are accessed via a two-mile walkway from each of the waterside parks. Intertech Associates will prepare a conceptual plan to extend the Pier networks along the two-mile walking path for continuous visual images that extend along this corridor. Surveillance images and transmission network design will incorporate camera options with 360 degree panoramic, 180 degree, fixed, and pan-tilt-zoom capabilities. Conceptual network configuration will identify aggregation points for transmission back to Police Headquarters for redundant and secured communications.

Priority 1 Revised Fee: Our unbilled contract balance for CCTV and the Radio Project totals \$25,865 as of May, 2016. At your request we are proceeding with the Priority 1 revised scope. We are requesting an additional \$18,000 to complete the revised scope of work for Priority 1.

Additional Scope: Priorities 2-4

The City of Hoboken has identified additional areas throughout the City that are believed to require camera surveillance recording capability for evidentiary review or more sophisticated detection of vehicles entering and leaving the City. In conjunction with you, we have prepared the following scope for the anticipated future expansion of the CCTV Surveillance Camera Systems.

Priority 2: Police Investigations

There is a need to assess and prepare a conceptual plan to integrate AVL/License Plate Reader cameras and analytics into the overall City-wide surveillance system. The AVL/License Plate cameras will be considered for locations along Observer Highway as vehicles exit the south end of the city; locations in the area of 13th and 14th and Willow as vehicles exit the north end of the city as well as other entrances and egress points at 14th and Park Avenue.

- Up to two days on-site for site identification and line-of-site access to facilities supporting surveillance of high traffic vandalism, police investigation and prosecutor requested intersections.
 - Intersection of 1st and Washington Streets
 - Intersection of 5th and Washington Streets
- Development of conceptual network expansion to include new cameras for police investigations, prosecutor-requested intersections and license plate readers.
 - 4th and Jackson
 - 2nd and Jackson
 - Intersection of Newark and Hudson Streets
 - Intersection of 2nd Street and Jackson Street
 - Observer Highway and Park Av
- Budgetary estimates for expansion of AVL/License Plate reader system deployment for the identified locations.

Priority 2 Fee: \$25,500

Priority 3: Hoboken Housing Authority and Hoboken Public Schools

Assess and identify the internal and external infrastructure linkages to support the monitoring of video images transmitted back to Police Headquarters. The existing HHA system uses similar surveillance camera's connected via a fiber backbone. Designs to connect the Housing Authority system to the police department will be required in addition to operational and procedural aspects to be developed by HHA and HPD. Discussion regarding a separate CCTV monitoring facility and development of monitoring requirements (active/passive) are elements to be considered as the network is expanded.

Address the expansion of network to include Hoboken Public Schools. The preliminary designs will need to capture specific locations in order to develop logical pathways and line-of-site configurations which can be incorporated into a conceptual design and budgetary estimate. Hoboken Public Schools included in this task are:

- Hoboken High School
- Hoboken Junior High School
- Joseph F. Brandt School

- Salvatore R. Calabro School
- Thomas G. Connors School
- Wallace School

Priority 3 Fee: \$23,500

Priority 4: In-Bound Parks

There has been an expressed requirement to increase CCTV camera surveillance coverage of waterfront parks bordering the City of Hoboken (see Priority 1). The following locations have been identified as possible additional priorities to be incorporated into the proposed backbone infrastructure network and camera surveillance system after public discussion and approval in the future.

- Camera locations to be determined within Church Square Park (bounded between 4th and 5th and Willow and Garden)
- Camera locations to be determined within Stevens Park (bounded between 4th and 5th and Hudson and the extension of River St)
- Camera locations to be determined within Columbus Park (bounded between 9th and 10th and Clinton, and the extension of Grand St)

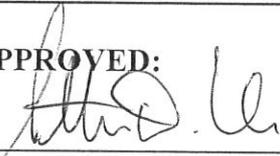
Priority 4 Fee: \$ 18,500

Priorities 2-4 Fee Summary and Breakdown:

Priority 1: Additional waterfront locations and walkway	\$18,000
Priority 2: Police Investigations:	\$25,500
Priority 3: Hoboken Housing Authority and Hoboken Public Schools	\$23,500
Priority 4: In-Bound Parks	\$18,500
Total Priorities 2-4	\$85,500

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino	/			

APPROVED:



STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO SUBURBAN CONSULTING ENGINEERS, INC FOR CITY ENGINEER (ON-CALL) IN AN AMOUNT NOT TO EXCEED TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) FOR A TERM TO COMMENCE JANUARY 18, 2017 AND EXPIRE DECEMBER 31, 2017

AMOUNT TO BE CERTIFIED:

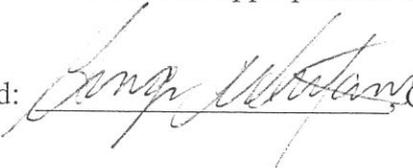
\$25,000.00

ACCOUNT NUMBER TO CERTIFY FROM:

\$6,250.00 from temporary budget: 7-01-31-461-000
 \$18,750.00 remaining when full budget is adopted

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$25,000.00 is available in the following appropriation: \$6,250.00 from 7-01-31-461-000 from the 2017 temporary appropriations; and I further certify that upon the adoption of the CY2017 final budget, I will immediately review same to determine whether the additional \$18,750.00 balance is available and appropriated in the CY2017 budget; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation and are intended for the purpose herein committed.

Signed:  George DeStefano, CFO

Batch Id: GDS Batch Date: 01/17/17 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Seq
7-01-31-461-000 Engineering	Encumbrance	CFO Cert meet 01/18/17 SUBURBAN CONSULTI	6,250.00	1

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
CURRENT FUND	7-01	0.00	0.00	0.00	0.00	0.00	6,250.00
Total of All Funds:		0.00	0.00	0.00	0.00	0.00	6,250.00

	Entries	Amount
Expenditures:	0	0.00
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	1	6,250.00
Total:	1	6,250.00

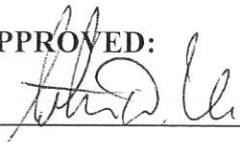
There are NO errors in this listing.

	Updated Entries	Updated Amount			
Reimbursements:	0	0.00			
Expenditures:	0	0.00			
Transfer In:	0	0.00			
Transfer Out:	0	0.00			
Cancel:	0	0.00			
Encumbrances:	1	6,250.00			
Batch: GDS	Updated Entries:	1	Updated Amount:	6,250.00	Ref Num: 4631

Meeting date: February 18, 2017

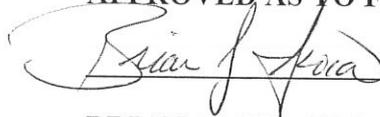
Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos Jr.	/			
Michael Russo	/			
President Giattino				

APPROVED:



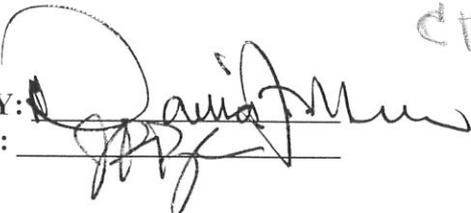
STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

SPONSORED BY: _____
SECONDED BY: _____

CDI


CITY OF HOBOKEN
RESOLUTION NO.: _____

RESOLUTION TO APPROVE A LICENSE AGREEMENT BETWEEN THE CITY OF HOBOKEN AND SOUTHWEST-1 DEVELOPMENT LLC, OWNER OF BLOCK 11 LOT 9 (A/K/A 100-108 PATERSON AVENUE), FOR USE AND MAINTENANCE OF A PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY

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

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

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

WHEREAS, the applicant desires to receive and the City of Hoboken agrees to grant to Southwest Development-1, LLC, owner of Block 11 Lot 9, more commonly known as 100-108 Paterson Avenue, Hoboken, represented by Ignatius Salvemini, such a license.

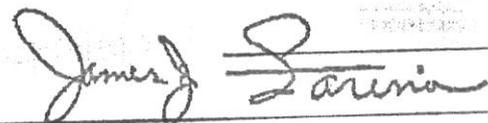
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken, as follows:

- 1) Approval of the attached License Agreement between the City of Hoboken and Southwest-1 Development LLC, owner of Block 11 Lot 9, more commonly known as 100-108 Paterson Avenue, shall be subject and limited to the details and specifications included in the attached Application and Minervini Vandermark Architecture right of way detail drawings (F-1).
- 2) The Mayor or her agent is hereby authorized to enter into the attached agreement.
- 3) This resolution shall become effective immediately up adoption.

Meeting Date: January 18, 2017

**A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON:**

JAN 18 2017



CITY CLERK

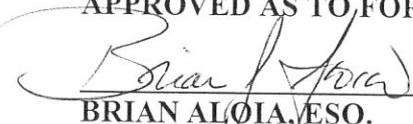
Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino	/			

APPROVED:



 STEPHEN MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

LICENSE AGREEMENT

This **LICENSE AGREEMENT** is hereby made and entered into this _____ day of _____, 2017, by and between the **CITY OF HOBOKEN**, Hudson County, New Jersey (on behalf of the General Public), whose address is 94 Washington Street, Hoboken, NJ 07030 (hereinafter referred to as the “**LICENSOR**”) and **SOUTHWEST-1 DEVELOPMENT LLC**, owner of Block 11 Lot 9, more commonly known as 100-108 Paterson Avenue, Hoboken, NJ 07030, represented by Ignatius Salvemini (hereinafter referred to as the “**LICENSEE**”).

WITNESSETH

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

WHEREAS, the LICENSEE desires to use a portion of the LICENSOR’s property for the purpose of constructing window bays, planting beds and tree planting pits over the public right-of-way fronting onto Harrison Street; and

WHEREAS, the area of encroachment along Harrison Street will leave 9 feet 4 inches of sidewalk unobstructed for pedestrian egress along the block frontage; and

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

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

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

- 1) The LICENSOR hereby grants the LICENSEE, its agents, servants and assigns the right, privilege and license to use the property described herein and represented in the attachments (License Area), commonly referred to as the public right of way adjacent to Block 11 Lot 9, to construct window bays, planting beds and tree planting pits over the public right-of-way adjacent to the building in and upon said license area for the purpose of exercising the rights, privileges and license granted herein.
- 2) LICENSEE shall pay the City’s cost to retain the services of an appraiser to determine the annual fair market value of the License Area. LICENSEE must provide consideration to the City in an amount equal to the fair market value of the encroachment as determined by the appraisal on an annual basis.
- 3) This license is granted and shall continue in full force and effect until such time as the encroachment is removed or otherwise altered; OR until notice is given, by either party, of its intent to discontinue said license. This license may be terminated by LICENSOR or LICENSEE without cause upon 90 day written notice, and may be terminated by the LICENSOR upon 24 hours notice upon a showing of necessity to maintain the health,

safety and welfare of the general public. This license is not assignable without approval by the City of Hoboken Council in the form of a Resolution.

- 4) The LICENSOR retains the right to use the License Area in any manner not inconsistent with the rights herein granted to the LICENSEE provided, however, that the LICENSOR shall not disturb the structural elements in any way without prior written notice to the LICENSEE.
- 5) The LICENSEE expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property, arising out of or resulting from the use and maintenance of the License Area, unless, however, such claim or demand shall arise out of or result from the willful negligence or willful misconduct of the LICENSOR, its servants, agents, employees, or assigns.
- 6) LICENSEE shall be responsible for restoring the License Area to its prior condition upon the conclusion of said use or upon termination of this license, whichever occurs first. Any damage to the License Area or any trash, litter, or debris remaining on the License Area following said use shall be presumed to have been caused by the LICENSEE, and, if the LICENSEE fails to rebut said presumption or to repair the License Area or remove the materials, within five (5) days of notice to do so, a charge may be levied upon the LICENSEE, by the City, for the cost to remove the materials, plus an administrative surcharge of 25% which shall be a lien of the City on the LICENSEE'S property identified above herein.
- 7) The LICENSEE agrees to maintain liability insurance, inclusive of the License Area, in an amount satisfactory to the LICENSOR naming the Mayor and Council of the City of Hoboken as additional insured. The policy shall be kept in full force and effect for the term of the license, and a copy of the Certificate of Insurance showing its effectiveness shall be provided to the LICENSOR on an annual basis without request, and at any other time upon request of the LICENSOR. The LICENSOR shall have the right at any time to review the insurance coverages to ensure the coverages then in effect are satisfactory to cover the insurance requirements of the continued license.
- 8) The LICENSEE agrees that any and all work performed on the License Area and in association with the purposes of this license shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances.
- 9) The City of Hoboken as LICENSOR expressly reserves the right to require the removal of all fences, gates, stoops or other projections or encumbrances upon any street, sidewalk or public right-of-way, which are improperly constructed or maintained, or present a danger to the health, safety and welfare of the public. If the LICENSEE does not remove the aforementioned improvements as required by the LICENSOR, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.
- 10) Upon termination of this license agreement, the LICENSEE shall, within a reasonable time and at the LICENSEE'S sole cost and expense, remove all physical encumbrances, equipment, accessories, and materials owned by the LICENSEE from the License Area and restore said License Area as nearly as practicable to a condition consistent with the public sidewalk adjacent to the License Area. If the LICENSEE does not remove the

aforementioned improvements, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.

- 11) Nothing herein shall be construed to be an admission of liability by either party for any purposes.
- 12) Neither the authorization of this Agreement by the Council, nor the execution of this Agreement by the Mayor shall be construed to be a position of the City with regards to the approval, rejection, or legality of the underlying plans, nor shall such be considered authorization for the property owner to proceed without obtaining and maintaining all necessary and proper permits, certifications, and/or approvals by any and all necessary agencies, including without limitation the County of Hudson and/or Hudson County Planning Board, when applicable, the City of Hoboken Construction Code Official and the City of Hoboken Zoning Officer.
- 13) LICENSEE agrees to defend, protect, indemnify and save harmless the LICENSOR, its' officers, agents and employees from and against any and all claims, causes of action, injuries, losses, damages, expenses, fees and costs arising out of, or which may arise out of the LICENSEE'S use of the License Area.
- 14) This license shall be recorded in the Clerk's Office of Hudson County at the sole cost and expense of the LICENSEE.

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

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

Signed: _____
Dawn Zimmer, Mayor

STATE OF NEW JERSEY, COUNTY OF HUDSON. _____

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

LICENSEE: Southwest-1 Development LLC, owner in fee of Block 11 Lot 9, more commonly known as 100-108 Paterson Avenue, Hoboken, NJ, represented by Ignatius Salvemini.

Signed: _____

Printed: _____,

Ignatius Salvemini representing Southwest-1 Development LLC

Owner of 100-108 Paterson Avenue, Hoboken

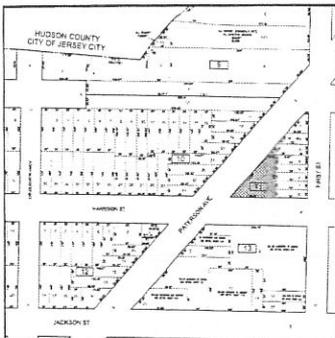
STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

APPLICATION AND
EXHIBITS

TAX MAP-INSERT



DESCRIPTION

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE WESTERLY LINE OF HARRISON STREET, AND THE NORTHEASTERLY LINE OF PATERSON AVENUE, RUNNING THENCE

1. N-12°-39'-22"-E, ALONG THE WESTERLY LINE OF HARRISON STREET, A DISTANCE OF 104.08 FEET TO A POINT, THENCE
2. N-77°-20'-38"-W, AND PARALLEL WITH FIRST STREET, A DISTANCE OF 100.00 FEET TO A POINT, THENCE
3. S-12°-39'-22"-W, AND PARALLEL WITH HARRISON STREET, A DISTANCE OF 18.42 FEET TO A POINT IN THE NORTHEASTERLY LINE OF PATERSON AVENUE, THENCE
4. S-87°-45'-38"-E, ALONG THE NORTHEASTERLY LINE OF PATERSON AVENUE, A DISTANCE OF 131.67 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING.

KNOWN AS LOT 9, IN BLOCK 11, AS SHOWN ON THE OFFICIAL TAX ASSESSMENT MAP FOR HOBOKEN, HUDSON COUNTY, NEW JERSEY, AND MORE COMMONLY KNOWN AS NO. 100 PATERSON AVENUE, HOBOKEN, NJ.

NOTES ON ELEVATIONS:

1. THE SPOT ELEVATION SHOWN HEREON ARE BASED ON THE 1988 NAVD. THE SITE IS LOCATED IN THE AE ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (7904) 461201000 (8-16-2006). THE BASE FLOOD ELEVATION ACCORDING TO THIS MAP IS 9.0' NAVD.
2. FEMA ESTABLISHED AN ADVISORY BASE FLOOD ELEVATION ("ABFE") OF 12.0' NAVD FOR THIS SITE. THIS WAS ADOPTED PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER, DATED JANUARY 2015.
3. FEMA CREATED A PRELIMINARY FLOOD INSURANCE RATE MAP FOR THIS AREA. THE BASE FLOOD ELEVATION ACCORDING TO THIS PRELIMINARY MAP IS 10.0' NAVD. THIS MAP HAS NOT BECOME EFFECTIVE.

LEGEND

	= SIGN
	= WATER CAP
	= MANHOLE
	= UTIL. POLE
	= GAS CAP
	= CATCH BASIN
	= ELEVATION (1988 NAVD)

GENERAL NOTES:

THIS SURVEY WAS MADE AT THE REQUEST OF HIS ENTERPRISES, AND FOLLOWS THE INSTRUCTIONS THEREIN CONTAINED. IT IS NONTRANSFERABLE AND IS SUBJECT TO THE FACTS REVEALED BY AN ACCURATE AND COMPLETE TITLE SEARCH.

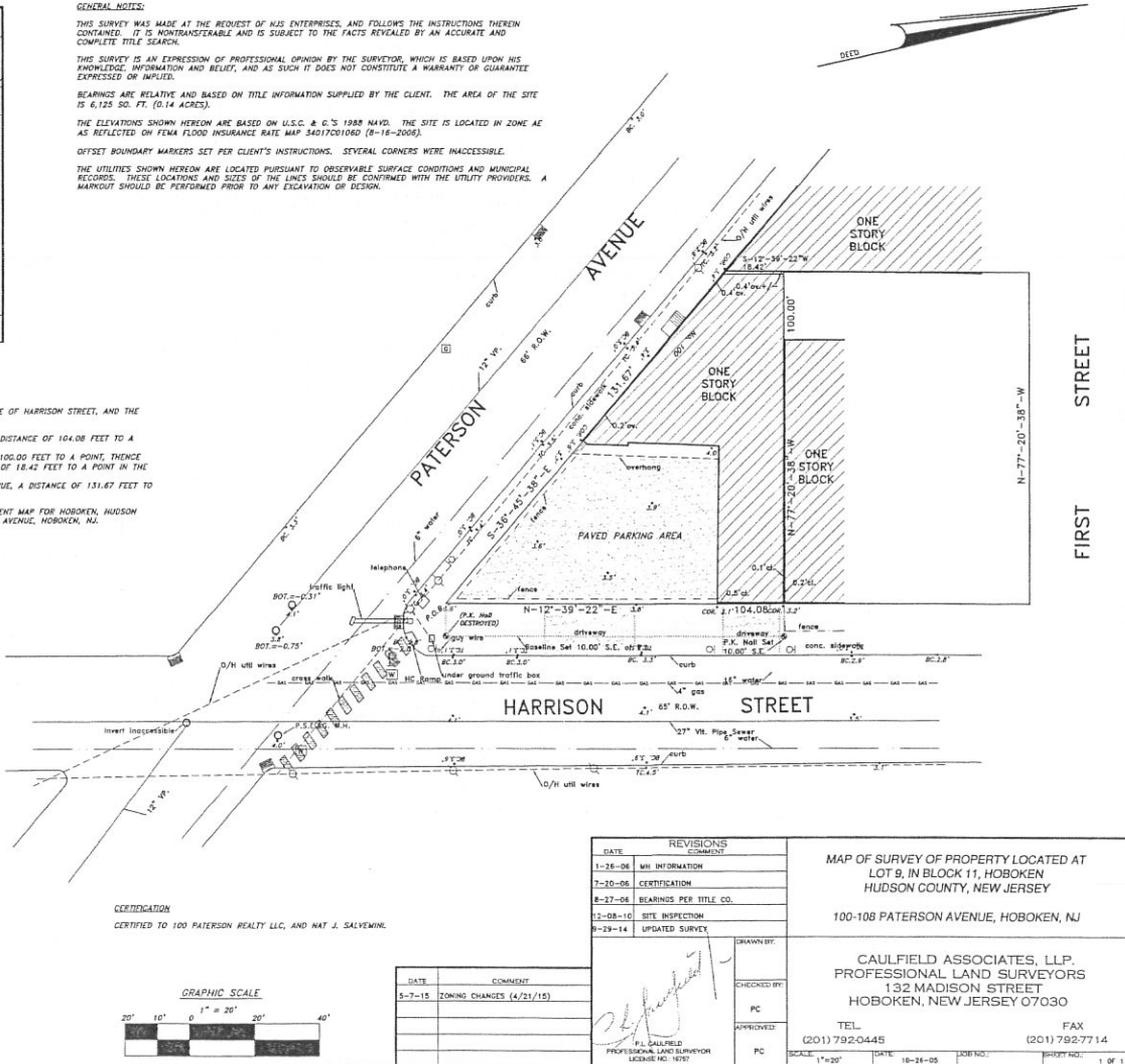
THIS SURVEY IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED UPON HIS KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

BEARINGS ARE RELATIVE AND BASED ON TITLE INFORMATION SUPPLIED BY THE CLIENT. THE AREA OF THE SITE IS 6,125 SQ. FT. (0.14 ACRES).

THE ELEVATIONS SHOWN HEREON ARE BASED ON U.S.C. & G.'S 1988 NAVD. THE SITE IS LOCATED IN ZONE AE AS REFLECTED ON FEMA FLOOD INSURANCE RATE MAP 54017CD1060 (8-16-2006).

OFFSET BOUNDARY MARKERS SET PER CLIENT'S INSTRUCTIONS. SEVERAL CORNERS WERE INACCESSIBLE.

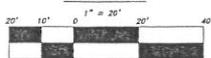
THE UTILITIES SHOWN HEREON ARE LOCATED PURSUANT TO OBSERVABLE SURFACE CONDITIONS AND MUNICIPAL RECORDS. THESE LOCATIONS AND SIZES OF THE LINES SHOULD BE CONFIRMED WITH THE UTILITY PROVIDERS. A MARKOUT SHOULD BE PERFORMED PRIOR TO ANY EXCAVATION OR DESIGN.



CERTIFICATION

CERTIFIED TO 100 PATERSON REALTY LLC, AND NAT J. SALVEMINI.

GRAPHIC SCALE



DATE	COMMENT
5-7-15	ZONING CHANGES (4/21/15)

DATE	REVISIONS	COMMENT
1-26-06	WH INFORMATION	
7-20-06	CERTIFICATION	
8-27-06	BEARINGS PER TITLE CO.	
12-08-10	SITE INSPECTION	
9-29-14	UPDATED SURVEY	

MAP OF SURVEY OF PROPERTY LOCATED AT LOT 9, IN BLOCK 11, HOBOKEN HUDSON COUNTY, NEW JERSEY
100-108 PATERSON AVENUE, HOBOKEN, NJ

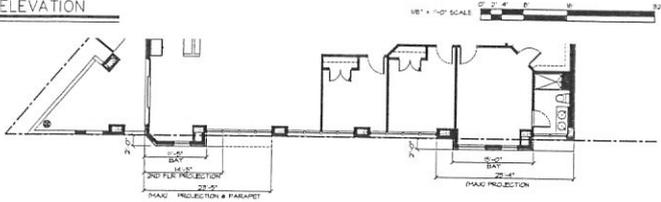
CAULFIELD ASSOCIATES, LLP.
PROFESSIONAL LAND SURVEYORS
132 MADISON STREET
HOBOKEN, NEW JERSEY 07030

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

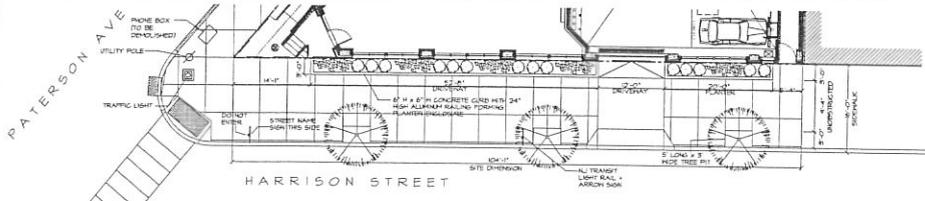
SCALE: 1"=20'
DATE: 10-24-05
JOB NO.:
SHEET NO.: 1 OF 1



HARRISON STREET ELEVATION



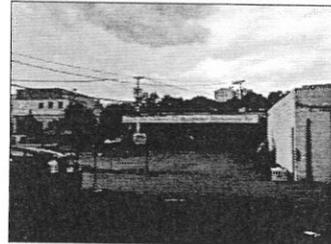
HARRISON STREET PLAN - 2ND FLOOR



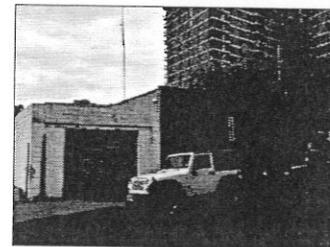
HARRISON STREET PLAN - GRADE LEVEL / FIRST FLOOR



HARRISON STREET - EXISTING PHOTO 1



HARRISON STREET - EXISTING PHOTO 2



HARRISON STREET - EXISTING PHOTO 3



Minervini Vandermark
Architecture

Minervini Vandermark, LLC
360 Fourteenth St
Hoboken, New Jersey, 07030
Tel: 201-384-0437
Fax: 201-384-0438
www.mvarchitecture.com

Frank J. Minervini, AIA
No. License # 1274
No. License # 1274

Anthony C. Vandermark, J. AIA
No. License # 1274
No. License # 1274

Date	Revision
01/11/17	RDW Encroachment
11/20/18	FOUNDATION ONLY
01/29/18	Joining - ED REV
02/26/18	Joining - HUDSON CO
01/22/18	Joining - ED REV
01/27/17	Joining - ARC CHANGES
11/29/14	Joining

Client:
100 PATERSON REALTY LLC,
720 MIDHURST STREET, E807A,
HOBOKEN NJ 07030

Address:
100-108 PATERSON AVENUE
HOBOKEN NJ 07030

Project Description:
NEW 5 STORY BUILDING WITH 8
RESIDENTIAL UNITS ON 4 FLOORS
OVER 1 STORY PARKING WITH
RETAIL UNIT

Notes:
FRANCHISE AGREEMENT/
ROW PROJECTIONS
(HARRISON STREET)

Sheet No. F-1



APPLICATION FOR ENCROACHMENT OF CITY RIGHT OF WAY

Work Site Address:

100-108 Paterson Avenue, Hoboken

Block: 11

Lot(s): 9

CITY OF HOBOKEN

Dawn Zimmer, Mayor
94 Washington Street
Hoboken, NJ 07030

Applicant: (If applicant is an LLC, a Corporate Disclosure Statement must be filed as an attachment to this document.)

SOUTH WEST-1 DEVELOPMENT, LLC

Address:

c/o SALVEMINI, PO BOX 3187, Hoboken

Owner (if other than Applicant):

Address:

Date Received:

Phone: 201-656-3698

e-mail: salvemini1@gmail.com

Phone:

e-mail:

A. Does the proposed work increase an existing encroachment of the public right-of-way: Yes No

B. The proposed right-of-way improvements are:

1. Stand-alone (not associated with other work) 2. Part of a new construction project. 3. Part of a renovation project.

C. The following document must be submitted for consideration (a written request to waive any of these must be submitted separately):

- 1. Property survey or site plan showing existing conditions, easements, deed restrictions and covenants (where applicable).
- 2. Photographs of the existing ROW condition.
- 3. Architectural drawings including the following details:
 - a. A scale depiction of the existing conditions (or pre-construction condition if construction has already commenced) showing clear, legible dimensions and all existing ROW appurtenances (i.e. street signs, telephone poles, hydrants).
 - b. A scale depiction of what is proposed by the applicant, including clear, legible dimensions of each encroaching element including, but not limited to, stoops, areaways, planting beds, window bays, canopies, bike racks, benches, etc.
 - c. The path of pedestrian egress must be clearly shown and legibly marked with width dimensions at widest and narrowest points.
- 4. Architectural renderings of the proposed building and street frontage; new construction and substantial reconstruction projects only.
- 5. Metes and bounds description of the proposed area of encroachment.
- 6. Resolutions of prior approval from Planning Board, Zoning Board of Adjustment or Historic Preservation Commission (where applicable).

D. Provide a written description of the proposed right-of-way improvements including the purpose of the improvements, the materials to be used, what stormwater detention measures are to be incorporated, and/or any other such detail that will aid the City Council in making their decision.

(2) 24" deep bays whose purpose is to add visual interest to a facade that is over 100' in length (bays are 11'-5" & 15'-0 in length)
(2) 36" planters with concrete curbs & aluminum railings, 52'-8" and 20' in length

E. Describe, in as much detail as possible, any public benefit that may be derived from the proposed improvements:

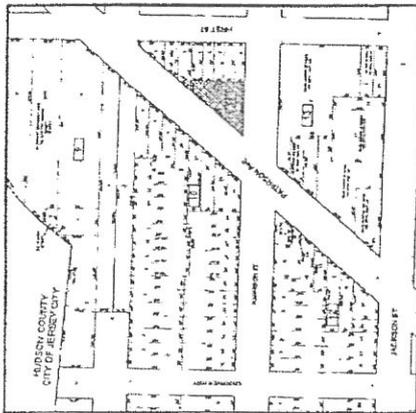
Additional greenery reduces impervious surfaces and will help beautify the sidewalk along Harrison Street.
The Bay projections help break up a long facade visually.

1/11/17
Date

Applicant's signature

FORM No: H.ROW.5.17.16

TAX MAP—INSERT



GENERAL NOTES:

THIS SURVEY WAS MADE AT THE REQUEST OF THE CLIENTS AND FOLLOWS THE INSTRUCTIONS HERON CONTAINED. IT IS UNINTENTIONAL AND IS SUBJECT TO THE FACTS REVEALED BY AN ACCURATE AND COMPLETE TITLE SEARCH.

THIS SURVEY IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED UPON HIS OWN FIELD AND BENCH SURVEYING AND AS SUCH IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

REVISIONS ARE RELATIVE AND BASED ON TITLE INFORMATION SUPPLIED BY THE CLIENT. THE AREA OF THE SITE IS 0.125 AC. (17,424 SQ. FT.).

THE ELEVATIONS SHOWN HEREON ARE BASED ON D.M.C. & C.'S 1988 MAPS. THE SITE IS LOCATED IN ZONE AE AS REFLECTED ON FEMA FLOOD INSURANCE RATE MAP 3401201010 (8-18-2006).

OFFSET BOUNDARY MARKERS SET PER CLIENT'S INSTRUCTIONS. SEVERAL OWNERS WERE UNAVAILABLE. THE UTILITIES SHOWN HEREON ARE LOCATED PURSUANT TO AVAILABLE SIMPLIFIED CONDITIONS AND APPROVAL RECORDS. THESE LOCATIONS AND DEPTHS ARE TO BE VERIFIED WITH THE UTILITY PROVIDERS. A MARKOUT SHOULD BE PERFORMED PRIOR TO ANY EXCAVATION OR DESIGN.

LEGEND

- SIGN
- WATER CAP
- MANHOLE
- ⊙ UTIL. POLE
- GAS CAP
- CATCH BASIN
- ELEVATION (1988 MAP)

NOTES ON ELEVATIONS:

- THE SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 MAP. THE SITE IS LOCATED IN THE AE ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 3401201010 (8-18-2006). THE BASE FLOOD ELEVATION ACCORDING TO THIS MAP IS 10.0' NAVD.
- FEMA ESTABLISHED AN ADVISORY BASE FLOOD ELEVATION ("ABFE") OF 12.0' NAVD PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER, DATED JANUARY 2010.
- FEMA CREATED A PRELIMINARY FLOOD INSURANCE RATE MAP FOR THIS AREA, MADE IN 2009. THIS MAP HAS YET BECOME EFFECTIVE.

DESCRIPTION

PREPARED BY JED PATERSON REALTY LLC AND APT. J. SULLIVAN

MAP OF SURVEY OF PROPERTY LOCATED AT LOT 9, IN BLOCK 11, HOBOKEN HUDSON COUNTY, NEW JERSEY

100-103 PATERSON AVENUE, HOBOKEN, NJ

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

TEL (201) 792-0445
FAX (201) 792-7114

DATE 10-24-11
JOB NO. 10-24-11

DATE	REVISIONS	COMPILED BY	APPROVED BY
1-24-06	INITIAL INFORMATION		
2-20-08	REVISIONS		
9-27-08	REVISIONS PER TITLE CO.		
11-09-10	SITE INSPECTION		
3-29-14	UPDATED SURVEY		



MAP OF SURVEY OF PROPERTY LOCATED AT LOT 9, IN BLOCK 11, HOBOKEN HUDSON COUNTY, NEW JERSEY

100-103 PATERSON AVENUE, HOBOKEN, NJ

CAULFIELD ASSOCIATES, LLP
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132 MADISON STREET
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3-29-14	UPDATED SURVEY		



MAP OF SURVEY OF PROPERTY LOCATED AT LOT 9, IN BLOCK 11, HOBOKEN HUDSON COUNTY, NEW JERSEY

100-103 PATERSON AVENUE, HOBOKEN, NJ

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9-27-08	REVISIONS PER TITLE CO.		
11-09-10	SITE INSPECTION		
3-29-14	UPDATED SURVEY		

RESOLUTION OF APPROVAL

APPLICATION OF 100 PATERSON REALTY, LLC

IN THE MATTER OF : ZONING BOARD OF ADJUSTMENT
100 PATERSON REALTY LLC : CITY OF HOBOKEN
: APPLICATION NO HOZ-15-2
: BLOCK 11, LOT 9
: 100-108 PATERSON AVENUE

WHEREAS, the applicant, 100 Paterson Realty, LLC, has requested Minor Site Plan approval pursuant to N.J.S.A. 40:55D-46.1 and variances pursuant to N.J.S.A. 40:55D-70(c)(1), (c)(2) and (d)(6) to demolish an existing one-story industrial structure and replace it with a 5-story building with eight (8) residential units and one (1) commercial space along Paterson Avenue, and eight (8) parking spaces at grade level on the property located at Block 11, Lot 9 on the tax map of the City of Hoboken, being commonly known as 100-108 Paterson Avenue, Hoboken, New Jersey, and said premises being in the R-3 Zone; and

WHEREAS, the Board held a public hearing on said application on December 15, 2015; and

WHEREAS, the applicant has provided adequate notice of the application and the hearing in accordance with N.J.S.A. 40:55D-12; and

WHEREAS, the applicant was represented by Counsel, Robert C. Matule, Esquire; and

WHEREAS, the Board heard the testimony and evidence presented by the applicant, and received comments from the public.

NOW, THEREFORE BE IT RESOLVED, that the Board of Adjustment of the City of Hoboken, County of Hudson and State of New Jersey, made the following findings of fact:

1. The Board found the application complete.
2. According to the application, in addition to Minor Site Plan Approval, the applicant is seeking the following variances:
 - A. For a building height of 50 feet (from DFE), whereas 40 feet is the maximum permitted.

- B. For a rear yard setback of 0 feet, whereas 30 feet is required.
 - C. For a building depth of 104 feet (from front lot line), whereas 70 feet is the maximum permitted.
 - D. For lot coverage of 75% (ground floor) and 77.6% to 84.9% (upper floors), whereas 60% is the maximum permitted.
 - E. For roof deck setback of 0 feet, whereas 3 feet from the interior lot line is required.
3. Based upon the comments of applicant's Attorney, Robert C. Matule, Esquire, the Board heard the following:
- A. The proposed property is at the corner of Paterson Avenue and Harrison Street.
 - B. The applicant is proposing to construct a five-story building, four residential stories over one floor of parking. There will be eight residential units and a small retail space at grade.
 - C. The applicant agreed to scale the first floor of the building back three feet to accommodate additional street trees.
 - D. Should the county not approve additional trees along Harrison Street, the applicant agreed to propose to the county an easement for two-foot planters along that side of the building on the face of the building.
 - E. The applicant agreed to have the building LEED certified.
4. Based upon the sworn and qualified testimony of the applicant's Architect, Frank Minervini, AIA, the Board made the following findings of fact:
- A. The lot is irregularly shaped and just over 6,100 square feet.
 - B. The applicant is proposing to construct a five-story building with eight residential units and one commercial unit.

- C. The retail space in the building will contain 1,000 square feet, two feet off of grade.
- D. Vehicular entry to the building will be on Harrison Street, similar to the existing entry to the existing parking lot on-site. There will be 8 parking spaces.
- E. The residential lobby will be located on Paterson Avenue.
- F. The entrance of the retail operation will be located on the corner of Harrison Street and Paterson Avenue, and there will be an ADA compliant ramp to access the building.
- G. Seven (7) street trees are proposed for this site in addition to planters, all of which will be within the city right-of-way.
- H. The second floor will have 74.7% lot coverage.
- I. The roof area of the first floor will be used as terrace space for the units on the second floor.
- J. There will be two units on the second floor; one will be 2,200 square feet and the other will be 2,000 square feet.
- K. The third and fourth floor will also have 74.7% lot coverage.
- L. There will be a 104 square foot balcony on the third floor, and a 376 square foot balcony on the fourth floor.
- M. The fifth floor will have 54.7% lot coverage.
- N. The need for the lot coverage variance is driven by the unique shape of this lot.
- O. Each of the proposed residential floors will have a height of 12 feet floor-to-floor.
- P. The side of the building will have Hardie Plank paneling.

- Q. The fifth floor will be recessed 7 feet.
 - R. The building will be ADA compliant.
 - S. The building will have LED lighting, low energy appliances, a water retention system, and an extensive green roof which will take up most of the upper roof.
 - T. Air conditioning condensers, the elevator bulkhead, a second means of egress stair, and an emergency generator will all be located in the center of the roof. The generator will have Type 2 sound attenuation.
 - U. Parking spaces will have wall mounted bicycle storage racks.
 - V. There will be five electric car charging stations.
 - W. All gas and electric meters will be above DFE, on the second floor.
 - X. The retail space will be dry proofed and the balance of the garage area will be wet flood proofed.
 - Y. The lobby area will be wet flood proofed with venting within the doors to equalize hydrostatic pressure.
 - Z. The Triangle Car Wash slightly encroaches on the applicant's property. The applicant will start construction of the proposed structure at the demising wall between the two structures.
 - AA. The balconies on the Paterson Avenue and Harrison Street sides of the building are in the public right-of-way, as well as the bay windows extending off of the Harrison Street side.
5. Based upon the sworn and qualified testimony of the applicant's Professional Planner, Edward V. Kolling, P.P., the Board made the following findings of fact:
- A. The existing lot has 100% impervious surface between the building and the paved area. This proposal improves that condition.

- B. The building will fit into the scale and character of the neighborhood, as many buildings nearby are five and six stories in height.
 - C. The property currently contains a commercial use, a quasi-industrial HVAC company, inconsistent with the zone plan.
 - D. The proposed residential use would advance the intentions and purpose of the zone plan, reinforcing the residential characteristics of the district.
 - E. The property is irregularly shaped, making it very difficult to meet the setback criteria due to the severe angle of the corner and the extreme shallowness of the western lot line.
6. Leah Healey, 806 Park Avenue, expressed concern about the lack of street trees in this proposal and the effect that could have during periods of flooding. Both she and the Board were informed by Mr. Matule that the applicant agreed to scale the first floor of the building back three feet to accommodate additional street trees, should the county allow it.
 7. The Board determined that the proposed residential use will be a more fitting use for the area as opposed to the existing quasi-industrial commercial use, given that the location of this property is in a residential zone. Ultimately, the Board determined that residential uses in this area are more consistent with the intent and purposes of the City's Master Plan.
 8. The Board found the proposed building will be an attractive addition to the community, providing a unique mixed-use property to the area.
 9. The Board determined that the building's green roof will significantly improve the stormwater conditions on-site as the location is extremely flood prone area; thereby, benefiting the community.
 10. The Board found the existing conditions to be unsightly.

11. The Board agreed that this proposal is attractive and will fit in well in this location and will improve the look of the City in this neighborhood.
12. The Board also agreed that the size and triangular shape make it difficult to develop this site and meet the requirements of the zone.
13. There are no substantial negative impacts arising from the proposal and will not impinge on the light, air, or privacy of the surrounding property owners.
14. The benefits of this proposal outweigh its detriments.

CONCLUSIONS OF LAW:

WHEREAS, the Board determined that the applicant's Minor Site Plan pursuant to N.J.S.A. 40:55D-46.1 was found to be sufficient as to style and design and the Board approved the applicant's request; and

WHEREAS, after careful deliberation, the Board has determined that the application has met the requirements of N.J.S.A. 40:55D-70 (d)(6) because the Board found that the site can accommodate the height, as the height of the proposed building is consistent with the buildings in the surrounding properties; and

WHEREAS, the Board has determined that the application has met the requirements of N.J.S.A. 40:55D-70 (c)(1), (c)(2), and (d)(6) because the Board determined the lot has a unique triangular shape, rendering compliance with the setback ordinances extraordinarily difficult. Additionally, the Board determined that this proposal would be an attractive and positive addition to the community in providing an efficient drainage system for a highly flood-prone area, as well as providing a mix of both residential and commercial uses to the area as described in N.J.S.A. 40:55D-2(b) "To secure safety from fire, flood, panic, and other natural and man-made disasters;" (i) "To promote a desirable visual environment through creative development techniques and good civic design and arrangement;" and (g) "To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;" and

WHEREAS, the Board has determined that the lot can accommodate the proposed increase in building height because it will be consistent with the neighboring properties and will not be subject to any bulking or massing; and

WHEREAS, the Board has determined that the relief sought can be granted without a substantial negative impact to surrounding property owners and that any negative impacts of the additional story would not be beyond those that would have been caused by a conforming structure on the lot, and the benefits outweigh any detriments caused by the additional height of the structure; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the City of Hoboken.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the City of Hoboken, in the County of Hudson and State of New Jersey, on the 15th day of December, 2015, upon a motion made by Philip Cohen and seconded by Elliot Greene that the application of 100 Paterson Realty, LLC be granted, subject to the following terms and conditions:

1. The applicant shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of December 15, 2015.
2. The applicant shall provide all required Site Performance Bond and Inspection Fees in accordance with the Municipal Ordinance.
3. The applicant will have one (1) year from the date of this Resolution to obtain a building permit.
4. The applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; and the applicant shall comply with any requirements or conditions of such approvals or permits.
5. The applicant must comply with the Development Fee Ordinance of the City of Hoboken, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing.

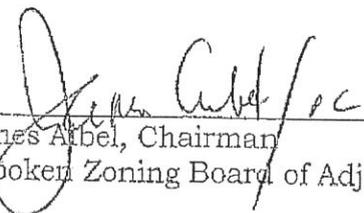
6. This approval is subject to the applicant's continuing obligation to ensure that the fees generated on this application by the Board's Planner, Engineer, and Attorney are fully paid prior to the issuance of a building permit and/or the issuance of the Certificate of Occupancy.
7. The applicant must obtain City Council approval of all encroachments into the City right-of-way, and must do so before the first Certificate of Zoning.
8. Prior to memorialization, the plan is to be revised to show open space at the north end of the property as explained at the time of the hearing.
9. The building will be reduced three feet along Paterson Avenue as described to the Board at the time of the hearing, and will be reviewed and approved by the Board at the time of memorialization.
10. Storage on the outdoor balcony is to be prohibited. This prohibition must be imposed by a deed restriction or included within the condominium governing documents, which are to be recorded prior to the issuance of the First Certificate of Zoning. The document of choice is to be provided to the Board's Attorney for his review and approval prior to being recorded.
11. The building is to obtain LEED certification.
12. If the county does not approve all seven (7) proposed street trees, the applicant is to make a contribution to the Hoboken Shade Tree commission for each tree not approved.
13. The plan is to be revised prior to memorialization to show drainage and landscaping plans.
14. All revisions to the plans must be submitted to the Board's professionals at least a week prior to the memorialization of this resolution.
15. Publication of a notice of this decision must be published by the applicant in one of the City's officially designated newspapers. A copy of the published notice shall be provided to the Board's Secretary no later than thirty (30) days from the date of memorialization.

VOTE ON ROLL CALL:

IN FAVOR: Elliot Greene; Philip Cohen; Carol Marsh; Diane Murphy;
Owen McAnuff; James Aibel

OPPOSED: John Branciforte

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the applicant, Zoning Officer and Tax Office of the City of Hoboken.



James Aibel, Chairman
Hoboken Zoning Board of Adjustment

CERTIFICATION

It is hereby certified the attached is a true copy of the Resolution approved December 15, 2015 and duly adopted as to form by the Zoning Board at its regular meeting on February 23, 2016.



Patricia Carcone, Secretary
Hoboken Zoning Board of Adjustment

CD2

SPONSORED BY: *[Signature]*
SECONDED BY: *[Signature]*

CITY OF HOBOKEN

RESOLUTION NO.: _____

RESOLUTION TO APPROVE A LICENSE AGREEMENT BETWEEN THE CITY OF HOBOKEN AND 722 JEFFERSON ST., LLC, OWNER OF BLOCK 83 LOTS 20-24 (A/K/A 722-730 JEFFERSON STREET), FOR USE AND MAINTENANCE OF A PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY

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

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

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

WHEREAS, the applicant desires to receive and the City of Hoboken agrees to grant to 722 Jefferson St., LLC, owner of Block 83 Lots 20-24, more commonly known as 722-730 Jefferson Street, Hoboken, represented by Joseph Prestifilippo, such a license.

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

- 1) Approval of the attached License Agreement between the City of Hoboken and 722 Jefferson St., LLC, owner of Block 83 Lots 20-24, more commonly known as 722-730 Jefferson Street, shall be subject and limited to the details and specifications included in the attached Application, and Minervini Vandermark Architecture site plan (Z-2), encroachment plan (A-001) and rendering (Z-12).
- 2) The Mayor or her agent is hereby authorized to enter into the attached agreement.
- 3) This resolution shall become effective immediately up adoption.

Meeting Date: January 18, 2017

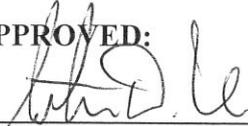
A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON: JAN 18 2017

James J. Sarcina

CITY CLERK

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	✓			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino	/			

APPROVED:



 STEPHEN MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

LICENSE AGREEMENT

This **LICENSE AGREEMENT** is hereby made and entered into this _____ day of _____, 2017, by and between the **CITY OF HOBOKEN**, Hudson County, New Jersey (on behalf of the General Public), whose address is 94 Washington Street, Hoboken, NJ 07030 (hereinafter referred to as the “**LICENSOR**”) and **722 JEFFERSON ST., LLC**, owner of Block 83 Lots 20-24, more commonly known as 722-730 Jefferson Street, Hoboken, NJ 07030, represented by Joseph Prestifilippo (hereinafter referred to as the “**LICENSEE**”).

WITNESSETH

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

WHEREAS, the LICENSEE desires to use a portion of the LICENSOR’s property for the purpose of constructing window bays and façade articulations over the public right-of-way fronting onto Jefferson Street; and

WHEREAS, the area of encroachment along Jefferson Street will leave the sidewalk unobstructed for pedestrian egress along the block frontage; and

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

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

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

- 1) The LICENSOR hereby grants the LICENSEE, its agents, servants and assigns the right, privilege and license to use the property described herein and represented in the attachments (License Area), commonly referred to as the public right of way adjacent to Block 83 Lots 20-24, to construct window bays and façade articulations over the public right-of-way adjacent to the building in and upon said license area for the purpose of LICENSEE shall pay the City’s cost to retain the services of an appraiser to determine the annual fair market value of the License Area. LICENSEE must provide consideration to the City in an amount equal to the fair market value of the encroachment as determined by the appraisal on an annual basis.
- 2) LICENSEE shall pay the City’s cost to retain the services of an appraiser to determine the annual fair market value of the License Area. LICENSEE must provide consideration to the City in an amount equal to the fair market value of the encroachment as determined by the appraisal on an annual basis.
- 3) This license is granted and shall continue in full force and effect until such time as the encroachment is removed or otherwise altered; OR until notice is given, by either party, of its intent to discontinue said license. This license may be terminated by LICENSOR

or LICENSEE without cause upon 90 day written notice, and may be terminated by the LICENSOR upon 24 hours notice upon a showing of necessity to maintain the health, safety and welfare of the general public. This license is not assignable without approval by the City of Hoboken Council in the form of a Resolution.

- 4) The LICENSOR retains the right to use the License Area in any manner not inconsistent with the rights herein granted to the LICENSEE provided, however, that the LICENSOR shall not disturb the structural elements in any way without prior written notice to the LICENSEE.
- 5) The LICENSEE expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property, arising out of or resulting from the use and maintenance of the License Area, unless, however, such claim or demand shall arise out of or result from the willful negligence or willful misconduct of the LICENSOR, its servants, agents, employees, or assigns.
- 6) LICENSEE shall be responsible for restoring the License Area to its prior condition upon the conclusion of said use or upon termination of this license, whichever occurs first. Any damage to the License Area or any trash, litter, or debris remaining on the License Area following said use shall be presumed to have been caused by the LICENSEE, and, if the LICENSEE fails to rebut said presumption or to repair the License Area or remove the materials, within five (5) days of notice to do so, a charge may be levied upon the LICENSEE, by the City, for the cost to remove the materials, plus an administrative surcharge of 25% which shall be a lien of the City on the LICENSEE'S property identified above herein.
- 7) The LICENSEE agrees to maintain liability insurance, inclusive of the License Area, in an amount satisfactory to the LICENSOR naming the Mayor and Council of the City of Hoboken as additional insured. The policy shall be kept in full force and effect for the term of the license, and a copy of the Certificate of Insurance showing its effectiveness shall be provided to the LICENSOR on an annual basis without request, and at any other time upon request of the LICENSOR. The LICENSOR shall have the right at any time to review the insurance coverages to ensure the coverages then in effect are satisfactory to cover the insurance requirements of the continued license.
- 8) The LICENSEE agrees that any and all work performed on the License Area and in association with the purposes of this license shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances.
- 9) The City of Hoboken as LICENSOR expressly reserves the right to require the removal of all fences, gates, stoops or other projections or encumbrances upon any street, sidewalk or public right-of-way, which are improperly constructed or maintained, or present a danger to the health, safety and welfare of the public. If the LICENSEE does not remove the aforementioned improvements as required by the LICENSOR, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.
- 10) Upon termination of this license agreement, the LICENSEE shall, within a reasonable time and at the LICENSEE'S sole cost and expense, remove all physical encumbrances, equipment, accessories, and materials owned by the LICENSEE from the License Area and restore said License Area as nearly as practicable to a condition consistent with the

public sidewalk adjacent to the License Area. If the LICENSEE does not remove the aforementioned improvements, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.

- 11) Nothing herein shall be construed to be an admission of liability by either party for any purposes.
- 12) Neither the authorization of this Agreement by the Council, nor the execution of this Agreement by the Mayor shall be construed to be a position of the City with regards to the approval, rejection, or legality of the underlying plans, nor shall such be considered authorization for the property owner to proceed without obtaining and maintaining all necessary and proper permits, certifications, and/or approvals by any and all necessary agencies, including without limitation the County of Hudson and/or Hudson County Planning Board, when applicable, the City of Hoboken Construction Code Official and the City of Hoboken Zoning Officer.
- 13) LICENSEE agrees to defend, protect, indemnify and save harmless the LICENSOR, its' officers, agents and employees from and against any and all claims, causes of action, injuries, losses, damages, expenses, fees and costs arising out of, or which may arise out of the LICENSEE'S use of the License Area.
- 14) This license shall be recorded in the Clerk's Office of Hudson County at the sole cost and expense of the LICENSEE.

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

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

Signed: _____
Dawn Zimmer, Mayor

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

LICENSEE: 722 Jefferson St., LLC, owner in fee of Block 83 Lots 20-24, more commonly known as 722-730 Jefferson Street, Hoboken, NJ, represented by Joseph Prestifilippo.

Signed: _____

Printed: _____,

Joseph Prestifilippo representing 722 Jefferson St., LLC

Owner of 722-730 Jefferson Street, Hoboken

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

APPLICATION AND
EXHIBITS



APPLICATION FOR ENCROACHMENT OF CITY RIGHT OF WAY

Work Site Address:

722-730 Jefferson Street , Hoboken, NJ

Block: 83

Lot(s): 20-24

CITY OF HOBOKEN

Dawn Zimmer, Mayor
94 Washington Street
Hoboken, NJ 07030

Applicant: (If applicant is an LLC, a Corporate Disclosure Statement must be filed as an attachment to this document.)

722 Jefferson St., LLC

Owner (if other than Applicant):

Address:

489 South Riverview Drive, Totowa, NJ 07512

Address:

Date Received:

Phone: (973)812-4495

Phone:

e-mail: JPresti@crimson-capital.com

e-mail:

- A. Does the proposed work increase an existing encroachment of the public right-of-way: Yes No
- B. The proposed right-of-way improvements are:
1. Stand-alone (not associated with other work) 2. Part of a new construction project. 3. Part of a renovation project.
- C. The following document must be submitted for consideration (a written request to waive any of these must be submitted separately):
1. Property survey or site plan showing existing conditions, easements, deed restrictions and covenants (where applicable).
2. Photographs of the existing ROW condition.
3. Architectural drawings including the following details:
- a. A scale depiction of the existing conditions (or pre-construction condition if construction has already commenced) showing clear, legible dimensions and all existing ROW appurtenances (i.e. street signs, telephone poles, hydrants).
 - b. A scale depiction of what is proposed by the applicant, including clear, legible dimensions of each encroaching element including, but not limited to, stoops, areaways, planting beds, window bays, canopies, bike racks, benches, etc.
 - c. The path of pedestrian egress must be clearly shown and legibly marked with width dimensions at widest and narrowest points.
4. Architectural renderings of the proposed building and street frontage; new construction and substantial reconstruction projects only.
5. Metes and bounds description of the proposed area of encroachment.
6. Resolutions of prior approval from Planning Board, Zoning Board of Adjustment or Historic Preservation Commission (where applicable).
- D. Provide a written description of the proposed right-of-way improvements including the purpose of the improvements, the materials to be used, what stormwater detention measures are to be incorporated, and/or any other such detail that will aid the City Council in making their decision.

From south end, the encroachment extends 2'-0" into right-of-way from east property line, continues 15'-4" at 82° north of west. Then it has a 14' W x 2' D bay, followed by no encroachment for 34'-10". Then it goes 2'-0" into the right-of-way, turns back at 84 ° north of west for 18'-3". Then it has a 14'W x 2'D bay and goes 21'-1" at 85° south of west, ending at 8'-0" from north end. Brick and Aluminum will be used on bays. The building has green roof and detention tank.

E. Describe, in as much detail as possible, any public benefit that may be derived from the proposed improvements:

The construction of bay projections that enhance the look of a building are encouraged by the City of Hoboken Ordinance. The bay projections are consistent with this and with Hoboken precedents.


Applicant's signature

7/6/2016
Date



**Minervini Vandermark
Architecture**

Minervini Vandermark, LLC
330 Fourteenth St.
Hoboken,
New Jersey, 07030
Tel: 201-386-0237
Fax: 201-386-0228
www.mvarchitecture.com

Roni J. Minervini, AIA
No. License # 1516
No. Expires # 01/2018

Anthony C. Vandermark, Jr., AIA
No. License # 1516
No. Expires # 01/2018

#	Date	Revision
1	04/27/16	Site Encroachment

Project Number : 15-1243
Drawn by : CKD
Checked by : FJM, ACV
Scale : As noted

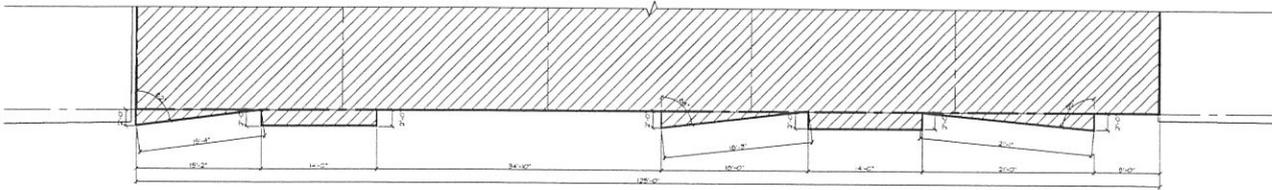
Client
722 JEFFERSON ST, LLC

Address
722 - 730 JEFFERSON STREET,
BLOCK 63, LOTS 20-24
HOBOKEN, NJ 07030

Project Description
PROPOSED 4 STORY 15 UNIT
BUILDING WITH 4 RESIDENTIAL
FLOORS ABOVE PARKING

Sheet Title
SITE ENCROACHMENT PLAN

Drawing No.
A-001



1 SUPERIMPOSED ENCROACHMENT PLAN
SCALE: 3/8" = 1'-0"



SPONSORED BY: CD3

SECONDED BY:

CITY OF HOBOKEN
RESOLUTION NO.: _____

RESOLUTION TO APPROVE A LICENSE AGREEMENT BETWEEN THE CITY OF HOBOKEN AND 88 JEFFERSON ST., LLC, OWNER OF BLOCK 17 LOTS 31-33 (A/K/A 86-90 JEFFERSON STREET), FOR USE AND MAINTENANCE OF A PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY

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

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

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

WHEREAS, the applicant desires to receive and the City of Hoboken agrees to grant to 88 Jefferson St., LLC, owner of Block 17 Lots 31-33, more commonly known as 86-90 Jefferson Street, Hoboken, represented by Thomas Jones, such a license.

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

- 1) Approval of the attached License Agreement between the City of Hoboken and 88 Jefferson St., LLC, owner of Block 17 Lots 31-33, more commonly known as 86-90 Jefferson Street, shall be subject and limited to the details and specifications included in the attached Application, Planning Board Resolution, Minervini Vandermark Architecture site plan drawings (3 pages) and architectural summary letter (2 pages) both dated 10/10/16.
- 2) The Mayor or her agent is hereby authorized to enter into the attached agreement.
- 3) This resolution shall become effective immediately up adoption.

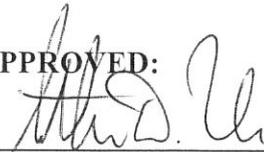
Meeting Date: January 18, 2017

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: JAN 18 2017

CITY CLERK

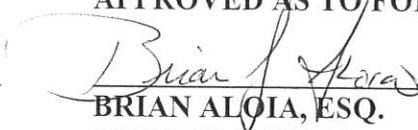
Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino				

APPROVED:



 STEPHEN MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

LICENSE AGREEMENT

This **LICENSE AGREEMENT** is hereby made and entered into this _____ day of _____, 2017, by and between the **CITY OF HOBOKEN**, Hudson County, New Jersey (on behalf of the General Public), whose address is 94 Washington Street, Hoboken, NJ 07030 (hereinafter referred to as the “**LICENSOR**”) and **88 JEFFERSON ST., LLC**, owner of Block 17 Lots 31-33, more commonly known as 86-90 Jefferson Street, Hoboken, NJ 07030, represented by Thomas Jones (hereinafter referred to as the “**LICENSEE**”).

WITNESSETH

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

WHEREAS, the LICENSEE desires to use a portion of the LICENSOR’s property for the purpose of constructing window bays and planting beds over the public right-of-way fronting onto Jefferson Street; and

WHEREAS, the area of encroachment along Jefferson Street will leave the sidewalk unobstructed for pedestrian egress along the block frontage; and

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

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

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

- 1) The LICENSOR hereby grants the LICENSEE, its agents, servants and assigns the right, privilege and license to use the property described herein and represented in the attachments (License Area), commonly referred to as the public right of way adjacent to Block 17 Lots 31-33, to construct window bays and planting beds over the public right-of-way adjacent to the building in and upon said license area for the purpose of exercising the rights, privileges and license granted herein.
- 2) LICENSEE shall pay the City’s cost to retain the services of an appraiser to determine the annual fair market value of the License Area. LICENSEE must provide consideration to the City in an amount equal to the fair market value of the encroachment as determined by the appraisal on an annual basis.
- 3) This license is granted and shall continue in full force and effect until such time as the encroachment is removed or otherwise altered; OR until notice is given, by either party, of its intent to discontinue said license. This license may be terminated by LICENSOR or LICENSEE without cause upon 90 day written notice, and may be terminated by the LICENSOR upon 24 hours notice upon a showing of necessity to maintain the health,

safety and welfare of the general public. This license is not assignable without approval by the City of Hoboken Council in the form of a Resolution.

- 4) The LICENSOR retains the right to use the License Area in any manner not inconsistent with the rights herein granted to the LICENSEE provided, however, that the LICENSOR shall not disturb the structural elements in any way without prior written notice to the LICENSEE.
- 5) The LICENSEE expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property, arising out of or resulting from the use and maintenance of the License Area, unless, however, such claim or demand shall arise out of or result from the willful negligence or willful misconduct of the LICENSOR, its servants, agents, employees, or assigns.
- 6) LICENSEE shall be responsible for restoring the License Area to its prior condition upon the conclusion of said use or upon termination of this license, whichever occurs first. Any damage to the License Area or any trash, litter, or debris remaining on the License Area following said use shall be presumed to have been caused by the LICENSEE, and, if the LICENSEE fails to rebut said presumption or to repair the License Area or remove the materials, within five (5) days of notice to do so, a charge may be levied upon the LICENSEE, by the City, for the cost to remove the materials, plus an administrative surcharge of 25% which shall be a lien of the City on the LICENSEE'S property identified above herein.
- 7) The LICENSEE agrees to maintain liability insurance, inclusive of the License Area, in an amount satisfactory to the LICENSOR naming the Mayor and Council of the City of Hoboken as additional insured. The policy shall be kept in full force and effect for the term of the license, and a copy of the Certificate of Insurance showing its effectiveness shall be provided to the LICENSOR on an annual basis without request, and at any other time upon request of the LICENSOR. The LICENSOR shall have the right at any time to review the insurance coverages to ensure the coverages then in effect are satisfactory to cover the insurance requirements of the continued license.
- 8) The LICENSEE agrees that any and all work performed on the License Area and in association with the purposes of this license shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances.
- 9) The City of Hoboken as LICENSOR expressly reserves the right to require the removal of all fences, gates, stoops or other projections or encumbrances upon any street, sidewalk or public right-of-way, which are improperly constructed or maintained, or present a danger to the health, safety and welfare of the public. If the LICENSEE does not remove the aforementioned improvements as required by the LICENSOR, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.
- 10) Upon termination of this license agreement, the LICENSEE shall, within a reasonable time and at the LICENSEE'S sole cost and expense, remove all physical encumbrances, equipment, accessories, and materials owned by the LICENSEE from the License Area and restore said License Area as nearly as practicable to a condition consistent with the public sidewalk adjacent to the License Area. If the LICENSEE does not remove the

aforementioned improvements, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.

- 11) Nothing herein shall be construed to be an admission of liability by either party for any purposes.
- 12) Neither the authorization of this Agreement by the Council, nor the execution of this Agreement by the Mayor shall be construed to be a position of the City with regards to the approval, rejection, or legality of the underlying plans, nor shall such be considered authorization for the property owner to proceed without obtaining and maintaining all necessary and proper permits, certifications, and/or approvals by any and all necessary agencies, including without limitation the County of Hudson and/or Hudson County Planning Board, when applicable, the City of Hoboken Construction Code Official and the City of Hoboken Zoning Officer.
- 13) LICENSEE agrees to defend, protect, indemnify and save harmless the LICENSOR, its' officers, agents and employees from and against any and all claims, causes of action, injuries, losses, damages, expenses, fees and costs arising out of, or which may arise out of the LICENSEE'S use of the License Area.
- 14) This license shall be recorded in the Clerk's Office of Hudson County at the sole cost and expense of the LICENSEE.

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

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

Signed: _____
Dawn Zimmer, Mayor

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

LICENSEE: 88 Jefferson St., LLC, owner in fee of Block 17 Lots 31-33, more commonly known as 86-90 Jefferson Street, Hoboken, NJ, represented by Thomas Jones.

Signed: _____

Printed: _____,
Thomas Jones representing 88 Jefferson St., LLC

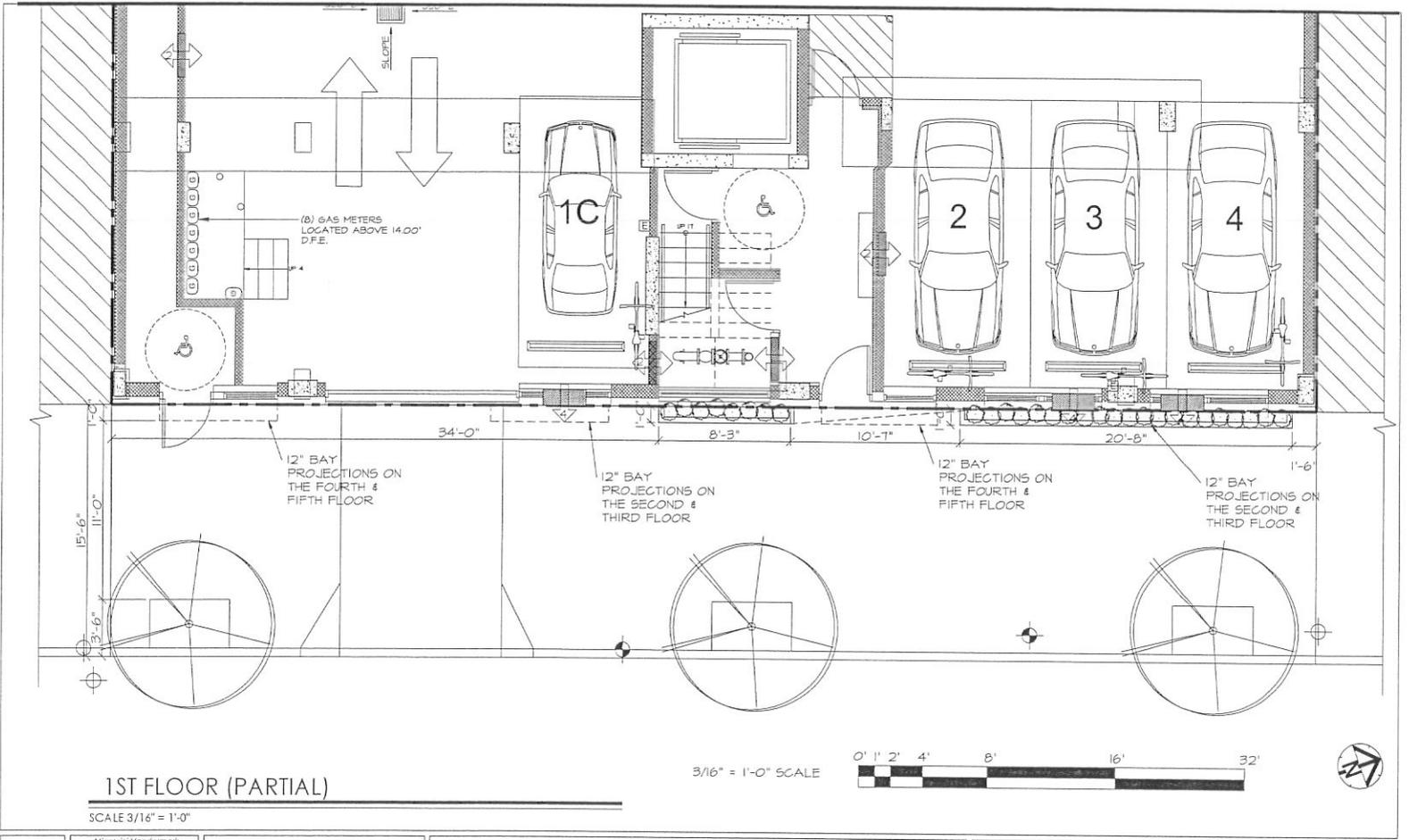
Owner of 86-90 Jefferson Street, Hoboken

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

APPLICATION AND
EXHIBITS

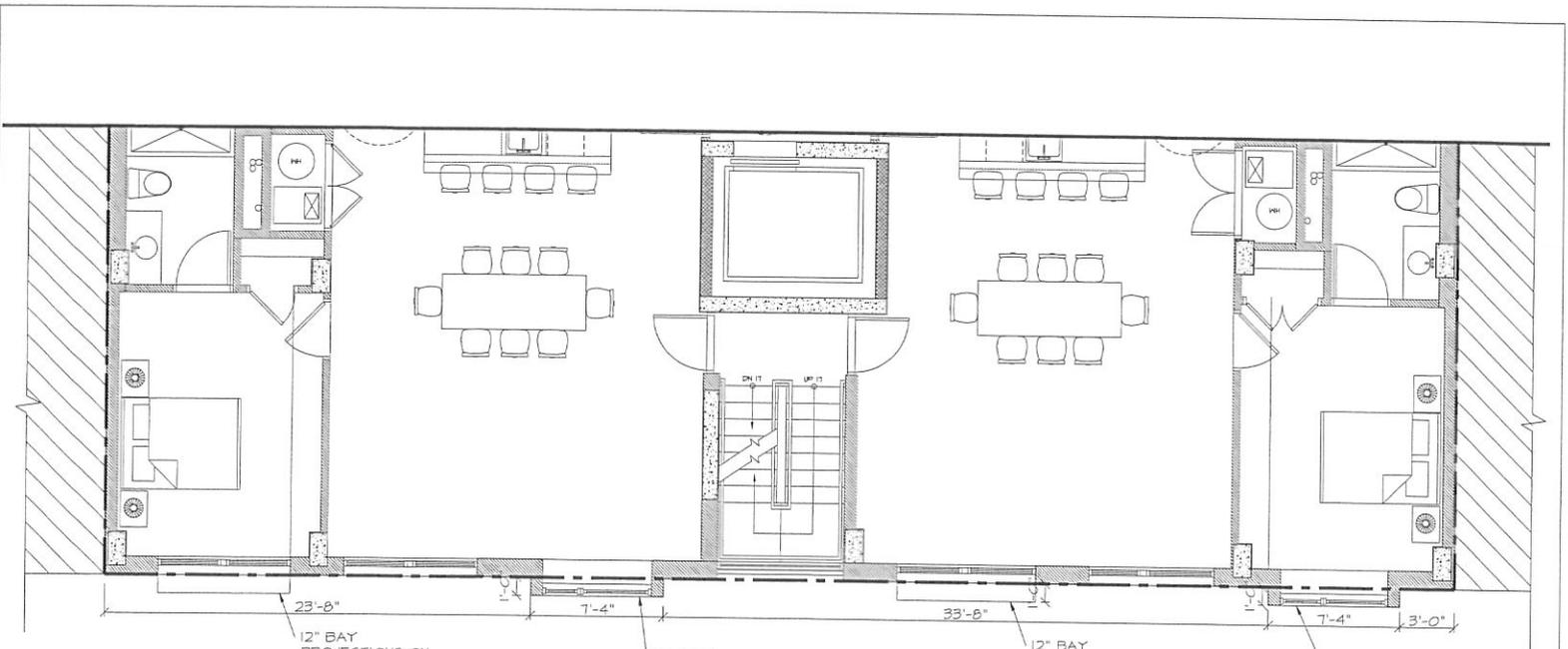


Mirecki Vandermaak
Architecture
246 Fourteenth Street
Hoboken, NJ 07030
P: 201-384-4337 • F: 201-384-4338
Email: info@miraichitect.com

86-90 JEFFERSON STREET
HOBOKEN, NEW JERSEY 07030

Date: 10/10/16
Project #: 15-1268
Drawn by: MG
Plot: Mirecki, AA
Wisconsin #1072
Architect: Mirecki, AA
NJ License # 1592

Mirecki Vandermaak
ARCHITECTURE



23'-8"
12" BAY PROJECTIONS ON THE FOURTH & FIFTH FLOOR

7'-4"
12" BAY PROJECTIONS ON THE SECOND & THIRD FLOOR

33'-8"
12" BAY PROJECTIONS ON THE FOURTH & FIFTH FLOOR

7'-4"
12" BAY PROJECTIONS ON THE SECOND & THIRD FLOOR

3'-0"

2ND FLOOR (PARTIAL)

SCALE 3/16" = 1'-0"

3/16" = 1'-0" SCALE

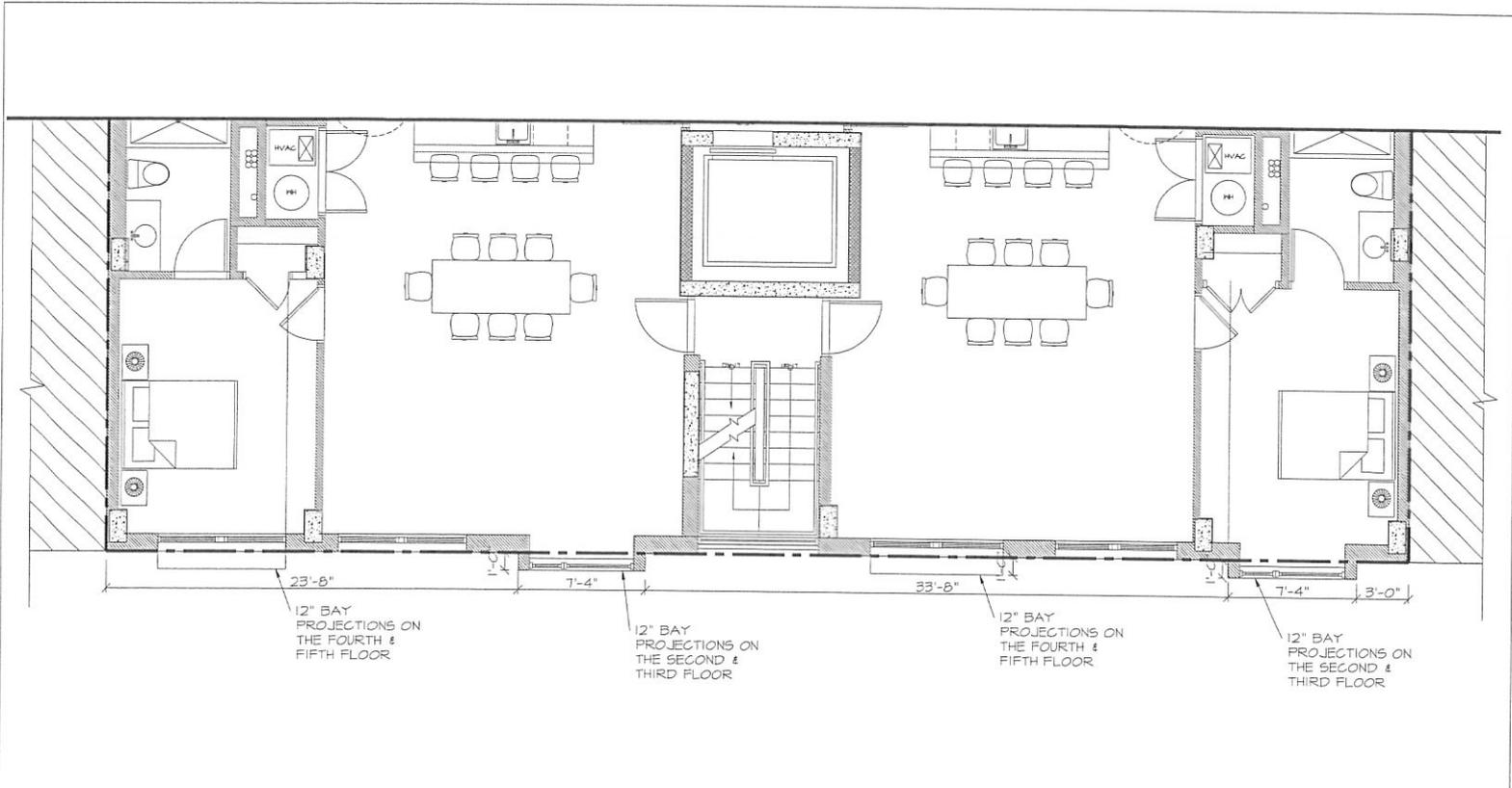


Minerva Vandermark
Architecture
345 Fourteenth Street,
Hoboken, NJ 07030
P: 201-384-6337 • F: 201-384-0428
Email: info@mvad.com

86-90 JEFFERSON STREET
HOBOKEN, NEW JERSEY 07030

Date: 10/10/18
Project #: 15-1268
Drawn by: MS
Travis J. Maloney, AIA
No License #1259
Anthony C. Vandermark, Jr., AIA
No License #1195





3RD FLOOR (PARTIAL)

SCALE 3/16" = 1'-0"

3/16" = 1'-0" SCALE

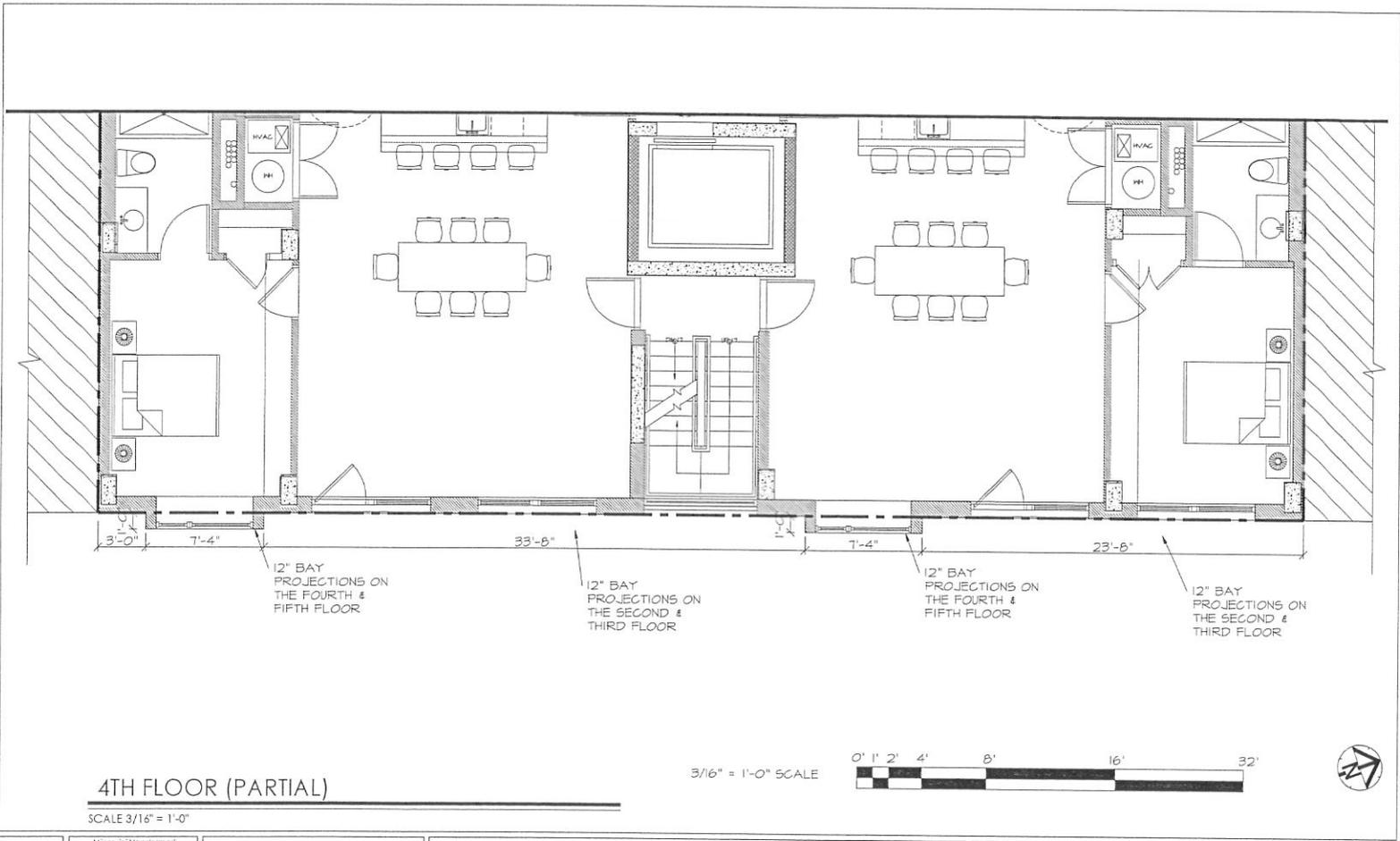


Minervin Vandermark
 Architects
 340 Fourteenth Street
 Hoboken, NJ 07030
 P: 201-386-0137 • F: 201-386-0138
 Email: info@mvacchc.com

86-90 JEFFERSON STREET
 HOBOKEN, NEW JERSEY 07030

Date: 10/10/16
 Project #: 15-1268
 Drawn by: JAS
 Title: Minervin, AIA
 NJ License # 12576
 AIA Reg. C. 137268900, P. AIA
 NJ License # 1595



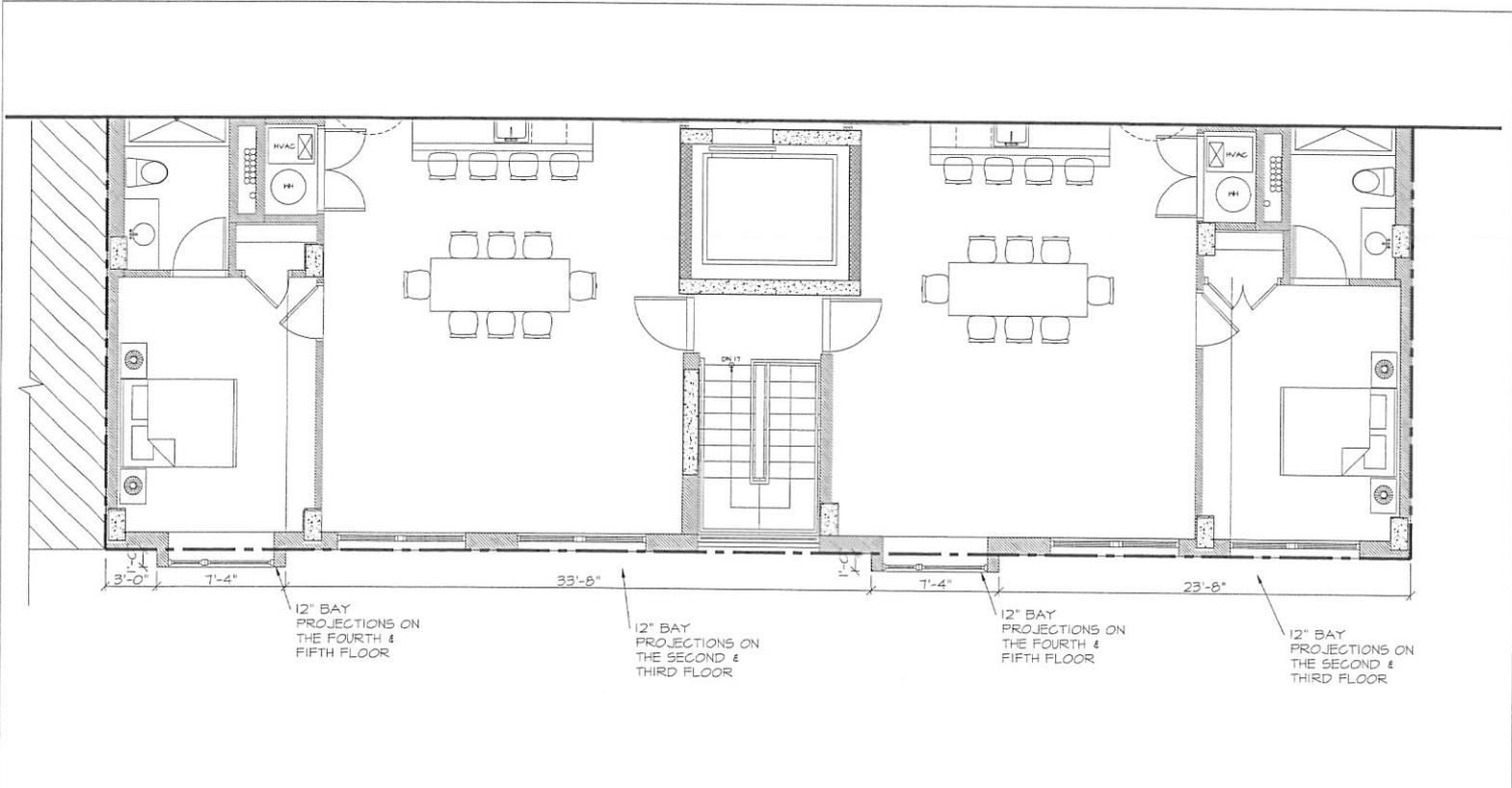


Miron/W/Vondermark
 Architects
 340 Fourteenth Street
 Hoboken, NJ 07030
 P: 201-388-0337 • F: 201-388-0278
 Email: Miron@mvon.com

86-90 JEFFERSON STREET
 HOBOKEN, NEW JERSEY 07030

Date: 10/10/16
 Project #: 15-1268
 Drawn by: JMS
 Date: 10/10/16
 License #: 1075
 License #: 1075





5TH FLOOR (PARTIAL)

SCALE 3/16" = 1'-0"

3/16" = 1'-0" SCALE



Minervini Vandermark
Architecture
340 Fourteenth Street
Hoboken, NJ 07030
P - 201-384-6137 • F - 201-384-6138
Email - info@mvachitecture.com

86-90 JEFFERSON STREET
HOBOKEN, NEW JERSEY 07030

Date: 10/10/16
Project #: 15-1258
Drawn by: JAG
Rita J. Minervini, AIA
Nils Lorenz #1224
William C. Vandermark, Jr. AIA
Nils Lorenz #1224





JEFFERSON STREET FACADE

SCALE 1/8" = 1'-0"

1/8" = 1'-0" SCALE

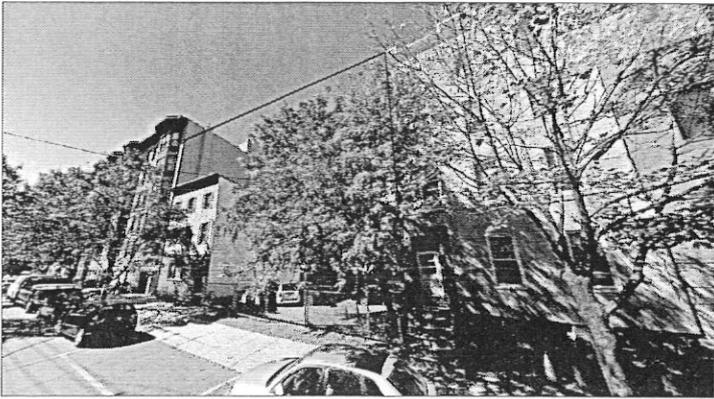


86-90 JEFFERSON STREET
HOBOKEN, NEW JERSEY 07030

Minervini Vandenbrink
A r c h i t e c t s
349 Fourteenth Street
Hoboken, NJ 07030
P: 201-384-0337 • F: 201-384-0338
Email: info@mvvdb.com

Date: 10/10/18
Project #: 18-1288
Drawn by: MS
FRANK MINERVINI, AIA
REGISTERED ARCHITECT
ALYSON C. VANDENBRINK, AIA
REGISTERED ARCHITECT





SITE PHOTOS

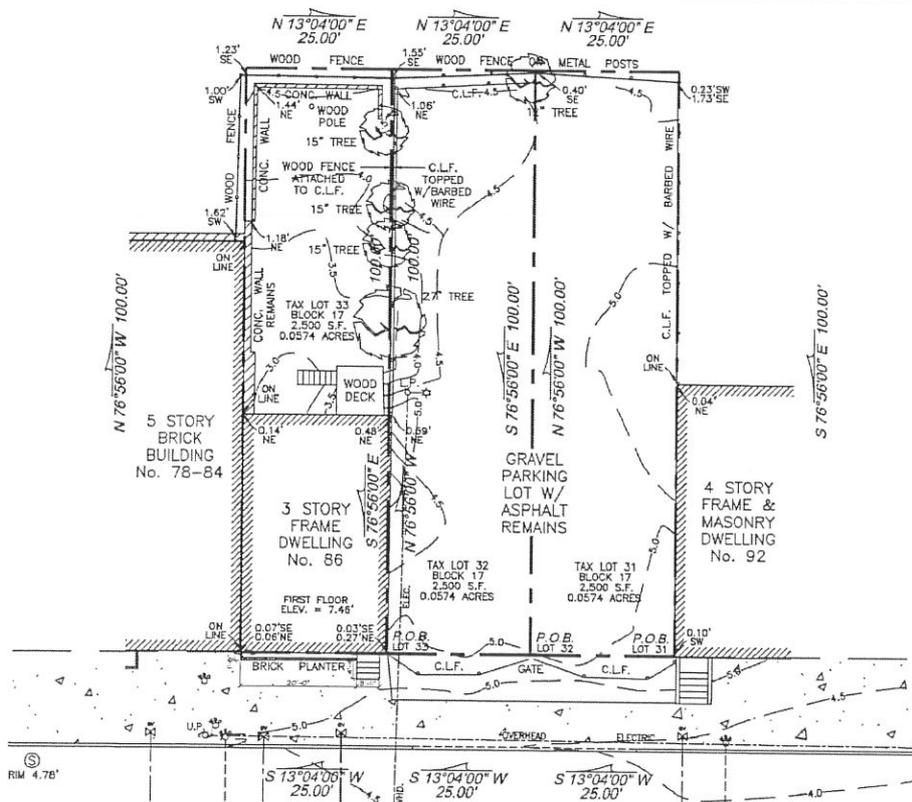
SCALE : N.T.S.

Minervini Vandermant
Architecture
340 Fourteenth Street
Hoboken, NJ 07030
P: 201-384-0437 - F: 201-384-6038
Email: info@minvini.com

86-90 JEFFERSON STREET
HOBOKEN, NEW JERSEY 07030

Date: 10/10/16
Project #: 15-1268
Drawn by: AAS
Firm: Minervini, AA
License #: 2216
Architect: Vandermant, J. AA
License #: 7458





SURVEY

SCALE 1/16" = 1'-0"

1/16" = 1'-0" SCALE



Vandenmark
 Architecture
 360 Fourteenth Street
 Hoboken, NJ 07030
 P: 201-384-6337 • F: 201-384-6338
 Email: info@vandenmark.com

86-90 JEFFERSON STREET
 HOBOKEN, NEW JERSEY 07030

Date: 10/10/16
 Project #: 151268
 Drawn By: JMS
 Firm: Vandenmark Architecture
 Address: 360 14th St
 Hoboken, NJ 07030
 Phone: 201-384-6337





APPLICATION FOR ENCROACHMENT OF CITY RIGHT OF WAY

Work Site Address:

86-90 JEFFERSON STREET

Block: 17

Lot(s): 31,32,33

CITY OF HOBOKEN

Dawn Zimmer, Mayor
94 Washington Street
Hoboken, NJ 07030

Applicant: (If applicant is an LLC, a Corporate Disclosure Statement must be filed as an attachment to this document.)

88 JEFFERSON ST. LLC

Address:

320 PLEASANT VALLEY RD. MENDHAM, NJ 07985

Owner (if other than Applicant):

Address:

Date Received:

[Empty box for Date Received]

Phone: 973-277-2257

e-mail: tjones2981@gmail.com

Phone:

e-mail:

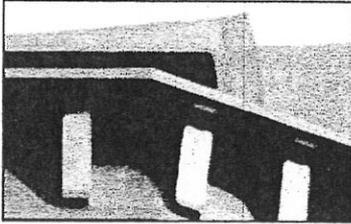
- A. Does the proposed work increase an existing encroachment of the public right-of-way: Yes No
- B. The proposed right-of-way improvements are:
1. Stand-alone (not associated with other work) 2. Part of a new construction project. 3. Part of a renovation project.
- C. The following document must be submitted for consideration (a written request to waive any of these must be submitted separately):
- 1. Property survey or site plan showing existing conditions, easements, deed restrictions and covenants (where applicable).
 - 2. Photographs of the existing ROW condition.
 - 3. Architectural drawings including the following details:
 - a. A scale depiction of the existing conditions (or pre-construction condition if construction has already commenced) showing clear, legible dimensions and all existing ROW appurtenances (i.e. street signs, telephone poles, hydrants).
 - b. A scale depiction of what is proposed by the applicant, including clear, legible dimensions of each encroaching element including, but not limited to, stoops, areaways, planting beds, window bays, canopies, bike racks, benches, etc.
 - c. The path of pedestrian egress must be clearly shown and legibly marked with width dimensions at widest and narrowest points.
 - 4. Architectural renderings of the proposed building and street frontage; new construction and substantial reconstruction projects only.
 - 5. Metes and bounds description of the proposed area of encroachment.
 - 6. Resolutions of prior approval from Planning Board, Zoning Board of Adjustment or Historic Preservation Commission (where applicable).
- D. Provide a written description of the proposed right-of-way improvements including the purpose of the improvements, the materials to be used, what stormwater detention measures are to be incorporated, and/or any other such detail that will aid the City Council in making their decision.

[Empty box for description of improvements]

E. Describe, in as much detail as possible, any public benefit that may be derived from the proposed improvements:

[Empty box for public benefit description]

 10/13/16
Applicant's signature Date



Minervini Vandermark Architecture

360 Fourteenth Street
Hoboken, New Jersey 07030
T 201-386-0637
F 201-386-0628
www.mvarchitecture.com

October 10th, 2016

City Council
City of Hoboken
City Hall, 94 Washington Street
Hoboken, NJ 07030

Re: 86-90 Jefferson Street,
Block 17, Lot 31,32,33
Hoboken, NJ

Section D - Continue

D. Provide a written description of the proposed right-of-way improvements including the purpose of the improvements, the materials to be used, what stormwater detention measures are to be incorporated, and/or any other such detail that will aid the City Council in making their decision.

At the 2nd floor, at 11'-6" above street level, from south end of east property line there is no encroachment for 23'-8", then the encroachment extends 1'-0" into the R.O.W. it continues for 7'-4" and turns back to the east property line. There is no encroachment for 33'-8" and extends 1'-0" into the R.O.W. for 7'-4" and goes back to the east property line.

At the 3rd floor, from south end of east property line there is no encroachment for 23'-8", then the encroachment extends 1'-0" into the R.O.W. it continues for 7'-4" and turns back to the east property line. There is no encroachment for 33'-8" and then extends 1'-0" into the R.O.W. for 7'-4" and goes back to the east property line.

At the 4th floor, at 31'-6" above street level, from south end of east property line there is no encroachment for 3'-0", then the encroachment extends 1'-0" into the R.O.W. it continues for 7'-4" and turns back to the east property line.

There is no encroachment for 33'-8" and extends 1'-0" into the R.O.W. for 7'-4" and goes back to the east property line.

At the 5th floor, from south end of east property line there is no encroachment for 3'-0", then the encroachment extends 1'-0" into the R.O.W. it continues for 7'-4" and turns back to the east property line. There is no encroachment for 33'-8" and then extends 1'-0" into the R.O.W. for 7'-4" and goes back to the east property line.

Bay projections will be clad with aluminum composite metal panels.

Proposed planters at the grade level located in front of the building's façade starts 34'-0" north from the south end of the east property line and extends for 1'-0" into the R.O.W. Continues for 8'-3" and goes back to the property line, after 10'7" there is another 1'-0" encroachment into the R.O.W. for 20'-8" and turns back to the east property line.

The building has a green roof and a stormwater detention tank.

End of report.
Thank you,



Frank J. Minervini, AIA – Principal – Minervini Vandermark Architecture

RESOLUTION OF APPROVAL

**APPLICATION OF
88 JEFFERSON ST. LLC**

IN THE MATTER OF
88 JEFFERSON ST. LLC

: PLANNING BOARD OF THE
: CITY OF HOBOKEN
: APPLICATION NO. HOP-16-3
: BLOCK 17, LOTS 31-33
: 86, 88, & 90 JEFFERSON
: STREET

WHEREAS, 88 Jefferson St. LLC, requested Minor Site Plan approval pursuant to N.J.S.A. 40:55D-46.1 and variances pursuant to N.J.S.A. 40:55D-70(c)(2) to construct a new five (5) story building with eight (8) residential units on four (4) floors over ground floor parking, with ten (10) parking spaces on the property located at Block 17, Lots 31-33, on the tax map of the City of Hoboken, being commonly known as 86, 88, & 90 Jefferson Street, New Jersey and said premises being in the R-3 Zone; and

WHEREAS, the Board held a public hearing on said application on May 26, 2016; and

WHEREAS, the applicant has provided adequate notice of the application and the hearing in accordance with N.J.S.A. 40:55D-12; and

WHEREAS, the applicant was represented by Counsel, Robert Matule, Esquire; and

WHEREAS, the Board has heard the testimony and evidence presented by the applicant, and has received no comments from the public.

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the City of Hoboken, County of Hudson and State of New Jersey, made the following findings of fact:

1. The Board found the application complete.
2. According to the application, the applicant requests Minor Site Plan Approval and the following variance:
 - A. For proposed building height of 41.5 feet (above DFE), whereas 40 feet (above DFE) is the maximum permitted.

3. Based upon the comments of the applicant's Attorney, Robert Matule, the Board heard the following:
 - A. The applicant is proposing to construct a five-story, eight-unit residential building with ground floor parking.
 - B. The parking spaces will be sold to the purchasers of the units.

4. Based upon the sworn and qualified testimony of the applicant's Professional Architect, Ciaran Kelly, the Board made the following findings of fact:
 - A. The subject lot is 75 feet by 100 feet.
 - B. Currently on-site is an existing three-story building and a gravel asphalt surface, which serves as a parking lot for ten cars.
 - C. The applicant is proposing to construct a new five-story, eight-unit residential building, with four floors of two units each over ground floor parking.
 - D. The parking garage will contain 10 parking spaces, and the driveway will have an LED light strip in the sidewalk of the garage threshold, as well as an overhead flashing pedestrian warning light.
 - E. There will be a 3,000 square foot rear yard, which will be subdivided into four private rear yard spaces. These spaces will be for the use of the occupants of Units 1 to 4.
 - F. The applicant will plant two new street trees.
 - G. The front sidewalk will be constructed as part of this proposal, removing the 38 foot long curb cut and replacing it with a 12 foot curb cut. This will create a new on-street parking space.
 - H. There will be two units on each floor, with either street frontage or rear yard frontage. The units on the second floor will be slightly smaller in size to accommodate the utility closets.

- I. The roof will be 50% green roof. The remainder of the roof will consist of mechanical equipment for the building, as well as four 475 square foot private decks, for the use of the occupants of units 5 through 8.
 - J. There will be a stormwater detention tank located beneath the ground floor parking garage.
 - K. The entire first floor will be wet flood proofed.
 - L. The applicant is proposing a number of green features, including electric car charging stations, high-energy appliances, high efficiency glazing, and closed cell insulation.
 - M. The proposed new residential building will have a contemporary design, comprised of an off-white glazed brick.
 - N. A Phase I report revealed historic fill present on the property; the applicant agrees to comply with the applicable regulations regarding historic fill, handled by the applicant's Licensed Site Remediation Professional.
 - O. The four (4) bay projections, cornice, and entry canopy will project no more than one-foot past the property line, which will still require City Council approval.
4. Based upon the sworn and qualified testimony of the applicant's Professional Planner, Ken Ochab, P.P., the Board made the following findings of fact:
- A. The only variance relief requested as part of this proposal is in relation to the height of the building.
 - B. However, the height of the building will be comparable in height to surrounding buildings in the neighborhood.
 - C. The height variance is driven by the ground floor parking garage, which will accommodate an eight

and a half foot floor-to-floor height and an eight-inch thick slab between the ground floor and first residential floor. The height of the parking garage will also allow for ADA van accessibility.

5. The Board felt confident that the residential building will be a positive and attractive addition to the neighborhood, creating a number of sustainable features and providing an efficient stormwater management system on-site.
6. The Board appreciated the applicant's cooperation in scaling back the proposed bay projections to one-foot, in an effort to minimize encroachment into the City right-of-way. While this feature will still require City Council approval, the Board felt satisfied that scaling back the bay projections will have a lesser impact.
7. The Board determined that this proposal will not have a significant negative impact on the surrounding properties, given that the variance relief requested in relation to height is minimal, and consistent with the height of the neighboring buildings.
8. The Board concluded that reconfiguration of the driveway and removal of the oversized curb cut will create a new on-street parking space, which provides a public benefit.
9. The negative impacts arising from this proposal will not unreasonably impinge on the light, air, or privacy of the surrounding property owners and are mitigated by the conditions of approval.
10. The benefits of this proposal outweigh its detriments.

CONCLUSIONS OF LAW:

WHEREAS, the Board determined that the applicant's Minor Site Plan pursuant to N.J.S.A. 40:55D-46.1 was found to be sufficient as to style and design and the Board approved the applicant's request; and

WHEREAS, the Board, after careful deliberation, found that this application has met the requirements of N.J.S.A. 40:55D-70 (c)(2) because the Board determined that the proposed residential building will not cause a substantial negative impact on the surrounding neighborhood, and will provide on-site parking, an efficient stormwater management system and various sustainable features, all of which are public benefits as described in N.J.S.A. 40:55D-2 (a) "To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;" and

WHEREAS, the Board has determined that the relief sought can be granted without a substantial negative impact, provided all conditions of approval are satisfied or met; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the City of Hoboken.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Planning Board of the City of Hoboken, in the County of Hudson and State of New Jersey, on the 26th day of May, 2016, upon a motion made by Caleb Stratton and seconded by Ryan Peene that the application of 88 Jefferson St. LLC, is approved, subject to the following terms and conditions:

1. The applicant shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of May 26, 2016.
2. The applicant shall provide all required Site Performance Bond and Inspection Fees in accordance with the Municipal Ordinance.
3. The applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; and the applicant shall comply with any requirements or conditions of such approvals or permits.
4. The applicant must comply with the Development Fee Ordinance of the City of Hoboken, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing.

5. This approval is subject to the applicant's continuing obligation to ensure that the fees generated on this application by the Board's Planner, Engineer, and Attorney are fully paid prior to the issuance of a building permit and/or the issuance of the Certificate of Occupancy.
6. The applicant's plan must comply with the Hoboken Flood Plain Ordinance, and that plan is to be submitted to the Flood Plain Manager for her review and approval and the North Hudson Sewerage Authority for their approval prior to submitting plans to the construction office.
7. The Board's Engineer and Planner are to submit a memo to be attached as an exhibit to the Resolution identifying all unmet comments or technical commitments made during the hearing.
8. The applicant is to supply a cost estimate of all off-site improvements to the Board's Engineer. The cost estimates are to be confirmed by the Board's Engineer.
9. The applicant is to obtain City Council approval of all encroachments within the City right-of-way.
10. The plan is to be revised to show a one foot reduction in the buildings projections, into the City right of way planters
11. In the event historic fill is present, the applicant will comply with all DEP requirements for its removal. A copy of all correspondence between the DEP and the applicant is to be provided to the Board and to the Board's Engineer.
12. The applicant's Engineer must provide the storm water report to the Board's Engineer for his review and approval. The report must demonstrate that the building can retain a minimum two times the NHSA standard for storm water detention.
13. The parking spaces within the building shall only be available for sale or rent by individuals who live within the building.
14. The green roof must be maintained as shown on the plans for the life of this building by the owner or any entity created to own the building. This requirement is to be recorded as part of a Deed Restriction, to be recorded to the issuance of the building permit. The Deed Restriction is to be reviewed and approved by the Board Attorney prior to recording.

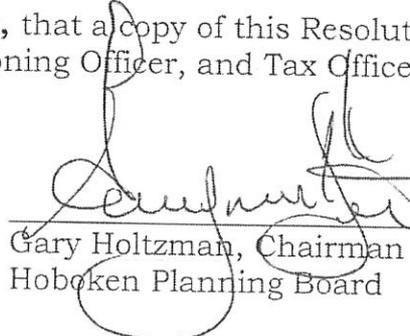
15. Publication of a notice of this decision will be published by the applicant in one of the City's officially designated newspapers. A copy of the published notice shall be provided to the Board's Secretary no later than thirty (30) days from the date of memorialization.

VOTE ON ROLL CALL:

IN FAVOR: Frank Magaletta; Caleb Stratton; Brandy Forbes; James Doyle; Ann Graham; Caleb McKenzie; Ryan Peene; Gary Holtzman

OPPOSED: None

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the applicant, Zoning Officer, and Tax Office of the City of Hoboken.

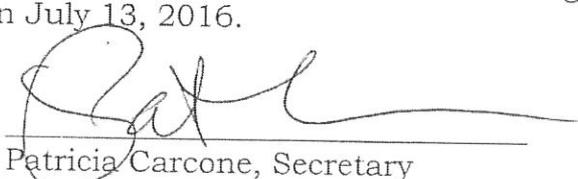


Gary Holtzman, Chairman
Hoboken Planning Board

7/13/16

CERTIFICATION

It is hereby certified the attached is a true copy of the Resolution approved May 26, 2016 and duly adopted as to form by the Planning Board at its regular meeting on July 13, 2016.



Patricia Carcone, Secretary
Hoboken Planning Board

SPONSORED BY: Peter H. King CD 9

SECONDED BY: [Signature]

CITY OF HOBOKEN

RESOLUTION NO.: _____

RESOLUTION TO APPROVE A LICENSE AGREEMENT BETWEEN THE CITY OF HOBOKEN AND 810 PARK LLC, OWNER OF BLOCK 170 LOT 35 (A/K/A 810 PARK AVENUE), FOR USE AND MAINTENANCE OF A PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY

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

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

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

WHEREAS, the applicant desires to receive and the City of Hoboken agrees to grant to 810 Park LLC, owner of Block 170 Lot 35, more commonly known as 810 Park Avenue, Hoboken, represented by Seth Martin, such a license.

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

- 1) Approval of the attached License Agreement between the City of Hoboken and 810 Park LLC, owner of Block 170 Lot 35, more commonly known as 810 Park Avenue, shall be subject and limited to the details and specifications included in the attached Application and Jensen Vasil Architect right of way detail drawings (G-1, A-1, A-2, A-3 and A-4).
- 2) The Mayor or her agent is hereby authorized to enter into the attached agreement.
- 3) This resolution shall become effective immediately up adoption.

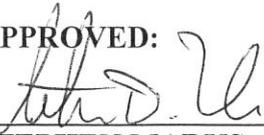
Meeting Date: January 18, 2017

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: **JAN 18 2017**

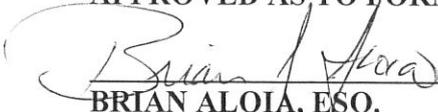
James J. Sarena

CITY CLERK

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle			/	
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	//			
President Jennifer Giattino				

APPROVED:


 STEPHEN MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:


 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

LICENSE AGREEMENT

This **LICENSE AGREEMENT** is hereby made and entered into this _____ day of _____, 2017, by and between the **CITY OF HOBOKEN**, Hudson County, New Jersey (on behalf of the General Public), whose address is 94 Washington Street, Hoboken, NJ 07030 (hereinafter referred to as the "**LICENSOR**") and **810 PARK LLC**, owner of Block 170 Lot 35, more commonly known as 810 Park Avenue, Hoboken, NJ 07030, represented by Seth Martin (hereinafter referred to as the "**LICENSEE**").

WITNESSETH

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

WHEREAS, the LICENSEE desires to use a portion of the LICENSOR's property for the purpose of rehabilitating the existing stoop, modifying the basement stairs and areaway and installing a new fence and tree planting pit over the public right-of-way fronting onto Park Avenue; and

WHEREAS, the area of encroachment along Park Avenue will leave 7 feet of sidewalk unobstructed for pedestrian egress along the block frontage; and

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

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

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

- 1) The LICENSOR hereby grants the LICENSEE, its agents, servants and assigns the right, privilege and license to use the property described herein and represented in the attachments (License Area), commonly referred to as the public right of way adjacent to Block 170 Lot 35, to rehabilitate the existing stoop, modify the basement stairs and areaway and install a new courtyard fence and tree planting pit over the public right-of-way adjacent to the building in and upon said license area for the purpose of exercising the rights, privileges and license granted herein.
- 2) LICENSEE shall pay the City's cost to retain the services of an appraiser to determine the annual fair market value of the License Area. LICENSEE must provide consideration to the City in an amount equal to the fair market value of the encroachment as determined by the appraisal on an annual basis.
- 3) This license is granted and shall continue in full force and effect until such time as the encroachment is removed or otherwise altered; OR until notice is given, by either party, of its intent to discontinue said license. This license may be terminated by LICENSOR or LICENSEE without cause upon 90 day written notice, and may be terminated by the

LICENSOR upon 24 hours notice upon a showing of necessity to maintain the health, safety and welfare of the general public. This license is not assignable without approval by the City of Hoboken Council in the form of a Resolution.

- 4) The LICENSOR retains the right to use the License Area in any manner not inconsistent with the rights herein granted to the LICENSEE provided, however, that the LICENSOR shall not disturb the structural elements in any way without prior written notice to the LICENSEE.
- 5) The LICENSEE expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property, arising out of or resulting from the use and maintenance of the License Area, unless, however, such claim or demand shall arise out of or result from the willful negligence or willful misconduct of the LICENSOR, its servants, agents, employees, or assigns.
- 6) LICENSEE shall be responsible for restoring the License Area to its prior condition upon the conclusion of said use or upon termination of this license, whichever occurs first. Any damage to the License Area or any trash, litter, or debris remaining on the License Area following said use shall be presumed to have been caused by the LICENSEE, and, if the LICENSEE fails to rebut said presumption or to repair the License Area or remove the materials, within five (5) days of notice to do so, a charge may be levied upon the LICENSEE, by the City, for the cost to remove the materials, plus an administrative surcharge of 25% which shall be a lien of the City on the LICENSEE'S property identified above herein.
- 7) The LICENSEE agrees to maintain liability insurance, inclusive of the License Area, in an amount satisfactory to the LICENSOR naming the Mayor and Council of the City of Hoboken as additional insured. The policy shall be kept in full force and effect for the term of the license, and a copy of the Certificate of Insurance showing its effectiveness shall be provided to the LICENSOR on an annual basis without request, and at any other time upon request of the LICENSOR. The LICENSOR shall have the right at any time to review the insurance coverages to ensure the coverages then in effect are satisfactory to cover the insurance requirements of the continued license.
- 8) The LICENSEE agrees that any and all work performed on the License Area and in association with the purposes of this license shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances.
- 9) The City of Hoboken as LICENSOR expressly reserves the right to require the removal of all fences, gates, stoops or other projections or encumbrances upon any street, sidewalk or public right-of-way, which are improperly constructed or maintained, or present a danger to the health, safety and welfare of the public. If the LICENSEE does not remove the aforementioned improvements as required by the LICENSOR, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.
- 10) Upon termination of this license agreement, the LICENSEE shall, within a reasonable time and at the LICENSEE'S sole cost and expense, remove all physical encumbrances, equipment, accessories, and materials owned by the LICENSEE from the License Area and restore said License Area as nearly as practicable to a condition consistent with the

public sidewalk adjacent to the License Area. If the LICENSEE does not remove the aforementioned improvements, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.

- 11) Nothing herein shall be construed to be an admission of liability by either party for any purposes.
- 12) Neither the authorization of this Agreement by the Council, nor the execution of this Agreement by the Mayor shall be construed to be a position of the City with regards to the approval, rejection, or legality of the underlying plans, nor shall such be considered authorization for the property owner to proceed without obtaining and maintaining all necessary and proper permits, certifications, and/or approvals by any and all necessary agencies, including without limitation the County of Hudson and/or Hudson County Planning Board, when applicable, the City of Hoboken Construction Code Official and the City of Hoboken Zoning Officer.
- 13) LICENSEE agrees to defend, protect, indemnify and save harmless the LICENSOR, its' officers, agents and employees from and against any and all claims, causes of action, injuries, losses, damages, expenses, fees and costs arising out of, or which may arise out of the LICENSEE'S use of the License Area.
- 14) This license shall be recorded in the Clerk's Office of Hudson County at the sole cost and expense of the LICENSEE.

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

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

Signed: _____
Dawn Zimmer, Mayor

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

LICENSEE: 810 Park LLC, owner in fee of Block 170 Lot 35, more commonly known as 810 Park Avenue, Hoboken, NJ, represented by Seth Martin.

Signed: _____

Printed: _____,

Seth Martin representing 810 Park LLC
Owner of 810 Park Avenue, Hoboken

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

APPLICATION AND
EXHIBITS



APPLICATION FOR ENCROACHMENT OF CITY RIGHT OF WAY

Work Site Address:

810 Park Avenue

Block: 170

Lot(s): 35

CITY OF HOBOKEN

Dawn Zimmer, Mayor
94 Washington Street
Hoboken, NJ 07030

Applicant: (If applicant is an LLC, a Corporate Disclosure Statement must be filed as an attachment to this document.)

810 Park LLC

Owner (if other than Applicant):

Address:

931 Hudson Street, Penthouse, Hoboken, NJ

Address:

Date Received:

Dec 20, 2016

Phone: 201.914.4340

Phone:

e-mail: smartin931@aol.com

e-mail:

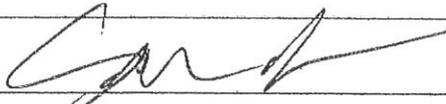
- A. Does the proposed work increase an existing encroachment of the public right-of-way: Yes No
- B. The proposed right-of-way improvements are:
- 1. Stand-alone (not associated with other work)
 - 2. Part of a new construction project.
 - 3. Part of a renovation project.
- C. The following document must be submitted for consideration (a written request to waive any of these must be submitted separately):
- 1. Property survey or site plan showing existing conditions, easements, deed restrictions and covenants (where applicable).
 - 2. Photographs of the existing ROW condition.
 - 3. Architectural drawings including the following details:
 - a. A scale depiction of the existing conditions (or pre-construction condition if construction has already commenced) showing clear, legible dimensions and all existing ROW appurtenances (i.e. street signs, telephone poles, hydrants).
 - b. A scale depiction of what is proposed by the applicant, including clear, legible dimensions of each encroaching element including, but not limited to, stoops, areaways, planting beds, window bays, canopies, bike racks, benches, etc.
 - c. The path of pedestrian egress must be clearly shown and legibly marked with width dimensions at widest and narrowest points.
 - 4. Architectural renderings of the proposed building and street frontage; new construction and substantial reconstruction projects only.
 - 5. Metes and bounds description of the proposed area of encroachment.
 - 6. Resolutions of prior approval from Planning Board, Zoning Board of Adjustment or Historic Preservation Commission (where applicable).

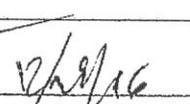
D. Provide a written description of the proposed right-of-way improvements including the purpose of the improvements, the materials to be used, what stormwater detention measures are to be incorporated, and/or any other such detail that will aid the City Council in making their decision.

Remove existing stoop with dated yellow brick & aluminum handrails and replace with cement stucco finish, bluestone treads and steel railings.

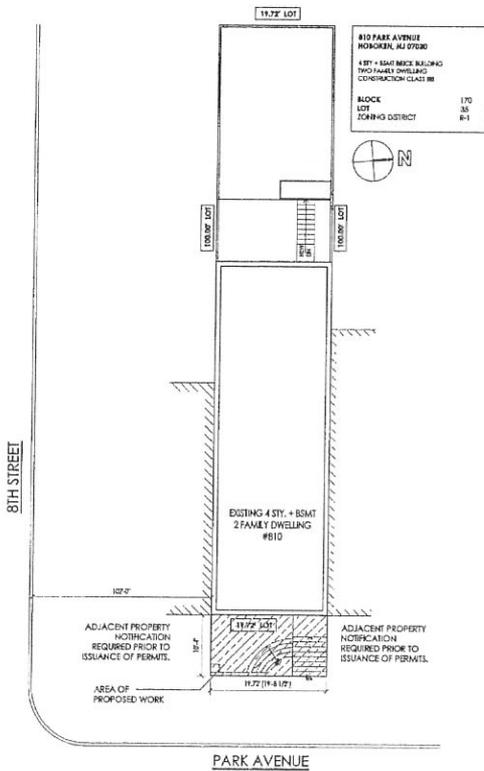
E. Describe, in as much detail as possible, any public benefit that may be derived from the proposed improvements:

Curb appeal is greatly increased, previous stoop and planters in disrepair will be greatly improved. New landscaping to provide shade at sidewalk and clean the air.

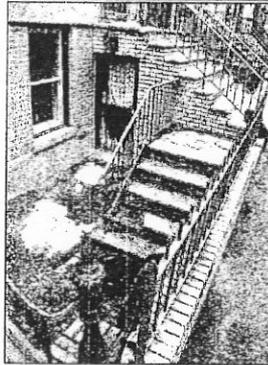

Applicant's signature


Date

<h2 style="text-align: center;">INDEX OF DRAWINGS</h2>	<h2 style="text-align: center;">GENERAL NOTES</h2>	
<p>G-1 NOTES, INDEX, ABBREVIATIONS, AND, PROJECT OVERVIEW A-1 PROPOSED SITE PLAN AND CITY METES AND BOUNDS A-2 AREAWAY DEMOLITION AND CONSTRUCTION PLANS A-3 PROPOSED AREAWAY SECTIONS PAVEMENT DETAILS A-4 TYP. TREE PLANTING DETAIL AND PLUMBING RISER DIAG.</p>	<p>3. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL APPLICATIONS, PERMITS, TESTS, INSPECTIONS, APPROVALS, & CERTIFICATIONS FROM ALL LOCAL, COUNTY, STATE, & FEDERAL AGENCIES HAVING JURISDICTION.</p> <p>4. PLUMBING WORK WHERE REQUIRED SHALL BE DESIGN-BUILD BY THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. ALL WORK SHALL MEET OR EXCEED STANDARD RESIDENTIAL CRITERIA FOR SIMILAR INSTALLATIONS (UNLESS OTHERWISE NOTED TO MEET A MORE STRINGENT CRITERIA) AND SHALL BE PERFORMED IN COMPLIANCE WITH GENERAL NOTES.</p> <p>5. ALL CONTRACTORS SHALL REVIEW AND COORDINATE THE PLANS AND SPECIFICATIONS FOR THE PROPOSED WORK WITH THE EXISTING BUILDING, UTILITIES, AND FIELD CONDITIONS AND SHALL REPORT ANY AND ALL DISCREPANCIES AND INTERFERENCES TO THE ARCHITECT (IN WRITING) PRIOR TO COMMENCING WORK AND ORDERING MATERIALS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND CORRECT FIT OF THEIR WORK WITH THAT OF ADJACENT TRADES.</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">OWNER: 810 PARK LLC 810 PARK AVENUE HOBOKEN, NJ 07030</p>
<h2 style="text-align: center;">SCOPE OF WORK</h2> <p style="text-align: center;">- RENOVATION OF FRONT AREAWAY OF TWO FAMILY TOWNHOUSE.</p>	<p>6. MAINTAIN ALL UTILITIES IN FUNCTION ORDER, WATER AND WEATHER TIGHTNESS OF ALL WORK AREAS, ACCESS TO AND SECURITY OF THE PREMISES, JOB SITE SAFETY AND PROVIDE AND MAINTAIN FIRE EXTINGUISHERS DURING THE COURSE OF CONSTRUCTION.</p> <p>7. ALTERNATE PROPOSALS FOR DETAILS OF CONSTRUCTION, DIFFERENT, PRODUCT MANUFACTURERS, AND ASSEMBLIES MAY BE CONSIDERED WHEN SPECIFICALLY BROUGHT TO THE ATTENTION OF THE ARCHITECT (IN WRITING) ON A TIMELY BASIS WHICH WOULD NOT DELAY THE PROGRESS OF WORK.</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">PROJECT NEW AREAWAY AND STAIRS IN PUBLIC R.O.W.</p>
<h2 style="text-align: center;">BUILDING & SITE DATA</h2> <p>ADDRESS: 810 PARK AVENUE, HOBOKEN, NJ 07030 BLOCK: 170 LOT: 35</p>	<p>8. ALL CONTRACTORS SHALL GUARANTEE THEIR WORK (IN WRITING) FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE (U.N.O.)</p> <p>9. ALL CONTRACTORS SHALL PROVIDE MANUFACTURERS GUARANTEES, OPERATION AND MAINTENANCE PROCEDURES (I.E. HANDS ON INSTRUCTION) FOR ALL MATERIALS AND EQUIPMENT, FIXTURES, AND DEVICES.</p> <p>10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, AND JOB SITE SAFETY AND SHALL COORDINATE THE SAME WITH OWNER AND ALL ADJACENT TRADES. THE GENERAL CONTRACTOR SHALL SUPERVISE ALL WORK AND SHALL ASSURE THAT ALL DESIGN CONDITIONS ARE VERIFIED AND SATISFIED.</p>	
<h2 style="text-align: center;">CODE ANALYSIS</h2> <p>THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL CONSTRUCTION CODE, NJ EDITION, AS WELL AS ALL NJAC 5:32 CRITERIA.</p> <p><u>USE AND CONSTRUCTION CLASSIFICATIONS</u></p> <p>USE GROUPS: R-3 (TWO-FAMILY) GOVERNING MOST RESTRICTIVE R-3 (TWO-FAMILY) ZONING DISTRICT: R-1 CONSTRUCTION TYPE: 3B</p> <p>HEIGHT AND AREA LIMITATIONS: 4 STORIES / UNLIMITED S.F. (IBC 2015 TABLE 503)</p> <p>SPRINKLERS / FIRE PROTECTION: **EXISTING BUILDING IS NOT SPRINKLERED**</p> <p><u>BUILDING CODE DATA</u></p> <p>1. IBC 2015 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION (N.J.A.C. 5:23-3.14) 2. 2015 NATIONAL PLUMBING CODE, NJ EDITION</p>	<p>11. CHANGES TO THE PLANS AND / OR SPECIFICATIONS AND / OR THE USES THEREOF WHICH CAUSE ANY KIND OF DAMAGE TO PERSONS OR PROPERTY (DIRECTLY OR INDIRECTLY) SHALL BE THE RESPONSIBILITY OF THOSE PARTIES AUTHORIZING AND / OR UNDERTAKING SUCH CHANGES WHERE SUCH CHANGES HAVE NOT BEEN AUTHORIZED BY THE ARCHITECT. MATTERS NOT ADDRESSED BY THE PLANS AND SPECIFICATIONS SHALL BE WHEN ADDRESSED BY OTHERS, THE RESPONSIBILITY OF THOSE OTHERS.</p> <p>12. LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK AND REPORT ALL INTERFERENCES OF PROPOSED WORK TO THE ARCHITECT. RELOCATE EXISTING TELEPHONE, ELECTRICAL, PLUMBING LINES, ETC. AS CONDITIONS WARRANT TO MAINTAIN AND PROVIDE COMPLETE FUNCTIONING SYSTEMS.</p> <p>13. COORDINATE LOCATION OF MATERIAL STOCK PILES WITH ALL TRADES AND OWNER AND MAINTAIN OWNERS ACCESS.</p> <p>14. ALL DEBRIS FROM DEMOLITION AND CONSTRUCTION WORK SHALL BE REMOVED FROM THE SITE ON A REGULAR BASIS BY THE GENERAL CONTRACTOR.</p> <p>18. ALL PAINTING AND STAINING SHALL BE PERFORMED UNDER THIS CONTRACT AT AREAS OF NEW WORK (UNLESS OTHERWISE NOTED). ALL COLORS AND FINISHES SHALL BE AS SELECTED BY OWNER. SUBMIT SAMPLES FOR SELECTION BY OWNER.</p> <p>19. THE DRAWINGS PREPARED BY THE ARCHITECT REPRESENT GENERAL DESIGN INTENT AND ARE NOT BE CONSTRUED - EXPLICITLY OR IMPLICITLY - TO REPRESENT ACTUAL AS-BUILT CONDITIONS OF ANY BUILDING. IN ACCORDANCE WITH FIELD CONDITIONS, TRADE PRACTICES, BUILDER PREFERENCES, MATERIAL AND EQUIPMENT SELECTIONS, OWNERS REQUIREMENTS, THE REQUIREMENTS OF UTILITY COMPANIES AND AGENCIES HAVING JURISDICTION AND ANY SUCH - LIKE CIRCUMSTANCES AND / OR CONDITIONS. THE OWNER MAY CHOOSE TO ALTER VARIOUS ELEMENTS OF THE BUILDING WHILE MAINTAINING THE GENERAL DESIGN INTENT OF THE DRAWINGS AND COMPLIANCE WITH CODES, STANDARDS, AND AGENCIES HAVING JURISDICTION. NO FUTURE WORK OF THIS BUILDING SHALL RELY UPON THE ARCHITECTS DRAWINGS FOR ANY PURPOSE BEING AS BUILT CONDITIONS.</p> <p>20. ALL NEW WORK SHALL INCLUDE ELEMENTS OF CONSTRUCTION SELECTED TO MATCH EXISTING ELEMENTS OF CONSTRUCTION (UNLESS OTHERWISE NOTED) USED IN SIMILAR CONDITIONS INCLUDING, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING (AS MAY BE APPLICABLE TO THIS PROJECT):</p> <p>A. DEMOLITION B. CARPENTRY, INSULATION, & DRYWALL C. PAINTING D. PLUMBING E. ELECTRICAL F. HEATING & AIR CONDITIONING G. MISC ITEMS AS CALLED FOR ON THE PLANS</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">PREPARED BY: JENSEN C. VASIL ARCHITECT P.C. 205 12TH STREET HOBOKEN, NJ 07030 201.221.7564 (F)</p>
<h2 style="text-align: center;">GENERAL NOTES</h2> <p>1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE UNIFORM CONSTRUCTION CODE OF THE STATE OF NEW JERSEY (CURRENT EDITION), IBC CODE (CURRENT EDITION), & ALL RELATED CODES AND STANDARDS, AND THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION. ALL STRUCTURAL, ELECTRICAL, AND MECHANICAL WORK SHALL COMPLY WITH THE GOVERNING CODES AS ADMINISTERED BY THE LOCAL BUILDING OFFICIALS & SHALL BE CONSIDERED AS PART OF THE CONSTRUCTION DOCUMENTS.</p> <p>2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHOWN, CALLED FOR AND / OR REASONABLY IMPLIED, UNLESS OTHERWISE AGREED TO (IN WRITING) BY THE OWNER.</p>	<p>21. EACH CONTRACTOR SHALL REMOVE ALL MANNER OF EXISTING ELEMENTS (IN THEIR TRADE) THAT WOULD INTERFERE WITH THE PURPOSE OF WORK OF THEIR TRADE AND ADJACENT TRADES - AS SHOWN AND / OR REASONABLY IMPLIED. WHERE THESE ELEMENTS WHICH INTERFERE ARE ARE REQUIRED IN ORDER TO MAINTAIN THE EXISTING AND PROPER FUNCTION OF THE BUILDING UPON THE COMPLETION OF THE PROJECT, EACH CONTRACTOR SHALL (IN ITS OWN TRADE) RELOCATE, AND / OR ALTER OR MAKE NEW THOSE ELEMENTS TO PROVIDE THE PROPER FUNCTION, AND SHALL DO SO IN COORDINATION WITH THE GENERAL CONTRACTOR AND ALL ADJACENT TRADES.</p> <p>22. CONTRACTOR TO MAINTAIN LIABILITY INSURANCE OF SUFFICIENT AMOUNT AS AGREED UPON BY THE OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.</p> <p>23. NOTHING IN THESE DRAWINGS SHALL IMPOSE LIABILITY ON THE ARCHITECT / ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES, OR DAMAGES ARISING FROM OR IN ANY MANNER RELATED TO THE EXPOSURE OF THE HANDLING, MANUFACTURE, OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.</p> <p>24. CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF THE SAME. AT WHICH TIME THE APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE. METHOD AND COST OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">SIGNATURE + SEAL</p> <div style="text-align: center;">  <h1 style="font-size: 2em;">G-1</h1> </div>



1 PROPOSED SITE PLAN
N.T.S.



2 EXISTING AREAWAY PHOTO
N.T.S.

AREA CALCULATIONS

TOTAL LAND OF PRIVATE PROPERTY:	0 SF
TOTAL LAND ON CITY PROPERTY:	203.79 SF

METES AND BOUNDS DESCRIPTION OF CITY PROPERTY AFFECTED

BEGINNING AT A POINT ON THE WEST SIDE OF PARK AVENUE 102.00' FEET NORTH OF THE CORNER FROM THE INTERSECTION FORMED BY THE NORTHERLY LINE OF EIGHTH STREET AND THE EASTERLY SIDE OF PARK AVENUE; THENCE

1. 10'-4" NORTH 76 DEGREES 56 MINUTES WEST; THENCE
2. 19'-8 1/2" NORTH 13 DEGREES 04 MINUTES EAST; THENCE
3. 10'-4" SOUTH 76 DEGREES 56 MINUTES EAST; THENCE
4. 19'-8 1/2" SOUTH 13 DEGREES 04 MINUTES WEST TO A POINT AND PLACE OF BEGINNING;

TOTAL AREA OF 203.79 SQUARE FEET.

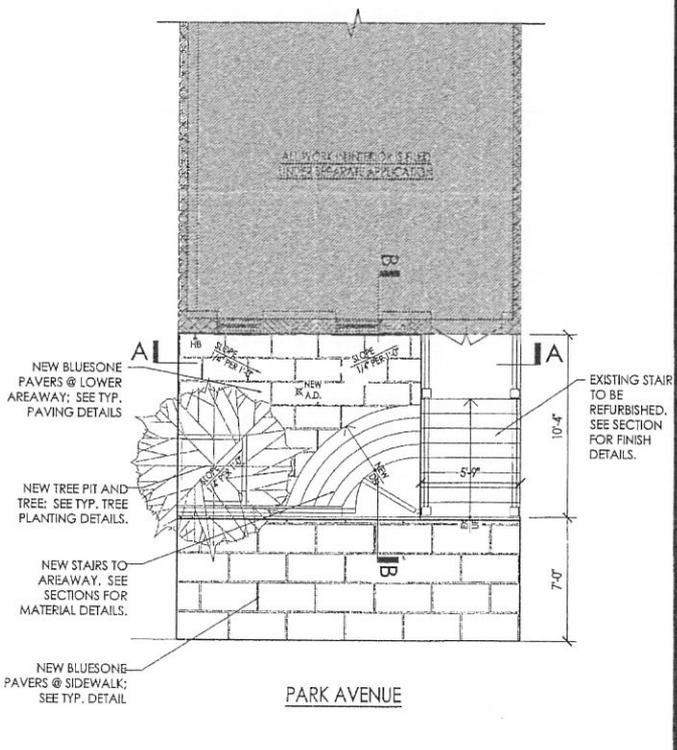
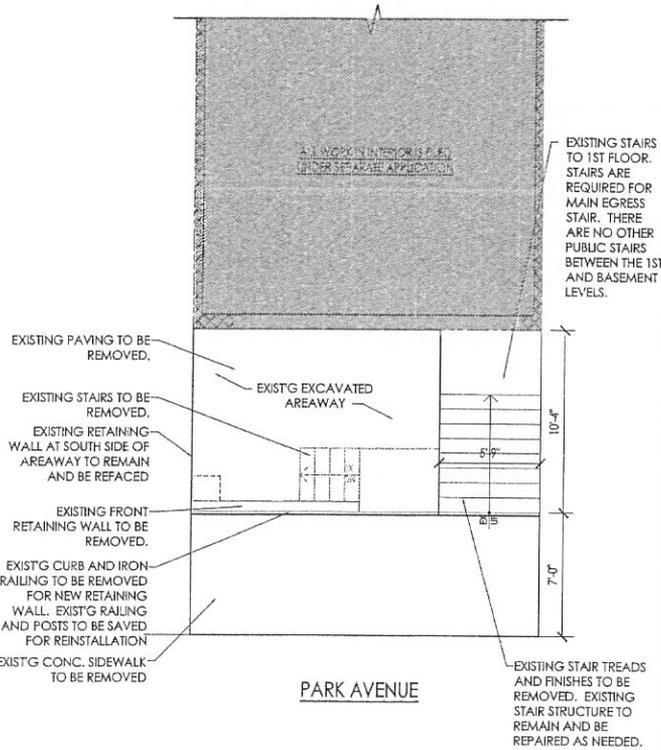
OWNER:
810 PARK LLC
810 PARK AVENUE
HOBOKEN, NJ 07030

PROJECT
NEW AREAWAY AND STAIRS IN PUBLIC R.O.W.

PREPARED BY:
JENSEN C. VASIL ARCHITECT P.C.
200 17TH STREET
HOBOKEN, NJ 07030
201 800 13245
201 221 7546 (F)

SIGNATURE + SEAL

[Signature]
A-1



1 PUBLIC R.O.W. DEMOLITION PLAN
3/16" = 1'-0"

2 PUBLIC R.O.W. CONSTRUCTION PLAN
3/16" = 1'-0"

OWNER:
810 PARK LLC
810 PARK AVENUE
HOBOKEN, NJ 07030

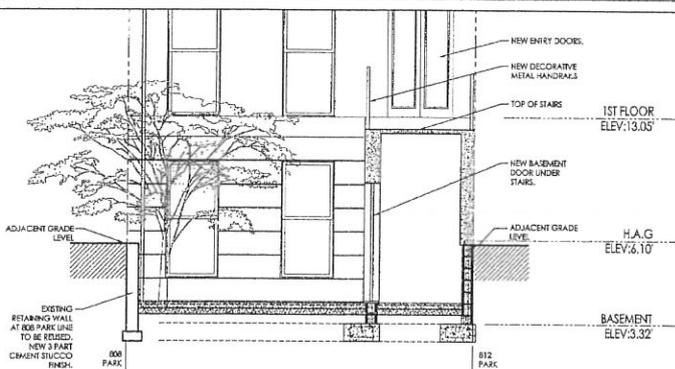
PROJECT:
NEW AREAWAY AND STAIRS IN PUBLIC R.O.W.

PREPARED BY:
JENSEN C. VASIL ARCHITECT P.C.
205 12TH STREET
HOBOKEN, NJ 07030
201 850 1055 (O)
201 221 7266 (F)

SIGNATURE + SEAL

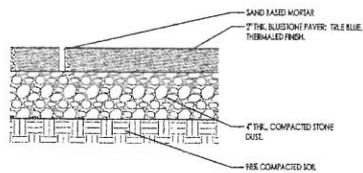
[Handwritten Signature]

A-2



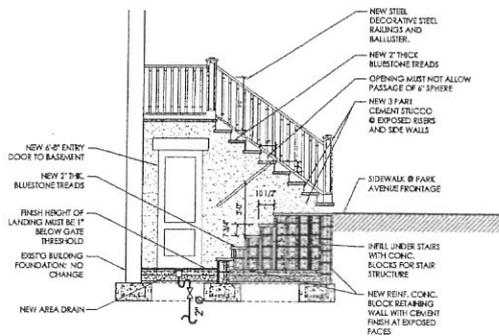
1 AREAWAY SECTION A-A

3/16" = 1'-0"



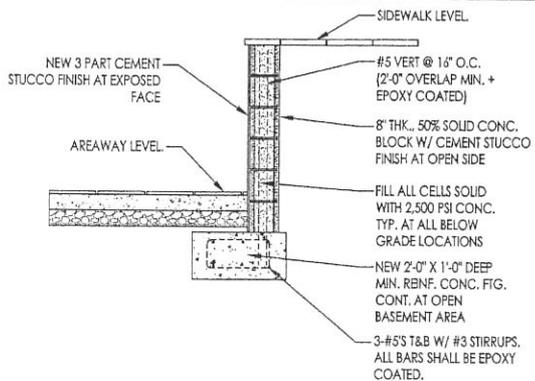
3 TYP. PAVING DETAIL

1 1/2" = 1'-0"



2 AREAWAY SECTION B-B

3/16" = 1'-0"



3 ENLARGED RET. WALL DET.

1/2" = 1'-0"

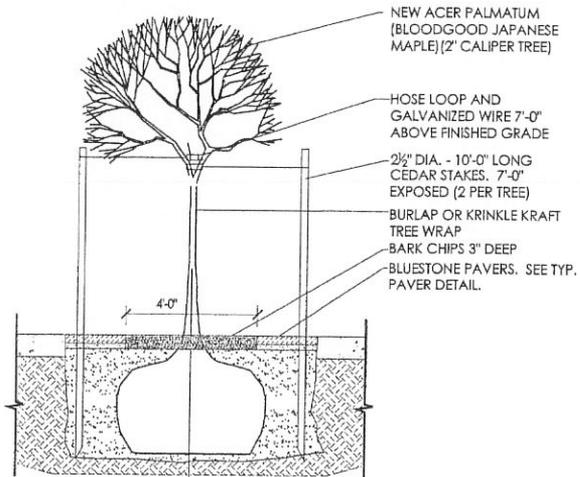
OWNER:
810 PARK LLC
810 PARK AVENUE
HOBOKEN, NJ 07030

PROJECT
**NEW AREAWAY AND
STAIRS IN PUBLIC R.O.W.**

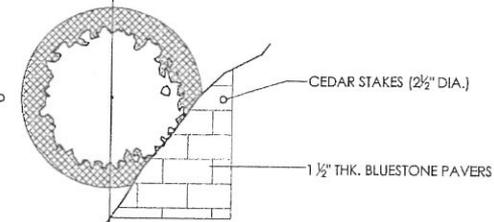
PREPARED BY:
JENSEN C. VASIL ARCHITECT P.C.
235 12TH STREET
HOBOKEN, NJ 07030
201.960.1044
201.221.7565 (f)

SIGNATURE + SEAL

A-3

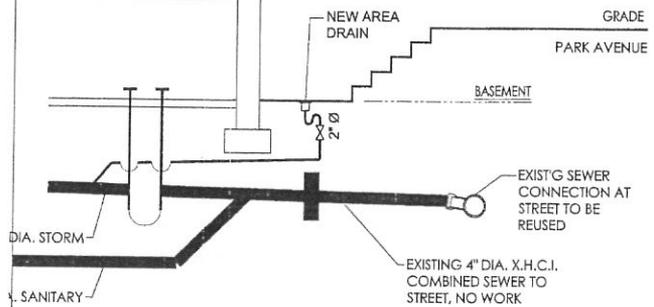


SECTION VIEW



PLAN VIEW

NOTE: ALL NEW WASTE AND VENT PIPING SHALL BE PVC



1

DRAINAGE RISER DIAGRAM

N.T.S.

1

DRAINAGE RISER DIAGRAM

N.T.S.

OWNER:
810 PARK LLC
810 PARK AVENUE
HOBOKEN, NJ 07030

PROJECT
NEW AREAWAY AND
STAIRS IN PUBLIC R.O.W.

PREPARED BY:
JENSEN C. VASIL ARCHITECT P.C.
205 5TH STREET
HOBOKEN, NJ 07030
201 850 1053 (O)
201 221 7566 (F)

SIGNATURE + SEAL

A-4

CDS

SPONSORED BY:
SECONDED BY:



CITY OF HOBOKEN

RESOLUTION NO.: _____

RESOLUTION TO APPROVE A LICENSE AGREEMENT BETWEEN THE CITY OF HOBOKEN AND 304 GARDEN STREET, LLC, OWNER OF BLOCK 179 LOT 42 (A/K/A 302-304 GARDEN STREET), FOR USE AND MAINTENANCE OF A PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY

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

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

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

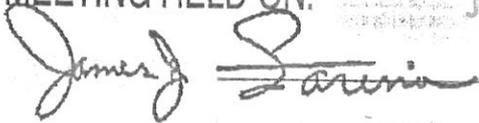
WHEREAS, the applicant desires to receive and the City of Hoboken agrees to grant to 304 Garden Street, LLC, owner of Block 179 Lot 42, more commonly known as 302-304 Garden Street, Hoboken, represented by Seth Martin, such a license.

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

- 1) Approval of the attached License Agreement between the City of Hoboken and 304 Garden Street, LLC, owner of Block 179 Lot 42, more commonly known as 302-304 Garden Street, shall be subject and limited to the details and specifications included in the attached Application, Planning Board Resolution and Nastasi Architects site plan and rendering (A01).
- 2) The Mayor or her agent is hereby authorized to enter into the attached agreement.
- 3) This resolution shall become effective immediately up adoption.

Meeting Date: January 18, 2017

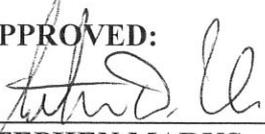
A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: JAN 18 2017



CITY CLERK

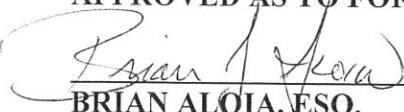
Councilperson	Yea /	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	//			
Michael DeFusco	///			
James Doyle	///			
Tiffanie Fisher	/			
David Mello	//			
Ruben Ramos, Jr.	///			
Michael Russo	///			
President Jennifer Giattino	/			

APPROVED:



 STEPHEN MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

LICENSE AGREEMENT

This **LICENSE AGREEMENT** is hereby made and entered into this _____ day of _____, 2017, by and between the **CITY OF HOBOKEN**, Hudson County, New Jersey (on behalf of the General Public), whose address is 94 Washington Street, Hoboken, NJ 07030 (hereinafter referred to as the "**LICENSOR**") and **304 GARDEN STREET, LLC**, owner of Block 179 Lot 42, more commonly known as 302-304 Garden Street, Hoboken, NJ 07030, represented by Seth Martin (hereinafter referred to as the "**LICENSEE**").

WITNESSETH

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

WHEREAS, the LICENSEE desires to use a portion of the LICENSOR's property for the purpose of constructing a window bay and entrance canopy over the public right-of-way fronting onto Garden Street; and,

WHEREAS, the area of encroachment along Garden Street will leave the sidewalk unobstructed for pedestrian egress along the block frontage; and,

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

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

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

- 1) The LICENSOR hereby grants the LICENSEE, its agents, servants and assigns the right, privilege and license to use the property described herein and represented in the attachments (License Area), commonly referred to as the public right of way adjacent to Block 179 Lot 42, to construct a window bay and entrance canopy over the public right-of-way adjacent to the building in and upon said license area for the purpose of exercising the rights, privileges and license granted herein.
- 2) LICENSEE shall pay the City's cost to retain the services of an appraiser to determine the annual fair market value of the License Area. LICENSEE must provide consideration to the City in an amount equal to the fair market value of the encroachment as determined by the appraisal on an annual basis.
- 3) This license is granted and shall continue in full force and effect until such time as the encroachment is removed or otherwise altered; OR until notice is given, by either party, of its intent to discontinue said license. This license may be terminated by LICENSOR or LICENSEE without cause upon 90 day written notice, and may be terminated by the LICENSOR upon 24 hours notice upon a showing of necessity to maintain the health,

safety and welfare of the general public. This license is not assignable without approval by the City of Hoboken Council in the form of a Resolution.

- 4) The LICENSOR retains the right to use the License Area in any manner not inconsistent with the rights herein granted to the LICENSEE provided, however, that the LICENSOR shall not disturb the structural elements in any way without prior written notice to the LICENSEE.
- 5) The LICENSEE expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property, arising out of or resulting from the use and maintenance of the License Area, unless, however, such claim or demand shall arise out of or result from the willful negligence or willful misconduct of the LICENSOR, its servants, agents, employees, or assigns.
- 6) LICENSEE shall be responsible for restoring the License Area to its prior condition upon the conclusion of said use or upon termination of this license, whichever occurs first. Any damage to the License Area or any trash, litter, or debris remaining on the License Area following said use shall be presumed to have been caused by the LICENSEE, and, if the LICENSEE fails to rebut said presumption or to repair the License Area or remove the materials, within five (5) days of notice to do so, a charge may be levied upon the LICENSEE, by the City, for the cost to remove the materials, plus an administrative surcharge of 25% which shall be a lien of the City on the LICENSEE'S property identified above herein.
- 7) The LICENSEE agrees to maintain liability insurance, inclusive of the License Area, in an amount satisfactory to the LICENSOR naming the Mayor and Council of the City of Hoboken as additional insured. The policy shall be kept in full force and effect for the term of the license, and a copy of the Certificate of Insurance showing its effectiveness shall be provided to the LICENSOR on an annual basis without request, and at any other time upon request of the LICENSOR. The LICENSOR shall have the right at any time to review the insurance coverages to ensure the coverages then in effect are satisfactory to cover the insurance requirements of the continued license.
- 8) The LICENSEE agrees that any and all work performed on the License Area and in association with the purposes of this license shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances.
- 9) The City of Hoboken as LICENSOR expressly reserves the right to require the removal of all fences, gates, stoops or other projections or encumbrances upon any street, sidewalk or public right-of-way, which are improperly constructed or maintained, or present a danger to the health, safety and welfare of the public. If the LICENSEE does not remove the aforementioned improvements as required by the LICENSOR, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.
- 10) Upon termination of this license agreement, the LICENSEE shall, within a reasonable time and at the LICENSEE'S sole cost and expense, remove all physical encumbrances, equipment, accessories, and materials owned by the LICENSEE from the License Area and restore said License Area as nearly as practicable to a condition consistent with the public sidewalk adjacent to the License Area. If the LICENSEE does not remove the

above-mentioned improvements, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.

- 11) Nothing herein shall be construed to be an admission of liability by either party for any purposes.
- 12) Neither the authorization of this Agreement by the Council, nor the execution of this Agreement by the Mayor shall be construed to be a position of the City with regards to the approval, rejection, or legality of the underlying plans, nor shall such be considered authorization for the property owner to proceed without obtaining and maintaining all necessary and proper permits, certifications, and/or approvals by any and all necessary agencies, including without limitation the County of Hudson and/or Hudson County Planning Board, when applicable, the City of Hoboken Construction Code Official and the City of Hoboken Zoning Officer.
- 13) LICENSEE agrees to defend, protect, indemnify and save harmless the LICENSOR, its' officers, agents and employees from and against any and all claims, causes of action, injuries, losses, damages, expenses, fees and costs arising out of, or which may arise out of the LICENSEE'S use of the License Area.
- 14) This license shall be recorded in the Clerk's Office of Hudson County at the sole cost and expense of the LICENSEE.

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

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

Signed: _____
Dawn Zimmer, Mayor

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

LICENSEE: 304 Garden Street, LLC, owner in fee of Block 179 Lot 42, more commonly known as 302-304 Garden Street, Hoboken, NJ, represented by Seth Martin.

Signed: _____

Printed: _____,

Seth Martin representing 304 Garden Street, LLC
Owner of 302-304 Garden Street, Hoboken

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

APPLICATION AND
EXHIBITS



APPLICATION FOR ENCROACHMENT OF CITY RIGHT OF WAY

Work Site Address:

302-304 Garden Street
Hoboken, NJ 07030

Block: 179

Lot(s): 42

CITY OF HOBOKEN

Dawn Zimmer, Mayor

94 Washington Street
Hoboken, NJ 07030

Applicant: (If applicant is an LLC, a Corporate Disclosure Statement must be filed as an attachment to this document.)

Nastasi Architects

Address:

321 Newark St, Hoboken, NJ 07030

Phone: 201.653.2577

e-mail: john@nastasiarchitects.com

Owner (if other than Applicant):

304 Garden Street LLC

Address:

931 Hudson St, Hoboken, NJ 07030

Phone: 201.792.3311

e-mail: veronica.carlanicole@gmail.com

Date Received:

Nov 14, 2016

A. Does the proposed work increase an existing encroachment of the public right-of-way: Yes No

B. The proposed right-of-way improvements are:

1. Stand-alone (not associated with other work) 2. Part of a new construction project. 3. Part of a renovation project.

C. The following document must be submitted for consideration (a written request to waive any of these must be submitted separately):

- 1. Property survey or site plan showing existing conditions, easements, deed restrictions and covenants (where applicable).
- 2. Photographs of the existing ROW condition.
- 3. Architectural drawings including the following details:
 - a. A scale depiction of the existing conditions (or pre-construction condition if construction has already commenced) showing clear, legible dimensions and all existing ROW appurtenances (i.e. street signs, telephone poles, hydrants).
 - b. A scale depiction of what is proposed by the applicant, including clear, legible dimensions of each encroaching element including, but not limited to, stoops, areaways, planting beds, window bays, canopies, bike racks, benches, etc.
 - c. The path of pedestrian egress must be clearly shown and legibly marked with width dimensions at widest and narrowest points.
- 4. Architectural renderings of the proposed building and street frontage; new construction and substantial reconstruction projects only.
- 5. Metes and bounds description of the proposed area of encroachment.
- 6. Resolutions of prior approval from Planning Board, Zoning Board of Adjustment or Historic Preservation Commission (where applicable).

D. Provide a written description of the proposed right-of-way improvements including the purpose of the improvements, the materials to be used, what stormwater detention measures are to be incorporated, and/or any other such detail that will aid the City Council in making their decision.

1. A 15'-2" wide bay is proposed to encroach 12" into the Garden Street R.O.W. The bay projects on the 2nd through 5th floors and is clad in dark gray zinc.
2. A 5'-0" wide canopy is also proposed to encroach 24" in the Garden Street R.O.W. over the residential entry. The canopy will be frameless glass projection that is tied back to the facade with cables.

E. Describe, in as much detail as possible, any public benefit that may be derived from the proposed improvements:

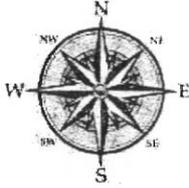
The encroachment of the bay and canopy is a condition of approval granted by the Planning Board. The encroachments provide the residential tenants with the amenity of a bay window in their living space (while remaining well within the permitted 30") and also covered entry over both the residential and commercial entries.

11/7/2016

Applicant's signature

Date

FORM No: H.ROW.5.17.16



AREA SURVEYING, LLC
71 WESTERN AVENUE
JERSEY CITY, NEW JERSEY, 07307
TEL: 201-628-1958 FAX: 201-221-8892
areasurveying@gmail.com

Date: March 29, 2016

Mr. Seth Martin
931 Hudson Street
Hoboken, New Jersey 07030

Ref: 302-304 Garden Street – Hoboken, New Jersey

As per our agreement please find our Invoice for Professional Services on the subject Project. I Certify that the cost submitted in this requisition has been incurred for performance of services in providing you with:

Topographic and Utility	\$ 500.00
-------------------------	-----------

The amount requested for this requisition is \$ 500.00.

(Five Hundreddollars.)

We look forward to working with you in the future. If you have any question of request any additional information please feel free to call me at (201) 628-1958.

Sincerely,

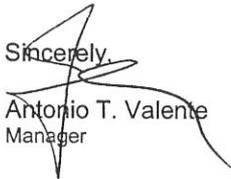

Antonio T. Valente
Manager



Photo of existing structure at 302-304 Garden Street



Photo of existing structure at 302-304 Garden Street

RESOLUTION OF APPROVAL

**APPLICATION OF
302 GARDEN RE LLC**

IN THE MATTER OF
302 GARDEN RE LLC

: PLANNING BOARD OF THE
: CITY OF HOBOKEN
: APPLICATION NO. HOP-16-15
: BLOCK 179, LOT 42
: 302 GARDEN STREET

WHEREAS, 302 Garden Re LLC, requested Minor Site Plan approval pursuant to N.J.S.A. 40:55D-46.1 and variances pursuant to N.J.S.A. 40:55D-70(c)(2) for the construction of a new five-story building with two residential duplex units over one commercial space on the property located at Block 179, Lot 42, on the tax map of the City of Hoboken, being commonly known as 302 Garden Street, New Jersey and said premises being in the R-3 Zone; and

WHEREAS, the Board held a public hearing on said application on September 6, 2016; and

WHEREAS, the applicant has provided adequate notice of the application and the hearing in accordance with N.J.S.A. 40:55D-12; and

WHEREAS, the applicant was represented by Counsel, Robert Matule, Esquire; and

WHEREAS, the Board has heard the testimony and evidence presented by the applicant, and has received comments from the public.

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the City of Hoboken, County of Hudson and State of New Jersey, made the following findings of fact:

1. The Board found the application complete.
2. According to the application, the applicant requests Minor Site Plan Approval and the following variance:
 - A. For proposed building height of 43 feet 11 inches, whereas 40 feet is the maximum permitted.
 - B. For proposed floor to floor height of 9 feet 7 inches, whereas 10 feet is required.

- C. For 0 proposed parking spaces, whereas 3 parking spaces are required.

Pre-Existing Non-conforming Conditions:

- D. For preexisting and proposed lot depth of 70 feet, whereas 100 feet is required.
 - E. For preexisting and proposed lot area of 1,960 square feet, whereas 2,000 square feet is required.
3. Based upon the comments of applicant's Attorney, Robert Matule, Esquire, the Board heard the following:
- A. The applicant is proposing to construct a new five-story mixed-use building, with two duplex units above a ground floor commercial space.
 - B. The lot is undersized at 1,960 square feet and 70 feet in depth.
 - C. The plans have been revised to show a proposed 12 inch bay projection on the front of the building, whereas the applicant was previously proposing a 30 inch bay projection.
4. Based upon the sworn and qualified testimony of the applicant's Architect, John Nastasi, AIA, the Board made the following findings of fact:
- A. The proposed building façade will have elements of limestone, zinc, and mahogany to match the existing series of taupe brick buildings on the block.
 - B. The ground floor of the building will feature an 896 square foot commercial space and a landscaped backyard. There will also be a residential lobby and an elevator to service the upper duplex unit.
 - C. The second and third floors will house the lower residential three-bedroom duplex unit.
 - D. The fourth and fifth floors will house the upper residential three-bedroom duplex unit.

- E. The lower duplex unit will have access to the backyard and the upper duplex unit will have access to the proposed roof deck.
 - F. The roof will also contain the elevator bulkhead, mechanicals, and a green roof. The mechanical equipment will have a Type 2 sound enclosure.
 - G. The size of the stormwater detention tank will meet or exceed NHTSA requirements, and is to be designed in consultation with the Board Engineer.
 - H. The utilities for the building will be located on the first floor at an elevated height to allow for FEMA compliance.
 - I. The four residential floors will be 8 feet 9 inches in floor to ceiling height.
5. Based upon the sworn and qualified testimony of the applicant's Professional Planner, Kenneth Ochab, P.P., the Board made the following findings of fact:
- A. The variance relief being sought is required for two preexisting nonconforming conditions on the property, in relation to lot area and depth. This condition cannot be changed, and is a result of the lots which front on Third Street and cause a deficient lot depth.
 - B. Variances are also needed for building height, floor to floor height, and the absence of the required off-street parking for the proposed commercial space.
 - C. The height variance is driven by the building's design, which has higher first floor elevations to comply with flood zone regulations. This configuration creates a more functional first floor commercial space.
 - D. The lack of parking for the proposed commercial space will not cause a negative impact on the neighborhood, as this block has a high volume of pedestrians, whom are anticipated to utilize the proposed store.

- E. The proposed building height will be consistent with the adjacent buildings to both the north and south of the property.
6. Based upon the sworn testimony of a representative of the applicant, Raul Menares, the Board made the following findings of fact:
 - A. The rear wall is approximately 12 feet in height and 20 feet in length, and in stable condition.
 - B. The applicant is willing to maintain the rear wall as well as the ivy growing across it, as requested by applicant's neighbors.
 - C. The applicant will reduce the height of the northern brick wall from 10 feet to 6 feet. The wooden slat fence, to the south of this wall, is to be replaced with new fencing, 6 feet in height.
 7. Cheryl Fallick, 204 Third Street, and Daniel Tumpson, 230 Park Avenue, expressed concern with the height of the building, stating that it was too substantial. The Board nevertheless concluded that finding the height of the proposal building is consistent with the character of the surrounding neighborhood.
 8. The Board felt confident that the proposed mixed-use building will be a positive addition to the neighborhood, by providing landscaping, an efficient stormwater management system, a restored commercial space and new low-density residential units.
 9. The Board determined the existing rear wall covered in ivy to be an aesthetically appealing feature of the property, and concluded that so long as it is maintained properly and can safely allow ingress and egress for firefighters and other emergency responders, it may remain at a height of no more than 12 feet. The Board did not find the height of the wall to be a substantial detriment to adjacent property owners.
 10. The Board found that the benefit of the creation of a new and upgraded ground floor commercial space in this particular location substantially outweighed any detrimental impact that the excess height of the building may have on the community.

11. The Board found that the architectural look of the proposed building will be attractive and consistent with the character of the surrounding buildings on the block.
12. The Board determined that the ground floor commercial space will revitalize the streetscape and marketplace in a location where many of the surrounding retail uses are antiquated.
13. The negative impacts arising from this proposal will not impinge on the light, air, or privacy of the surrounding property owners and are mitigated by the conditions of approval.
14. The benefits of this proposal outweigh its detriments.

CONCLUSIONS OF LAW:

WHEREAS, the Board determined that the applicant's Minor Site Plan pursuant to N.J.S.A. 40:55D-46.1 to be sufficient as to style and design and the Board approved the applicant's request; and

WHEREAS, the Board, after careful deliberation, found that this application has met the requirements of N.J.S.A. 40:55D-70 (c)(2) because the Board determined that the benefits provided by this proposal, specifically the stormwater management system and the ground floor commercial space, significantly outweigh any negative impacts of this proposal. The Board concluded that this particular location can benefit from a new and updated commercial space to revitalize the streetscape, and found the requested variance relief will have a minimal impact on the surrounding community in comparison to the benefits that will be provided to the public as described in N.J.S.A. 40:55D-2(a) "To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;" and

WHEREAS, the Board also determined that the proposed mixed-use building will be attractive and architecturally consistent with the character of the surrounding buildings on the block as described in N.J.S.A. 40:55D-2(i) "To promote a desirable visual environment through creative development techniques and good civic design and arrangement;" and

WHEREAS, the Board has determined that the relief sought can be granted without a substantial negative impact, provided all conditions of approval are satisfied or met; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the City of Hoboken.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Planning Board of the City of Hoboken, in the County of Hudson and State of New Jersey, on the 6th day of September, 2016, upon a motion made by Ryan Peene and seconded by Caleb McKenzie that the application of 302 Garden Re LLC, is approved, subject to the following terms and conditions:

1. The applicant shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of September 6, 2016.
2. The applicant shall provide all required Site Performance Bond and Inspection Fees in accordance with the Municipal Ordinance.
3. The applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; and the applicant shall comply with any requirements or conditions of such approvals or permits.
4. The applicant must comply with the Development Fee Ordinance of the City of Hoboken, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing.
5. This approval is subject to the applicant's continuing obligation to ensure that the fees generated on this application by the Board's Planner, Engineer, and Attorney are fully paid prior to the issuance of a building permit and/or the issuance of the Certificate of Occupancy.
6. The applicant's plan must comply with the Hoboken Flood Plain Ordinance, and that plan is to be submitted to the Flood Plain Manager for her review and approval and the North Hudson Sewerage Authority for its approval prior to submitting plans to the construction office.

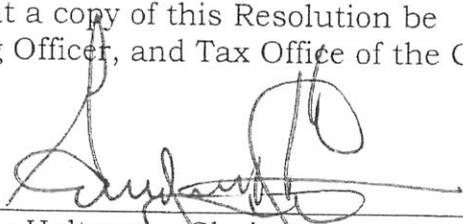
7. The Board's Engineer and Planner are to submit a memo to be attached as an exhibit to the Resolution identifying all unmet comments or technical commitments made during the hearing.
8. The plan is to be revised to show the front bay window extensions are to be reduced to 12 inches from 30 inches.
9. The applicant is to meet or exceed the North Hudson Sewerage Authority requirements. The applicant agreed to work with the Board's Engineer to maximize storm water retention.
10. The western masonry wall is to remain at its current height for a distance of 20 feet; and the northern wall is to be reduced to a maximum height of 6 feet, provided the Fire Officials permit this configuration.
11. The applicant is to record a Deed Restriction requiring the future owner or owners of the building to maintain the green roof for the life of the building in accordance with the maintenance plan. The applicant must include a description of the green landscaped area and a list of the botanicals to be used, attached as an Exhibit to the Deed Restriction. The Deed Restriction must be submitted to the Board's Attorney for his review and approval and must be recorded prior to the issuance of a first Certificate of Zoning.
12. Publication of a notice of this decision will be published by the applicant in one of the City's officially designated newspapers. A copy of the published notice shall be provided to the Board's Secretary no later than thirty (30) days from the date of memorialization.

VOTE ON ROLL CALL:

IN FAVOR: Frank Magaletta; Caleb Stratton; James Doyle; Ann Graham;
Caleb McKenzie; Ryan Peene; Tom Jacobson; Gary
Holtzman

OPPOSED: None

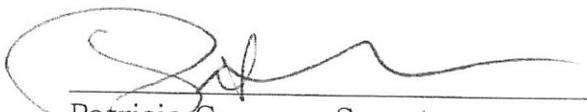
BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the applicant, Zoning Officer, and Tax Office of the City of Hoboken.



Gary Holtzman, Chairman
Hoboken Planning Board

CERTIFICATION

It is hereby certified the attached is a true copy of the Resolution approved September 6, 2016 and duly adopted as to form by the Planning Board at its regular meeting on October 4, 2016.



Patricia Carcone, Secretary
Hoboken Planning Board

CD6

SPONSORED BY:
SECONDED BY:

[Handwritten signatures]

CITY OF HOBOKEN
RESOLUTION NO.: _____

RESOLUTION TO APPROVE A LICENSE AGREEMENT BETWEEN THE CITY OF HOBOKEN AND 506 JEFFERSON ST., LLC, OWNER OF BLOCK 68 LOT 29 (A/K/A 506 JEFFERSON STREET), FOR USE AND MAINTENANCE OF A PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY

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

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

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

WHEREAS, the applicant desires to receive and the City of Hoboken agrees to grant to 506 Jefferson St., LLC, owner of Block 68 Lot 29, more commonly known as 506 Jefferson Street, Hoboken, represented by Dana L. Spaulding, such a license.

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

- 1) Approval of the attached License Agreement between the City of Hoboken and 506 Jefferson St., LLC, owner of Block 68 Lot 29, more commonly known as 506 Jefferson Street, shall be subject and limited to the details and specifications included in the attached Application, Zoning Board of Adjustment Resolution, and Jensen Vasil Architect right of way detail drawings (G-1, A-1, A-2, A-3 and A-4).
- 2) The Mayor or her agent is hereby authorized to enter into the attached agreement.
- 3) This resolution shall become effective immediately up adoption.

Meeting Date: January 18, 2017

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON: JAN 18 2017

[Handwritten signature: James J. Sarena]

CITY CLERK

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	//			
James Doyle	//			
Tiffanie Fisher	//			
David Mello	//			
Ruben Ramos, Jr.	//			
Michael Russo	//			
President Jennifer Giattino	/			

APPROVED:



 STEPHEN MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

LICENSE AGREEMENT

This **LICENSE AGREEMENT** is hereby made and entered into this _____ day of _____, 2017, by and between the **CITY OF HOBOKEN**, Hudson County, New Jersey (on behalf of the General Public), whose address is 94 Washington Street, Hoboken, NJ 07030 (hereinafter referred to as the “**LICENSOR**”) and **506 JEFFERSON ST., LLC**, owner of Block 68 Lot 29, more commonly known as 506 Jefferson Street, Hoboken, NJ 07030, represented by Dana L. Spaulding (hereinafter referred to as the “**LICENSEE**”).

WITNESSETH

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

WHEREAS, the LICENSEE desires to use a portion of the LICENSOR’s property for the purpose of constructing a stoop, fence and tree planting pit over the public right-of-way fronting onto Jefferson Street; and

WHEREAS, the area of encroachment along Jefferson Street will leave the sidewalk unobstructed for pedestrian egress along the block frontage; and

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

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

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

- 1) The LICENSOR hereby grants the LICENSEE, its agents, servants and assigns the right, privilege and license to use the property described herein and represented in the attachments (License Area), commonly referred to as the public right of way adjacent to Block 68 Lot 29, to construct a stoop, fence and tree planting pit over the public right-of-way adjacent to the building in and upon said license area for the purpose of exercising the rights, privileges and license granted herein.
- 2) LICENSEE shall pay the City’s cost to retain the services of an appraiser to determine the annual fair market value of the License Area. LICENSEE must provide consideration to the City in an amount equal to the fair market value of the encroachment as determined by the appraisal on an annual basis.
- 3) This license is granted and shall continue in full force and effect until such time as the encroachment is removed or otherwise altered; OR until notice is given, by either party, of its intent to discontinue said license. This license may be terminated by LICENSOR or LICENSEE without cause upon 90 day written notice, and may be terminated by the LICENSOR upon 24 hours notice upon a showing of necessity to maintain the health,

safety and welfare of the general public. This license is not assignable without approval by the City of Hoboken Council in the form of a Resolution.

- 4) The LICENSOR retains the right to use the License Area in any manner not inconsistent with the rights herein granted to the LICENSEE provided, however, that the LICENSOR shall not disturb the structural elements in any way without prior written notice to the LICENSEE.
- 5) The LICENSEE expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property, arising out of or resulting from the use and maintenance of the License Area, unless, however, such claim or demand shall arise out of or result from the willful negligence or willful misconduct of the LICENSOR, its servants, agents, employees, or assigns.
- 6) LICENSEE shall be responsible for restoring the License Area to its prior condition upon the conclusion of said use or upon termination of this license, whichever occurs first. Any damage to the License Area or any trash, litter, or debris remaining on the License Area following said use shall be presumed to have been caused by the LICENSEE, and, if the LICENSEE fails to rebut said presumption or to repair the License Area or remove the materials, within five (5) days of notice to do so, a charge may be levied upon the LICENSEE, by the City, for the cost to remove the materials, plus an administrative surcharge of 25% which shall be a lien of the City on the LICENSEE'S property identified above herein.
- 7) The LICENSEE agrees to maintain liability insurance, inclusive of the License Area, in an amount satisfactory to the LICENSOR naming the Mayor and Council of the City of Hoboken as additional insured. The policy shall be kept in full force and effect for the term of the license, and a copy of the Certificate of Insurance showing its effectiveness shall be provided to the LICENSOR on an annual basis without request, and at any other time upon request of the LICENSOR. The LICENSOR shall have the right at any time to review the insurance coverages to ensure the coverages then in effect are satisfactory to cover the insurance requirements of the continued license.
- 8) The LICENSEE agrees that any and all work performed on the License Area and in association with the purposes of this license shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances.
- 9) The City of Hoboken as LICENSOR expressly reserves the right to require the removal of all fences, gates, stoops or other projections or encumbrances upon any street, sidewalk or public right-of-way, which are improperly constructed or maintained, or present a danger to the health, safety and welfare of the public. If the LICENSEE does not remove the aforementioned improvements as required by the LICENSOR, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.
- 10) Upon termination of this license agreement, the LICENSEE shall, within a reasonable time and at the LICENSEE'S sole cost and expense, remove all physical encumbrances, equipment, accessories, and materials owned by the LICENSEE from the License Area and restore said License Area as nearly as practicable to a condition consistent with the public sidewalk adjacent to the License Area. If the LICENSEE does not remove the

aforementioned improvements, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against LICENSEE'S property identified above herein.

- 11) Nothing herein shall be construed to be an admission of liability by either party for any purposes.
- 12) Neither the authorization of this Agreement by the Council, nor the execution of this Agreement by the Mayor shall be construed to be a position of the City with regards to the approval, rejection, or legality of the underlying plans, nor shall such be considered authorization for the property owner to proceed without obtaining and maintaining all necessary and proper permits, certifications, and/or approvals by any and all necessary agencies, including without limitation the County of Hudson and/or Hudson County Planning Board, when applicable, the City of Hoboken Construction Code Official and the City of Hoboken Zoning Officer.
- 13) LICENSEE agrees to defend, protect, indemnify and save harmless the LICENSOR, its' officers, agents and employees from and against any and all claims, causes of action, injuries, losses, damages, expenses, fees and costs arising out of, or which may arise out of the LICENSEE'S use of the License Area.
- 14) This license shall be recorded in the Clerk's Office of Hudson County at the sole cost and expense of the LICENSEE.

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

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

Signed: _____
Dawn Zimmer, Mayor

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

LICENSEE: 506 Jefferson St., LLC, owner in fee of Block 68 Lot 29, more commonly known as 506 Jefferson Street, Hoboken, NJ, represented by Dana L. Spaulding.

Signed: _____

Printed: _____,

Dana L. Spaulding representing 506 Jefferson St., LLC

Owner of 506 Jefferson Street, Hoboken

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2017.

Notary Public: _____
(Signature of Notary Public)

APPLICATION AND
EXHIBITS



APPLICATION FOR ENCROACHMENT OF CITY RIGHT OF WAY

Work Site Address:

506 Jefferson Street, Hoboken, NJ 07030

Block: 68

Lot(s): 29

CITY OF HOBOKEN

Dawn Zimmer, Mayor

94 Washington Street
Hoboken, NJ 07030

Applicant: (If applicant is an LLC, a Corporate Disclosure Statement must be filed as an attachment to this document.)

506 Jefferson St, LLC

Owner (if other than Applicant):

Address:

1125 Maxwell Lane, #304, Hoboken, NJ 07030

Address:

Date Received:

Dec 20, 2016

Phone: 952.288.5856

e-mail: dana.l.spaulding@gmail.com

Phone:

e-mail:

- A. Does the proposed work increase an existing encroachment of the public right-of-way: Yes No
- B. The proposed right-of-way improvements are:
1. Stand-alone (not associated with other work) 2. Part of a new construction project. 3. Part of a renovation project.
- C. The following document must be submitted for consideration (a written request to waive any of these must be submitted separately):
- 1. Property survey or site plan showing existing conditions, easements, deed restrictions and covenants (where applicable).
 - 2. Photographs of the existing ROW condition.
 - 3. Architectural drawings including the following details:
 - a. A scale depiction of the existing conditions (or pre-construction condition if construction has already commenced) showing clear, legible dimensions and all existing ROW appurtenances (i.e. street signs, telephone poles, hydrants).
 - b. A scale depiction of what is proposed by the applicant, including clear, legible dimensions of each encroaching element including, but not limited to, stoops, areaways, planting beds, window bays, canopies, bike racks, benches, etc.
 - c. The path of pedestrian egress must be clearly shown and legibly marked with width dimensions at widest and narrowest points.
 - 4. Architectural renderings of the proposed building and street frontage; new construction and substantial reconstruction projects only.
 - 5. Metes and bounds description of the proposed area of encroachment.
 - 6. Resolutions of prior approval from Planning Board, Zoning Board of Adjustment or Historic Preservation Commission (where applicable).

D. Provide a written description of the proposed right-of-way improvements including the purpose of the improvements, the materials to be used, what stormwater detention measures are to be incorporated, and/or any other such detail that will aid the City Council in making their decision.

Two new duplex townhomes are being built on the lot of a former one story commercial structure. Lot is located in flood zone, well below the flood plain. New stairs with brownstone finish, bluestone treads and steel handrails are proposed to enter the first floor (above the flood plain). A new tree is proposed to provide shade and greenery to a building lot without landscaping. The existing concrete sidewalk will be replaced with bluestone, sloped to drain to the street.

E. Describe, in as much detail as possible, any public benefit that may be derived from the proposed improvements:

New stairs to provide access to first floor (required to be above Design Flood Elevation). Curb appeal is greatly increased. New landscaping to provide shade at sidewalk. New sidewalk.

12/20/2016

Applicant's signature

Date

FORM No: H.ROW.5.17.16

RESOLUTION OF APPROVAL

APPLICATION OF 506 JEFFERSON, LLC

IN THE MATTER OF : ZONING BOARD OF ADJUSTMENT
506 JEFFERSON, LLC : CITY OF HOBOKEN
: BLOCK 68, LOT 29
: 506 JEFFERSON STEET

WHEREAS, 506 Jefferson, LLC has requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to remove the existing buildings on the property and construct a new 5-story residential building with two (2) duplex units on the property located at Block 68, Lot 29 on the tax map of the City of Hoboken, being commonly known as 506 Jefferson Street, Hoboken, New Jersey and said premises being in the R-2 Zone; and

WHEREAS, the Board held a public hearing on said application on October 27, 2015; and

WHEREAS, the applicant has provided adequate notice of the application and the hearing in accordance with N.J.S.A. 40:55D-12; and

WHEREAS, the applicant was represented by Counsel, Robert C. Matule, Esquire; and

WHEREAS, the Board has heard the testimony and evidence presented by the applicant, and has received no comments from the public.

NOW, THEREFORE BE IT RESOLVED, that the Board of Adjustment of the City of Hoboken, County of Hudson and State of New Jersey on the 27th day of October, 2015, made the following findings of fact:

1. The Board found the application complete.
2. According to the application, the applicant is seeking the following variances:
 - A. For a building height of 43.11 feet, whereas 40 feet is the maximum permitted.

3. Based upon the comments of applicant's Attorney, Robert C. Matule, Esquire, the Board heard the following:
 - A. The applicant is proposing to construct a new two-family house.
 - B. The proposed rear balcony will have 6 foot high privacy screens on the north and south ends.
 - C. The architect's plans to be submitted have been revised to address the comments in the Board Engineer and Planner's letters.
 - D. The applicant has agreed to eliminate the rear balcony from the plans to bring the proposed new building's lot coverage into conformity.
 - E. The existing structures on the property are non-conforming structures, and eliminating them to create a new two-family house will benefit the community.

4. Based upon the sworn and qualified testimony of the applicant's Architect, Jensen C. Vasil AIA, the Board made the following findings of fact:
 - A. The lot for the proposed new home is 25 feet by 100 feet.
 - B. There are two existing structures on the lot; a one-story structure, which was Diane's Diner, and a two-story structure which was a residence.
 - C. There are many four and five-story apartment buildings in the surrounding neighborhood.
 - D. Directly across from the proposed home, there is a six-story mixed-use predominantly residential building, with ground floor commercial space.
 - E. The proposed new structure will be a five-story building, with first floor storage and building access and four residential floors above.
 - F. Due to flood plain regulations, the first living quarter will be 14 feet above sea level, NAVD.

- G. The proposed new building will have two duplex units. The parlor levels will be a foot taller than the sleeping levels.
- H. The front yard will be gated with a street tree and a large brick stoop for parlor floor access.
- I. The main entry will be by means of a common stair. The common stair will serve both units.
- J. The rear yard will have pervious pavers, stepping stones and a gravel base, a planter bed at the north lot line and planter beds at the rear and west wall, and a small seating area with pervious pavers at the rear, with a bluestone clad privacy wall in the back.
- K. There will be a stormwater detention tank that will be built in the center of the back wall in the rear yard.
- L. Although the middle portion of the rear yard will have synthetic grass; it has a high percolation rate and is completely impervious.
- M. The proposed home will be 25 feet by 60 feet.
- N. The proposed rear yard will be deeded to the lower unit, and the proposed roof deck will be deeded to the upper unit.
- O. There will be a sedum based green roof, which will cover the area unoccupied by either the roof deck or the mechanical equipment, at 55.9% of the roof.
- P. The front elevation of the proposed new structure will have a standard red brick masonry façade with limestone colored cast stone quoins.
- Q. Above the windows on the upper level of the proposed building, there will be charcoal gray cross headers of crown material. The windows will go all the way to the floor; however, the sleeping quarters will have casement windows.
- R. There will be a cast stone water table between the basement level and the first parlor level. In between that, there will be a Hardie Panel panel system.

- S. The basement level will have a brownstone finish.
- T. The rear of the building will have brick piers on either side and will be brick at the base.
- U. There will be a stairway, not more than 3 feet wide, coming down from the first residential floor.
- V. There will be a lobby, mail and package room, storage rooms, trash and recycling containers and elevator access in the basement level. The first set of doors to this level will remain open and the second set of doors will be locked for residential use only.
- W. The proposed elevator will be primarily for parlor floor access to the upper level duplex unit, as the lower level duplex unit will have main entry access from the proposed large stoop.
- X. The rear yard will be 40 feet from the rear building.
- Y. The proposed entry to the basement level will be underneath the stoop, hidden by the stairs that access the proposed lower level duplex unit.
- Z. The wall in the existing crawl space will be removed, and flood vents will be installed in this area to allow for water to flow through in times of flooding.
- AA. The width of the walkway that leads to the basement door will be 3 feet.
- BB. The adjacent buildings, 512 and 514 Jefferson Street, are virtually the same height as the proposed building with the same stoop heights.
- CC. The proposed stoop will extend out 7 feet, and will be 15 feet from the front line to the sidewalk. The street tree will be located within that 7 foot area.

5. Based upon the sworn and qualified testimony of the applicant's Professional Planner, Kenneth Ochab, P.P., the Board made the following findings of fact:
 - A. The existing properties on the lot for the proposed new building are nonconforming structures.
 - B. The proposed new building will be a conforming structure in terms of the yard requirements and density.
 - C. It is beneficial to remove the existing retail use on the property, as it is currently the only retail on this particular block front, inconsistent with the surrounding residential properties.
 - D. There will be no negative impact on the properties surrounding the proposed new building, as they are four and five-story buildings, consistent with what is being proposed.
 - E. The purpose of the building height for the proposed new building is to mirror the brownstone height design, which calls for higher ceiling heights and two levels.
6. The Board found the proposed new two-family home will be architecturally attractive, and will maintain the brownstone character on the block.
7. The Board appreciated the applicant's cooperation in amending their plans to eliminate the rear balcony, thereby bringing lot coverage into conformity.
8. The Board concluded that eliminating the existing nonconforming structures and constructing this new, conforming structure will be attractive housing with an efficient stormwater detention system and will generally improve the housing stock of Hoboken.
9. There are no substantial negative impacts arising from this proposal and will not impinge on the light, air, or privacy of the surrounding property owners.
10. The benefits of this proposal outweigh its detriments.

CONCLUSIONS OF LAW:

WHEREAS, the Board, after careful deliberation, found that this application has met the requirements of N.J.S.A. 40:55D-70 (c)(2) because the Board found the removal of the existing nonconforming structures on the site and the construction of the proposed new 5-story two-family home to be a beneficial improvement to the site and surrounding neighborhood, which will be visually appealing with an effective stormwater detention system as described in N.J.S.A. 40-55D-2 (i) "To promote a desirable visual environment through creative development techniques and good civic design and arrangement;" and N.J.S.A. 40-55D-2 (b) "To secure from fire, flood, panic and other natural and man-made disasters;"

WHEREAS, the Board has determined that the relief sought can be granted without a substantial negative impact, provided all conditions of approval are satisfied or met; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the City of Hoboken.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the City of Hoboken, in the County of Hudson and State of New Jersey, on the 27th day of October 2015, upon a motion made by Antonio Grana and seconded by Owen McAnuff that the application of 506 Jefferson, LLC be granted, subject to the following terms and conditions:

1. The applicant shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of October 27, 2015.
2. The applicant shall provide all required Site Performance Bond and Inspection Fees in accordance with the Municipal Ordinance.
3. The applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; and the applicant shall comply with any requirements or conditions of such approvals or permits.
4. The applicant must comply with the Development Fee Ordinance of the City of Hoboken, if applicable, which

Ordinance is intended to generate revenue to facilitate the provision of affordable housing.

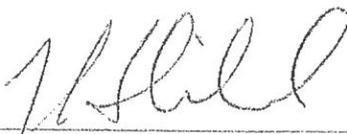
5. This approval is subject to the applicant's continuing obligation to ensure that the fees generated on this application by the Board's Planner, Engineer, and Attorney are fully paid prior to the issuance of a building permit and/or the issuance of the Certificate of Occupancy.
6. The Plan is to be amended to comply with the comments of the Flood Plain Administrator.
7. The applicant will comply with the letters of the Board's Planner and Engineer and will submit the revisions recently made to the Board's Planner and Engineer prior to memorialization.
8. The plan is to be amended to eliminate the balcony.
9. The existing buildings are to be removed as described to the Board at the time of the hearing.
10. If lot line windows have to be closed up, the applicant will be responsible for the cost of closing them up.
11. Publication of a notice of this decision will be published in one of the City's officially designated newspapers, at the cost of the applicant.

VOTE ON ROLL CALL:

IN FAVOR: Elliot Greene; Antonio Grana; Diane Murphy; Owen McAnuff;
Frank DeGrim; James Aibel

OPPOSED: None

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the applicant, Zoning Officer, and Tax Office of the City of Hoboken



James Aibel, Chairman
Hoboken Zoning Board of Adjustment

CERTIFICATION

It is hereby certified the attached is a true copy of the Resolution approved October 27, 2015, and duly adopted as to form by the Zoning Board at its regular meeting on November 30, 2015.



Patricia Carcone, Secretary
Hoboken Zoning Board of Adjustment

INDEX OF DRAWINGS

G-1	NOTES, INDEX, ABBREVIATIONS, AND, PROJECT OVERVIEW
A-1	PROPOSED SITE PLAN AND CITY METES AND BOUNDS
A-2	AREAWAY DEMOLITION AND CONSTRUCTION PLANS
A-3	PROPOSED AREAWAY SECTIONS PAVEMENT DETAILS
A-4	TYP. TREE PLANTING DETAIL AND PLUMBING RISER DIAG.

SCOPE OF WORK

- RENOVATION OF FRONT AREAWAY OF TWO FAMILY TOWN-HOUSE.

BUILDING & SITE DATA

ADDRESS: 506 JEFFERSON STREET, HOBOKEN, NJ 07030
 BLOCK: 68
 LOT: 29

CODE ANALYSIS

THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL CONSTRUCTION CODE, NJ EDITION, AS WELL AS ALL NJAC 5:32 CRITERIA.

USE AND CONSTRUCTION CLASSIFICATIONS

USE GROUPS:	R-3 (TWO-FAMILY)
GOVERNING MOST RESTRICTIVE	R-3 (TWO-FAMILY)
ZONING DISTRICT:	R-3
CONSTRUCTION TYPE:	3A

HEIGHT AND AREA LIMITATIONS: 4 STORIES / UNLIMITED S.F.
 (IBC 2015 TABLE 503)

SPRINKLERS / FIRE PROTECTION: **PROPOSED BUILDING WILL BE SPRINKLERED**

BUILDING CODE DATA

- IBC 2015 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION (N.J.A.C. 5:23-3.14)
- 2015 NATIONAL PLUMBING CODE, NJ EDITION

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE UNIFORM CONSTRUCTION CODE OF THE STATE OF NEW JERSEY (CURRENT EDITION), IBC CODE (CURRENT EDITION), & ALL RELATED CODES AND STANDARDS, AND THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION. ALL STRUCTURAL, ELECTRICAL, AND MECHANICAL WORK SHALL COMPLY WITH THE GOVERNING CODES AS ADMINISTERED BY THE LOCAL BUILDING OFFICIALS & SHALL BE CONSIDERED AS PART OF THE CONSTRUCTION DOCUMENTS.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHOWN, CALLED FOR AND / OR REASONABLY IMPLIED, UNLESS OTHERWISE AGREED TO (IN WRITING) BY THE OWNER.

GENERAL NOTES

3. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL APPLICATIONS, PERMITS, TESTS, INSPECTIONS, APPROVALS, & CERTIFICATIONS FROM ALL LOCAL, COUNTY, STATE, & FEDERAL AGENCIES HAVING JURISDICTION.

4. PLUMBING WORK WHERE REQUIRED SHALL BE DESIGN-BUILD BY THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. ALL WORK SHALL MEET OR EXCEED STANDARD RESIDENTIAL CRITERIA FOR SIMILAR INSTALLATIONS (UNLESS OTHERWISE NOTED TO MEET A MORE STRINGENT CRITERIA) AND SHALL BE PERFORMED IN COMPLIANCE WITH GENERAL NOTES.

5. ALL CONTRACTORS SHALL REVIEW AND COORDINATE THE PLANS AND SPECIFICATIONS FOR THE PROPOSED WORK WITH THE EXISTING BUILDING, UTILITIES, AND FIELD CONDITIONS AND SHALL REPORT ANY AND ALL DISCREPANCIES AND INTERFERENCES TO THE ARCHITECT (IN WRITING) PRIOR TO COMMENCING WORK AND ORDERING MATERIALS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND CORRECT FIT OF THEIR WORK WITH THAT OF ADJACENT TRADES.

6. MAINTAIN ALL UTILITIES IN FUNCTION ORDER, WATER AND WEATHER TIGHTNESS OF ALL WORK AREAS, ACCESS TO AND SECURITY OF THE PREMISES, JOB SITE SAFETY AND PROVIDE AND MAINTAIN FIRE EXTINGUISHERS DURING THE COURSE OF CONSTRUCTION.

7. ALTERNATE PROPOSALS FOR DETAILS OF CONSTRUCTION, DIFFERENT, PRODUCT MANUFACTURERS, AND ASSEMBLIES MAY BE CONSIDERED WHEN SPECIFICALLY BROUGHT TO THE ATTENTION OF THE ARCHITECT (IN WRITING) ON A TIMELY BASIS WHICH WOULD NOT DELAY THE PROGRESS OF WORK.

8. ALL CONTRACTORS SHALL GUARANTEE THEIR WORK (IN WRITING) FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE (U.N.O.)

9. ALL CONTRACTORS SHALL PROVIDE MANUFACTURERS GUARANTEES, OPERATION AND MAINTENANCE PROCEDURES (I.E. HANDS ON INSTRUCTION) FOR ALL MATERIALS AND EQUIPMENT, FIXTURES, AND DEVICES.

10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, AND JOB SITE SAFETY AND SHALL COORDINATE THE SAME WITH OWNER AND ALL ADJACENT TRADES. THE GENERAL CONTRACTOR SHALL SUPERVISE ALL WORK AND SHALL ASSURE THAT ALL DESIGN CONDITIONS ARE VERIFIED AND SATISFIED.

11. CHANGES TO THE PLANS AND / OR SPECIFICATIONS AND / OR THE USES THEREOF WHICH CAUSE ANY KIND OF DAMAGE TO PERSONS OR PROPERTY (DIRECTLY OR INDIRECTLY) SHALL BE THE RESPONSIBILITY OF THOSE PARTIES AUTHORIZING AND / OR UNDERTAKING SUCH CHANGES WHERE SUCH CHANGES HAVE NOT BEEN AUTHORIZED BY THE ARCHITECT. MATTERS NOT ADDRESSED BY THE PLANS AND SPECIFICATIONS SHALL BE WHEN ADDRESSED BY OTHERS, THE RESPONSIBILITY OF THOSE OTHERS.

12. LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK AND REPORT ALL INTERFERENCES OF PROPOSED WORK TO THE ARCHITECT. RELOCATE EXISTING TELEPHONE, ELECTRICAL, PLUMBING LINES, ETC. AS CONDITIONS WARRANT TO MAINTAIN AND PROVIDE COMPLETE FUNCTIONING SYSTEMS.

13. COORDINATE LOCATION OF MATERIAL STOCK PILES WITH ALL TRADES AND OWNER AND MAINTAIN OWNERS ACCESS.

14. ALL DEBRIS FROM DEMOLITION AND CONSTRUCTION WORK SHALL BE REMOVED FROM THE SITE ON A REGULAR BASIS BY THE GENERAL CONTRACTOR.

18. ALL PAINTING AND STAINING SHALL BE PERFORMED UNDER THIS CONTRACT AT AREAS OF NEW WORK (UNLESS OTHERWISE NOTED). ALL COLORS AND FINISHES SHALL BE AS SELECTED BY OWNER. SUBMIT SAMPLES FOR SELECTION BY OWNER.

19. THE DRAWINGS PREPARED BY THE ARCHITECT REPRESENT GENERAL DESIGN INTENT AND ARE NOT TO BE CONSTRUED - EXPLICITLY OR IMPLICITLY - TO REPRESENT ACTUAL AS-BUILT CONDITIONS OF ANY BUILDING. IN ACCORDANCE WITH FIELD CONDITIONS, TRADE PRACTICES, BUILDER PREFERENCES, MATERIAL AND EQUIPMENT SELECTIONS, OWNERS REQUIREMENTS, THE REQUIREMENTS OF UTILITY COMPANIES AND AGENCIES HAVING JURISDICTION AND ANY SUCH - LIKE CIRCUMSTANCES AND / OR CONDITIONS, THE OWNER MAY CHOOSE TO ALTER VARIOUS ELEMENTS OF THE BUILDING WHILE MAINTAINING THE GENERAL DESIGN INTENT OF THE DRAWINGS AND COMPLIANCE WITH CODES, STANDARDS, AND AGENCIES HAVING JURISDICTION. NO FUTURE OWNER OF THIS BUILDING SHALL RELY UPON THE ARCHITECTS DRAWINGS FOR ANY PURPOSE BEING AS BUILT CONDITIONS.

20. ALL NEW WORK SHALL INCLUDE ELEMENTS OF CONSTRUCTION SELECTED TO MATCH EXISTING ELEMENTS OF CONSTRUCTION (UNLESS OTHERWISE NOTED) USED IN SIMILAR CONDITIONS INCLUDING, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING (AS MAY BE APPLICABLE TO THIS PROJECT):

- DEMOLITION
- CARPENTRY, INSULATION, & DRYWALL
- PAINTING
- PLUMBING
- ELECTRICAL
- HEATING & AIR CONDITIONING
- MISC. ITEMS AS CALLED FOR ON THE PLANS

21. EACH CONTRACTOR SHALL REMOVE ALL MANNER OF EXISTING ELEMENTS (IN THEIR TRADE) THAT WOULD INTERFERE WITH THE PURPOSE OF WORK OF THEIR TRADE AND ADJACENT TRADES - AS SHOWN AND / OR REASONABLY IMPLIED. WHERE THESE ELEMENTS WHICH INTERFERE ARE ARE REQUIRED IN ORDER TO MAINTAIN THE EXISTING AND PROPER FUNCTION OF THE BUILDING UPON THE COMPLETION OF THE PROJECT, EACH CONTRACTOR SHALL (IN ITS OWN TRADE) RELOCATE AND / OR ALTER OR MAKE NEW THOSE ELEMENTS TO PROVIDE THE PROPER FUNCTION, AND SHALL DO SO IN COORDINATION WITH THE GENERAL CONTRACTOR AND ALL ADJACENT TRADES.

22. CONTRACTOR TO MAINTAIN LIABILITY INSURANCE OF SUFFICIENT AMOUNT AS AGREED UPON BY THE OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

23. NOTHING IN THESE DRAWINGS SHALL IMPOSE LIABILITY ON THE ARCHITECT / ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES, OR DAMAGES ARISING FROM OR IN ANY MANNER RELATED TO THE EXPOSURE OF THE HANDLING, MANUFACTURE, OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

24. CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF THE SAME. AT WHICH TIME THE APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE. METHOD AND COST OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.

G-1

OWNER:
506 JEFFERSON LLC
 1125 MAXWELL LANE, #304
 HOBOKEN, NJ 07030

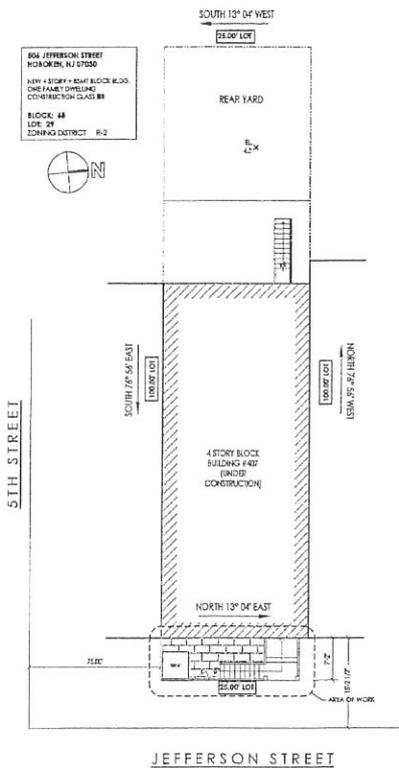
PROJECT
**NEW AREAWAY AND
 STAIRS IN PUBLIC R.O.W.**

PREPARED BY:
JENSEN C. VASIL ARCHITECT P.C.
 206 12TH STREET
 HOBOKEN, NJ 07030
 201.820.1055 (F)
 201.221.7564 (H)

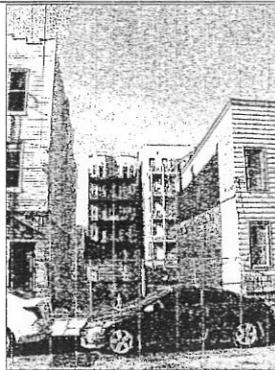
SIGNATURE + SEAL



506 JEFFERSON STREET
 HOBOKEN, NJ 07030
 NEW 4 STORY + 5TH BLOCK BLDG.
 ONE FAMILY DWELLING
 CONSTRUCTION CLASS B3
 BLOCK 44
 LIDE 24
 ZONING DISTRICT R-2



1 PROPOSED SITE PLAN
 N.T.S.



2 EXIST'G PHOTO
 N.T.S.

AREA CALCULATIONS

TOTAL LAND OF PRIVATE PROPERTY: 0 SF
 TOTAL LAND ON CITY PROPERTY: 380.21 SF

METES AND BOUNDS DESCRIPTION OF CITY PROPERTY AFFECTED

BEGINNING AT A POINT ON THE WEST SIDE OF JEFFERSON STREET 75.00' FEET NORTH OF THE CORNER FROM THE INTERSECTION FORMED BY THE NORTHERLY LINE OF FIFTH STREET AND THE WESTERLY SIDE OF JEFFERSON STREET; THENCE

1. 25.00' NORTH 13 DEGREES 04 MINUTES EAST; THENCE
2. 15.21' SOUTH 76 DEGREES 56 MINUTES EAST; THENCE
3. 25.00' SOUTH 13 DEGREES 04 MINUTES WEST; THENCE
4. 15.21' NORTH 76 DEGREES 56 MINUTES WEST TO A POINT AND PLACE OF BEGINNING;

TOTAL AREA OF 380.21 SQUARE FEET.

A-1

OWNER:
506 JEFFERSON LLC
 1125 MANVELL LANE #304
 HOBOKEN, NJ 07030

PROJECT
NEW AREAWAY AND STAIRS IN PUBLIC R.O.W.

PREPARED BY:
JENSEN C. VASIL ARCHITECT P.C.
 205 17TH STREET
 HOBOKEN, NJ 07030
 201 650 1055 (F)
 201 221 7566 (F)

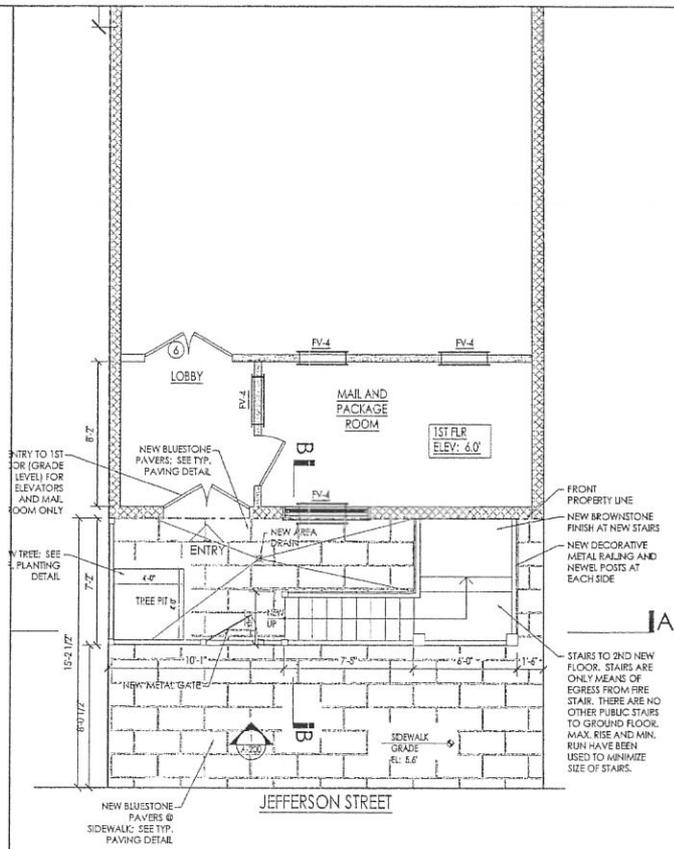
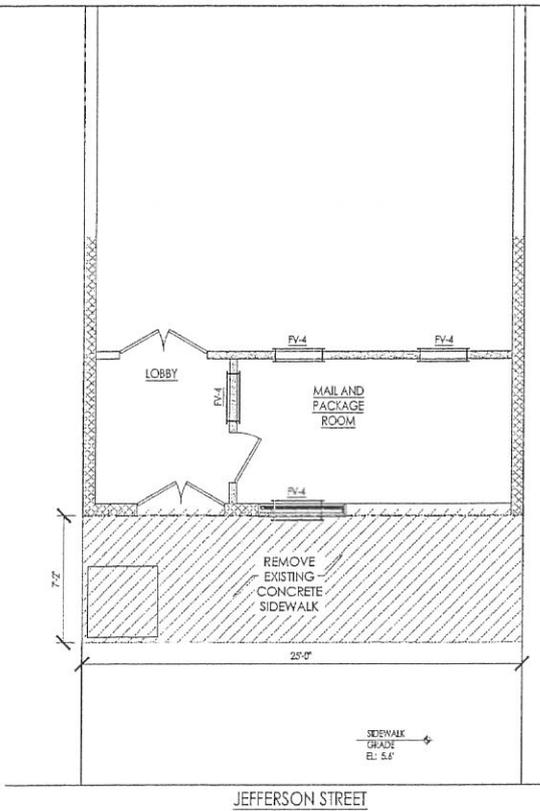
SIGNATURE + SEAL

OWNER:
506 JEFFERSON LLC
1125 MAXWELL LANE #304
ROBSONVILLE, NC 27088

PROJECT:
NEW AREAWAY AND
STAIRS IN PUBLIC R.O.W.

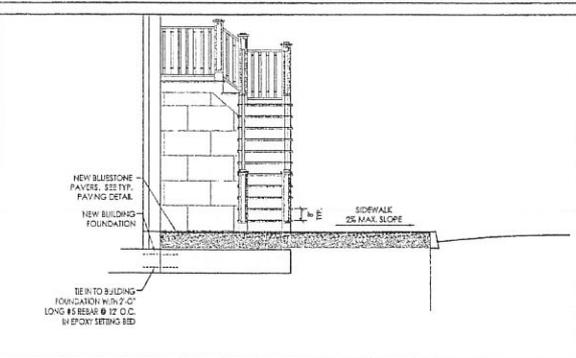
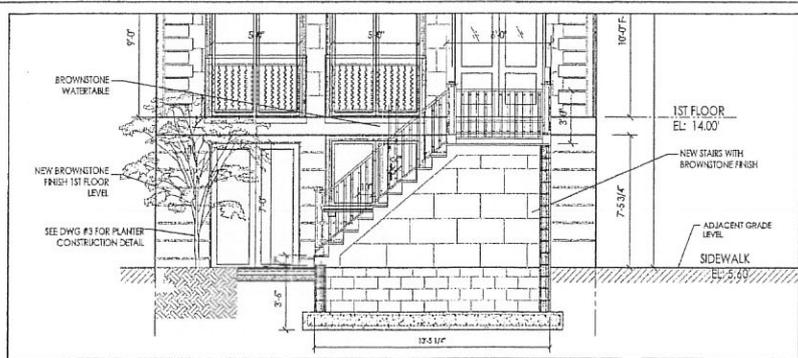
PREPARED BY:
JENSEN C. VASIL ARCHITECT P.C.
235 12TH STREET
ROBSONVILLE, NC 27088
(704) 820-1055 (F)
(704) 820-7566 (C)

SIGNATURE + SEAL



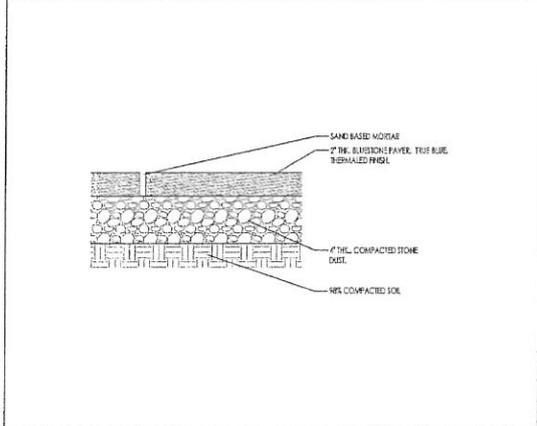
1 PUBLIC R.O.W. DEMOLITION PLAN
3/16" = 1'-0"

2 PUBLIC R.O.W. CONSTRUCTION PLAN
3/16" = 1'-0"



1 AREAWAY SECTION A-A
3/16" = 1'-0"

3 AREAWAY SECTION B-B
3/16" = 1'-0"



2 TYP. PAVING DETAIL
1/4" = 1'-0"

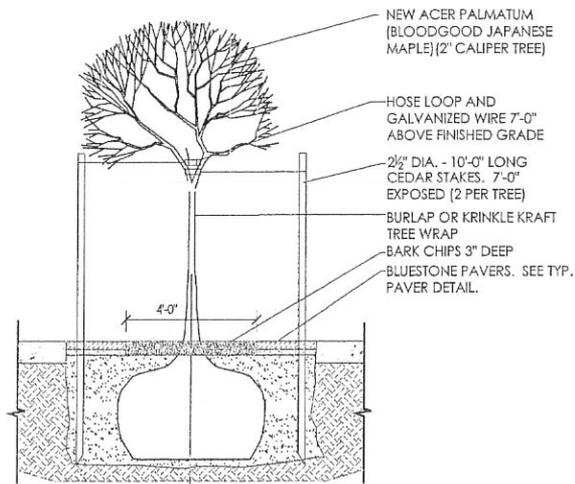
A-3

OWNER:
506 JEFFERSON LLC
1125 MAXWELL LANE # 304
HOBOKEN, NJ 07030

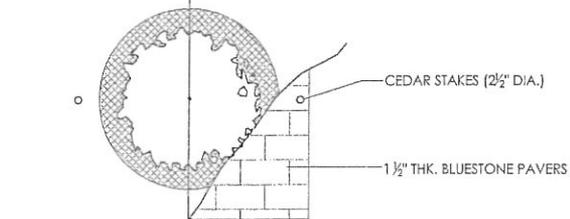
PROJECT
NEW AREAWAY AND STAIRS IN PUBLIC R.O.W.

PREPARED BY:
JENSEN C. VASIL ARCHITECT P.C.
2045 12TH STREET
HOBOKEN, NJ 07030
201.221.7566 (F)

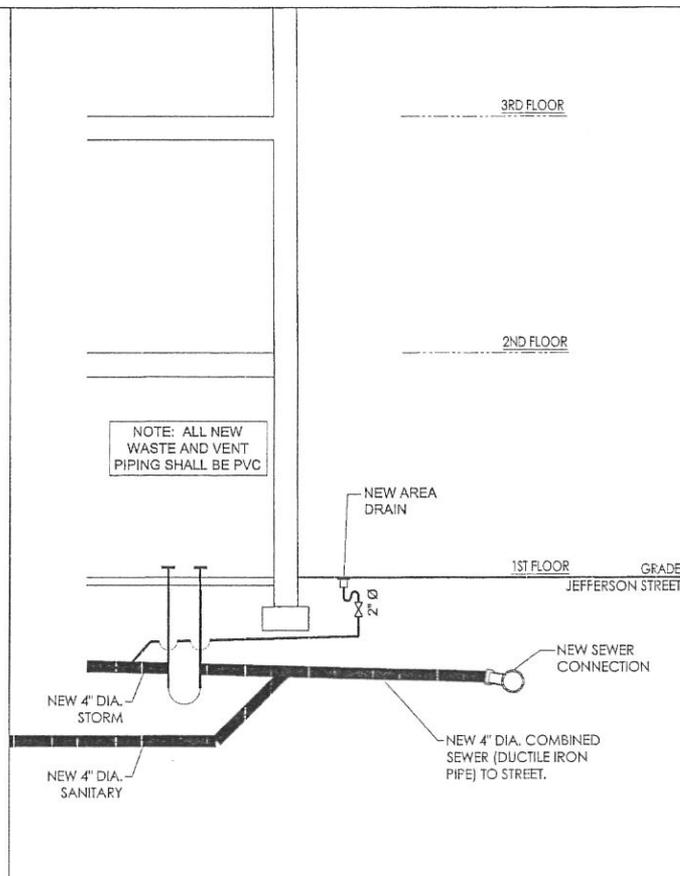
SIGNATURE + SEAL



SECTION VIEW



PLAN VIEW



2 PLUMBING RISER DIAGRAM
N.T.S.

1 TYP. TREE PLANTING DETAIL
N.T.S.

A-4

OWNER:
506 JEFFERSON LLC
1125 MAXWELL LANE #304
HOBOKEN, NJ 07030

PROJECT
NEW AREAWAY AND
STAIRS IN PUBLIC R.O.W.

PREPARED BY:
JENSEN C. VASIL ARCHITECT P.C.
205 17th STREET
HOBOKEN, NJ 07030
201 630 1045 (F)
201 221 7366 (T)

SIGNATURE + SEAL

P.L. CAULFIELD, JR.
N.J. LIC. NO. 18757

CAULFIELD ASSOCIATES, LLP.
TELEPHONE (201) 792-0445
FAX (201) 792-7714

JOSEPH T. CAULFIELD
N.J. LIC. NO. 37579

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

JOB NO.

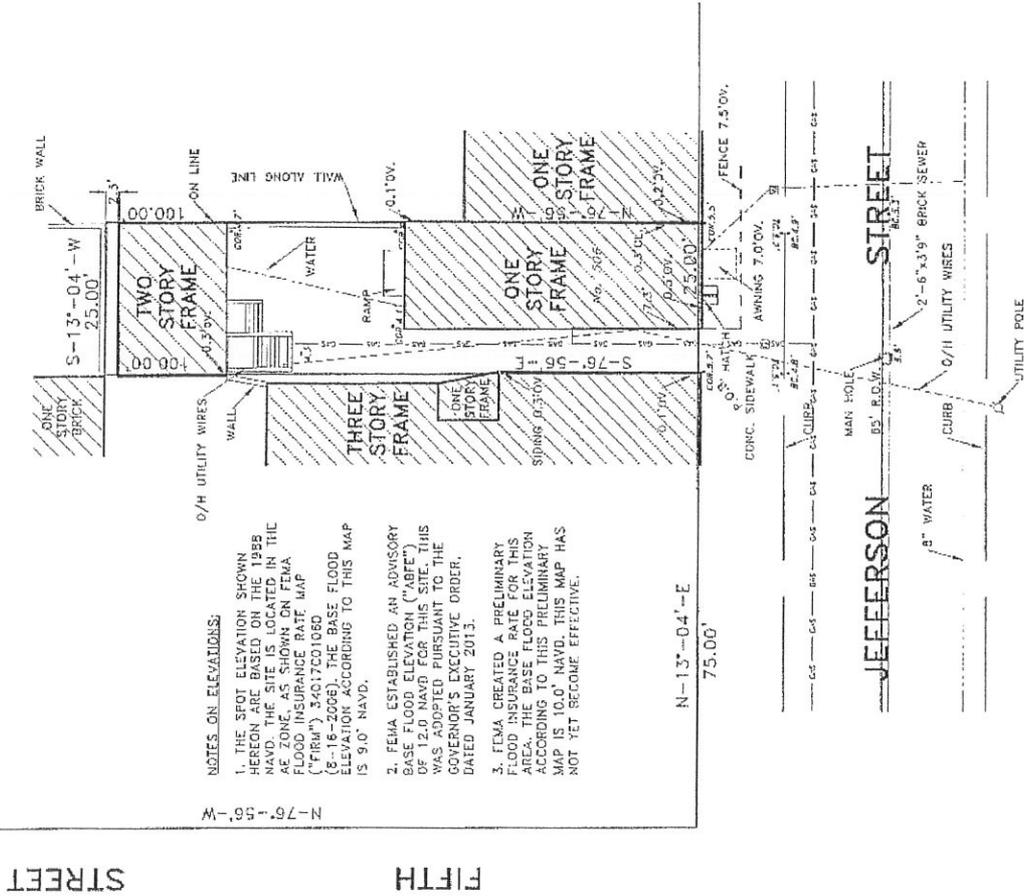
GENERAL NOTES:

ALL UTILITY LINES SHOWN HERE ON THIS PLAN WERE LOCATED PURSUANT MUNICIPAL RECORDS AND OBSERVABLE SURFACE CONDITIONS ONLY. THE ACTUAL LOCATION AND SIZE OF THESE LINES SHOULD BE CONFIRMED BY UTILITY PROVIDER.

THE AREA OF THE SITE IS 2,500.0 SQ. FT. (0.05 ACRES). THE SITE IS LOCATED IN A AE ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM).

NOTES ON ELEVATIONS:

1. THE SPOT ELEVATION SHOWN HEREON ARE BASED ON THE 1988 NAVD. THE SITE IS LOCATED IN THE AE ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP ("FIRM") 34017C0106D (6-16-2006). THE BASE FLOOD ELEVATION ACCORDING TO THIS MAP IS 9.0' NAVD.
2. FEMA ESTABLISHED AN ADVISORY BASE FLOOD ELEVATION ("ABFE") OF 12.0 NAVD FOR THIS SITE. THIS WAS ADOPTED PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER, DATED JANUARY 2013.
3. FEMA CREATED A PRELIMINARY FLOOD INSURANCE RATE FOR THIS AREA. THE SPOT ELEVATION ACCORDING TO THIS PRELIMINARY MAP IS 10.0' NAVD. THIS MAP HAS NOT YET BECOME EFFECTIVE.



SURVEY OF PROPERTY
506 JEFFERSON STREET
HOBOKEN, HUDSON CO., N.J.

LOCATED AT

BLOCK 58
LOT 29
DATE DECEMBER 19, 2014
SCALE 1 INCH = 20 FEET

A written "Waiver and Direction Not to Sui
Confer Mortgages, Easements, or other
uses pertaining to P.L. 2003-10 (N.J.S.A. 17:27) and N.J.A.C. 17:27-11.6(a).
THIS SURVEY IS NOT TO BE USED AS A BASIS FOR ANY TRANSACTION, IF
IN SUBJECT TO THE FACTS REVEALED BY AN ACCURATE AND COMPLETE
TITLE SEARCH. THE PROFESSIONAL IS LIABLE ONLY TO THE HARBOR MASTER.

[Signature]
P. CAULFIELD, JR.

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	✓			
Peter Cunningham	✓			
Michael DeFusco	✓			
James Doyle	✓			
Tiffanie Fisher	✓			
David Mello	✓			
Ruben Ramos, Jr.	✓			
Michael Russo	✓			
President Jennifer Giattino				

APPROVED:



 STEPHEN D. MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO T&M ASSOCIATES TO CONDUCT AN HVAC CONTROLS CONDITION ASSESSMENT FOR THE MULTI SERVICE CENTER IN THE NOT TO EXCEED AMOUNT OF \$12,500.00 FOR A PERIOD OF ONE (1) YEAR TO EXPIRE ON JANUARY 18, 2018

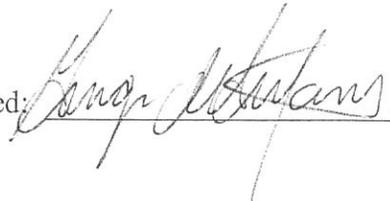
AMOUNT TO BE CERTIFIED:

\$12,500.00

ACCOUNT NUMBER TO CERTIFY FROM: C-04-60-716-320

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$12,500.00 is available in the following appropriation: C-04-60-716-320; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2017; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed: , George DeStefano, CFO

Batch Id: GDS Batch Date: 01/18/17 Batch Type: Standard

Account No.	Type	Entry Description	Amount	Seq
Account Description				
C-04-60-716-320	Encumbrance	CFO CERT MEET 01/18/17 T&M ASSOCIATES	12,500.00	1
Z-420 SOFT COSTS SECTION 20 NON-FINANCE				

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
	c-04	0.00	0.00	0.00	0.00	0.00	12,500.00
Total of All Funds:		0.00	0.00	0.00	0.00	0.00	12,500.00

	Entries	Amount
Expenditures:	0	0.00
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	1	12,500.00
Total:	1	12,500.00

There are NO errors in this listing.

	Updated Entries	Updated Amount			
Reimbursements:	0	0.00			
Expenditures:	0	0.00			
Transfer In:	0	0.00			
Transfer Out:	0	0.00			
Cancel:	0	0.00			
Encumbrances:	1	12,500.00			
Batch: GDS	Updated Entries:	1	Updated Amount:	12,500.00	Ref Num: 4635



YOUR GOALS. OUR MISSION.

HOBKOH-16012

December 20, 2016

Via e-mail: lpellegrini@hobokennj.gov

Mr. Leo Pellegrini
Director of Health & Human Services
City of Hoboken
94 Washington Street
Hoboken, NJ 07030

**Re: Professional Services Proposal
Multi Service Center - HVAC Controls Condition Assessment**

Dear Mr. Pellegrini:

Per your request and our recent discussions, we are pleased to present this proposal for the assessment of the existing Trane Building Management System at the Hoboken Multi Service Center.

BACKGROUND AND UNDERSTANDING

In 2010 Boswell McClave Engineering designed the renovation to the existing HVAC and controls systems at the Multi Service Center. This included the replacement of the existing rooftop units with Trane variable air volume direct expansion (DX) and natural gas-fired units, the addition of Trane variable air volume (VAV) boxes to the air distribution system, the installation of Trane temperature sensors to control the various zones, and a Trane building management system (BMS). It is understood that following Hurricane Sandy in 2012, there was an extensive reconstruction of the interior of the building on the first floor, and during the demolition of existing walls, ceilings, and electrical wiring, components of the HVAC controls system were not repaired/replaced.

Based on this information, it is T&M's recommendation that the condition of the existing BMS be assessed. Our intent is to determine the extent to which the system is functional and what components are in need of replacement.

More specifically, we will provide the following services.

SCOPE OF SERVICES:

Phase I – Building Management System Assessment

1. We will review the existing Boswell McClave design drawings provided by the City to gain an understanding of the building systems, and the intended sequence of operation.
2. We have included two days of our mechanical engineer's time and a day of our electrical engineer's time to conduct site visits to document existing equipment, controls, and associated electrical devices.



- a. It is anticipated that an initial survey will be completed by our mechanical and electrical engineers to verify the accuracy of the Boswell McClave design drawings with actual installed conditions, and evaluate what components appear to non-operational.
 - b. Following our initial survey, it is anticipated that the services of a Trane-certified technician may be requested to assist with a follow-up investigation. The City's Electrical on-call contractor may also be asked to assist in order to identify the conditions. This proposal is based on the City providing these contractors as may be required. It is anticipated that these costs would be borne by the City.
3. We will recommend a course of action for repair or replacement to the front end Building Management System (BMS) and/or related control devices, electrical devices, etc. and document our findings in a letter format.
 4. We will have a meeting with City representatives to review the results of the HVAC Controls Condition Assessment.

ASSUMPTION

We do not anticipate any prolonged shutdown of the equipment; however, temporary shutdown may be required during our walk-through with the Trane-certified technician. Scheduling of this walk-through will be coordinated with City personnel and permission will be requested prior to performing a shutdown.

EXCLUSIONS

This proposal is limited to the tasks identified herein. All work outside the scope mentioned above is specifically excluded including work outside of the building areas described above. The following exclusions also apply:

1. Services related to the redesign of the controls system;
2. Hazardous Material Investigation/Mitigation Services; and
3. Commissioning Services

Note that should these services be requested, we would be pleased to provide them as additional services for either lump sum fees or on a time and material basis in accordance with our team's Schedule of Billing Rate

ITEMS TO BE PROVIDED BY THE CITY

1. Access to site, as and when required.
2. Services of the City's on-call Electrical Contractor, facilities personnel, and Trane-certified technician as may be requested and approved by the City.
3. Any available Design Drawings and Shop Drawing/As-Built information related to the Multi Service Center.



SCHEDULE

T&M Associates will provide the summary letter within four (4) weeks of receipt of written authorization from the City, assuming that other parties are available to assist as/when necessary.

SCHEDULE OF FEES

The actual effort to complete the noted services will vary depending upon the conditions identified during our investigation and the availability of supporting information. Therefore, the professional services in the Scope of Services will be compensated by an amount determined using the hourly billing rate for each title multiplied by the time expended, plus direct expenses at cost in accordance with our approved rate schedule with the City, not to exceed **\$12,500** without your prior written authorization. It is understood that the actual effort may be more or less than this amount.

We thank you for the opportunity to submit this proposal, and we look forward to working you on this project. Should you have any questions or require additional information, please do not hesitate to contact me at 908-217-2471 or pbondar@tandmassociates.com.

Very truly yours,

T&M ASSOCIATES

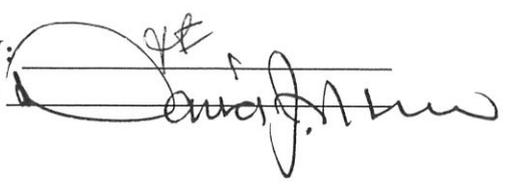
PETER BONDAR, P.E.
PRINCIPAL ENGINEER

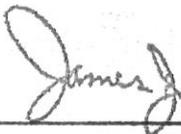
Cc: Stephen Marks, Business Administrator
Don Dizuzio, T&M Associates
Lou Tedesco, T&M Associates
M. Elaine Dasti, T&M Associates

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON:

cc 1

INTRODUCED BY:
SECONDED BY:





CITY CLERK
CITY OF HOBOKEN
RESOLUTION NO.: _____

**RESOLUTION AWARDING CONTRACTS FOR MUNICIPAL
PROSECUTORS FOR THE TERM JANUARY 18, 2017 THROUGH
DECEMBER 31, 2017 IN THE TOTAL AMOUNT OF \$65,000.00**

WHEREAS, in accordance with N.J.S.A. 2B:25-4, each municipal court in the State of New Jersey shall have at least one (1) attorney acting as municipal prosecutor appointed by the governing body; and,

WHEREAS, the City issued a Request for Proposals (No. 16-13) seeking proposals from qualified individuals to act as Municipal Prosecutor(s) for the City of Hoboken, in compliance with the process for awarding a professional service contract pursuant to Hoboken Code §20A; and,

WHEREAS, the City received three (3) responsive proposals from:

1. Donna Russo, Esq.
2. Benjamin Choi, Esq.
3. Steven Hummell, Esq.

WHEREAS, the City's review team evaluated the proposals and has determined that Benjamin Choi, Esq.; Steven Hummell, Esq.; and Donna Russo, Esq. are qualified to provide effective and efficient legal services, cost and other factors considered; and,

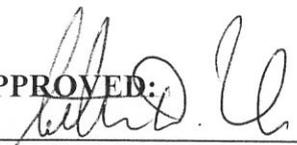
WHEREAS, the Administration recommends awarding contracts to Benjamin Choi, Esq.; Donna Russo, Esq.; and Steven Hummell, Esq. to act as Assistant Municipal Prosecutors for the City of Hoboken.

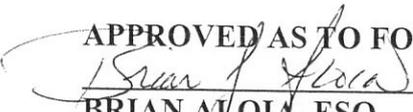
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken, that contracts shall be awarded to the following individuals as Assistant Municipal Prosecutors for the City of Hoboken, for the period of January 18, 2017 through December 31, 2017:

1. Donna Russo, Esq.
2. Benjamin Choi, Esq.
3. Steven Hummell, Esq.

BE IT FURTHER RESOLVED, that in the aggregate, the prosecutors' (as listed above) contracts shall not exceed \$65,000.00.

Meeting date: January 18, 2017

APPROVED: 
STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM: 
BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	//			
President Jennifer Giattino	/			

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AWARDING CONTRACTS FOR MUNICIPAL PROSECUTORS FOR THE TERM JANUARY 18, 2017 THROUGH DECEMBER 31, 2017 IN THE TOTAL AMOUNT OF \$65,000.00

AMOUNT TO BE CERTIFIED:

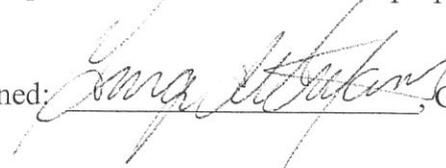
\$65,000.00

ACCOUNT NUMBER TO CERTIFY FROM:

7-01-25-275-030

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$65,000.00 is available in the following appropriation: 7-01-25-275-030 from the CY2017 temporary appropriation; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2017 temporary appropriation; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed: , George DeStefano, CFO

Batch Id: GDS Batch Date: 01/18/17 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Seq
7-01-25-275-030 Municipal Prosecutor Legal & Audit	Encumbrance	CFO Cert meet 01/18/2017 out to bid	65,000.00	1

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
CURRENT FUND	7-01	0.00	0.00	0.00	0.00	0.00	65,000.00
Total of All Funds:		0.00	0.00	0.00	0.00	0.00	65,000.00

	Entries	Amount
Expenditures:	0	0.00
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	1	65,000.00
Total:	1	65,000.00

There are NO errors in this listing.

	Updated Entries	Updated Amount
Reimbursements:	0	0.00
Expenditures:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrances:	1	65,000.00

Batch: GDS Updated Entries: 1 Updated Amount: 65,000.00 Ref Num: 4637

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: JAN 18 2017

CC2

INTRODUCED BY: _____
SECONDED BY: _____

CITY OF HOBOKEN
RESOLUTION NO.: _____

**RESOLUTION TO AWARD A CONTRACT TO WEINER LESNIAK FOR
LEGAL SERVICES- HISTORIC PRESERVATION BOARD ATTORNEY
IN THE AMOUNT OF FIFTEEN THOUSAND DOLLARS (\$15,000.00)
FOR THE TERM JANUARY 18, 2017 THROUGH DECEMBER 31, 2017**

WHEREAS, service to the City as Special Legal Counsel- Historic Preservation Board Attorney is a professional service as defined by N.J.S.A. 40A:11-1 et seq.; and,

WHEREAS, the City of Hoboken issued Request for Proposals 16-14 seeking a qualified attorney to serve as counsel for the Historic Preservation Board; and,

WHEREAS, one (1) proposal was received, from Weiner Lesniak; and,

WHEREAS, the evaluation committee has determined that the proposal submitted by Weiner Lesniak demonstrates that they are qualified to provide effective and efficient legal services to the City; and,

WHEREAS, the Administration recommends awarding a contract to Weiner Lesniak for legal services as counsel for the Historic Preservation Board, for the term of January 18, 2017 through December 31, 2017, in the amount of \$15,000.00.

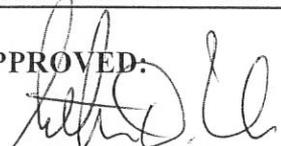
NOW THEREFORE, BE IT RESOLVED, that a contract is hereby awarded to Weiner Lesniak to represent the City as Special Legal Counsel- Historic Preservation Board Attorney for a term to commence January 18, 2017 and expire December 31, 2017, for a total not to exceed amount of **Fifteen Thousand Dollars (\$15,000.00)**; and:

1. The award of this contract is subject to finalization of the contract terms.
2. Any change orders which shall become necessary shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.
3. The Council hereby authorizes the Mayor, or her designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
4. The mayor, or her designee, is hereby authorized to execute an agreement as outlined herein.

Meeting date: January 18, 2017

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino				

APPROVED:



 STEPHEN D. MARKS
 BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



 BRIAN ALOIA, ESQ.
 CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION TO AWARD A CONTRACT TO WEINER LESNIAK FOR LEGAL SERVICES- HISTORIC PRESERVATION BOARD ATTORNEY IN THE AMOUNT OF FIFTEEN THOUSAND DOLLARS (\$15,000.00) FOR THE TERM JANUARY 18, 2017 THROUGH DECEMBER 31, 2017

AMOUNT TO BE CERTIFIED:

\$15,000.00

ACCOUNT NUMBER TO CERTIFY FROM:

7-01-20-175-021

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$15,000.00 is available in the following appropriation: 7-01-20-175-021 from the CY2017 temporary appropriation; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2017 temporary appropriation; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed: , George DeStefano, CFO

Batch Id: GDS Batch Date: 01/18/17 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Seq
7-01-20-175-021 Office Supplies/HISTORIC OE	Encumbrance	CFO Cert for meet 01/18/2017 Wiener Lesn	15,000.00	1

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
CURRENT FUND	7-01	0.00	0.00	0.00	0.00	0.00	15,000.00
Total of All Funds:		0.00	0.00	0.00	0.00	0.00	15,000.00

	Entries	Amount
Expenditures:	0	0.00
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	1	15,000.00
Total:	1	15,000.00

There are NO errors in this listing.

	Updated Entries	Updated Amount			
Reimbursements:	0	0.00			
Expenditures:	0	0.00			
Transfer In:	0	0.00			
Transfer Out:	0	0.00			
Cancel:	0	0.00			
Encumbrances:	1	15,000.00			
Batch: GDS	Updated Entries:	1	Updated Amount:	15,000.00	Ref Num: 4636

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON:

EZ

JAN 18 2017

James J. Sarina

INTRODUCED BY: *R. Ramo*

SECONDED BY: *Andrew M...*

CITY OF HOBOKEN
CITY CLERK RESOLUTION NO. _____

**RESOLUTION AWARDING A CONTRACT TO JAROFF DESIGN FOR
THE CONSTRUCTION OF THE 9/11 MEMORIAL**

WHEREAS, the following bid was received for the construction of the 9/11 Memorial for the City of Hoboken, as specified in Bid Number 16-28:

Bidder	Total Base Bid
Jaroff Custom Entrys, Inc. d/b/a Jaroff Design	\$1,288,350.00

WHEREAS, pursuant to the attached recommendation of Turner Construction Company, the City wishes to contract for the construction services specified in Bid No. 16-28 with Jaroff Design in the amount of **\$1,288,350.00**.

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

- A. A contract is hereby awarded to Jaroff Custom Entrys, Inc. d/b/a Jaroff Design, Inc. in the total amount of \$1,288,350.00 for the construction of the 9/11 Memorial, in accordance with the specifications as set forth in Bid No. 16-28.
- B. If the contract, as provided by the City of Hoboken, is not executed by the vendor within 21 days of execution of this award, the City may cancel this award and rebid the project.
- C. The contract shall be in accordance with the terms of the specifications and the vendor's corresponding bid proposal documents. The City rejects all exceptions submitted by the bidder and the City shall review same to determine if any are acceptable and all approved exceptions will be identified in the contract executed between the parties.
- D. Any change orders required shall be subject to formal City Council authorization, and the City shall not be held liable for any amounts above the within contracted amounts unless/until same is authorized and appropriated by formal resolution of the City Council.
- E. The Mayor or her agent is hereby authorized to enter into an Agreement with the vendor for said purchase and sale.
- F. This resolution shall take effect immediately upon passage.

Meeting date: January 18, 2017

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	✓			
Peter Cunningham	✓			
Michael DeFusco	✓			
James Doyle	✓			
Tiffanie Fisher	✓			
David Mello	✓			
Ruben Ramos, Jr.	✓			
Michael Russo	✓			
President Jennifer Giattino	✓			

APPROVED:



STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AWARDING A CONTRACT TO JAROFF DESIGN FOR THE CONSTRUCTION OF THE 9/11 MEMORIAL

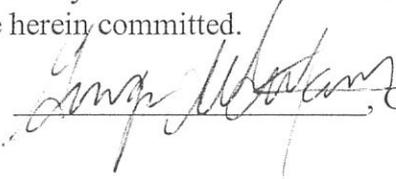
AMOUNT TO BE CERTIFIED:

\$1,288,350.00

ACCOUNT NUMBER TO CERTIFY FROM: C-04-60-716-311

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$1,288,350.00 is available in the following appropriation: C-04-60-716-311 and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2017; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed: , George DeStefano, CFO

January 18, 2017
02:03 PM

CITY OF HOBOKEN
Budget Entry Verification Listing

Page No: 1

Batch Id: GDS Batch Date: 01/18/17 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Seq
C-04-60-716-311 Z-420 RENOVATIONS CITY BUILDINGS	Encumbrance	CFO Cert meet 01/18/17 Jaroff Design	1,288,350.00	1

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
	C-04	0.00	0.00	0.00	0.00	0.00	1,288,350.00
Total of All Funds:		0.00	0.00	0.00	0.00	0.00	1,288,350.00

	Entries	Amount
Expenditures:	0	0.00
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	1	1,288,350.00
Total:	1	1,288,350.00

There are NO errors in this listing.

	Updated Entries	Updated Amount
Reimbursements:	0	0.00
Expenditures:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrances:	1	1,288,350.00

Batch: GDS Updated Entries: 1 Updated Amount: 1,288,350.00 Ref Num: 4634



Turner Construction Company
200 Franklin Square Drive
Fourth Floor
Somerset, New Jersey 08873
phone: 732-627-8300
fax: 732-356-5540

January 13, 2017

City of Hoboken
Department of Health & Human Services
94 Washington Street
Hoboken, New Jersey 07030

Attention: Mr. Leo Pellegrini, Director of Human Services

Director Pellegrini,

I have reviewed the bids received and opened on 1/10/17 upon completion of the bid process and offer the following recommendation for Jaroff Design:

City of Hoboken to amend Jaroff Design exclusions to include Turner Construction Company's comments provided in the attached eight (8) pages.

City of Hoboken to either accept or reject the following two (2) items.

Item 1:

Jaroff Design has advised that Liquidated Damages would not be acceptable unless the following terms were met. Although Turner Construction Company agrees with the importance of Liquidated Damages, we are noting the following items to be either accepted or rejected by the City of Hoboken as acceptable reasons Liquidated Damages would not apply:

- 1) Key dates on attached schedule are not met by the City of Hoboken.
- 2) Unreasonable Event / Extreme Circumstance out of Jaroff Design's control occur.
- 3) Glass Failure and/or Breakage Occurs (If glass breakage were to occur, the City of Hoboken would need to allow Jaroff Design to utilize a temporary replacement piece of glass until the new glass could be procured.)
- 4) Liquidated Damages effective starting 9/2/17.

Item 2:

Accidental Breakage of Glass During Installation - Given the fact Jaroff Design did not procure the glass and that replacement glass is not readily available and a very limited supply of glass is on hand, the City of Hoboken would need to allow Jaroff Design to utilize a temporary replacement piece of glass until the new glass could be procured in the event glass breakage were to occur.

Next critical steps will be for the City of Hoboken to assemble the remaining Site/Concrete/Site Electric bid package (need to clearly identify all items to be included with exception of metal and glass as well as a few other miscellaneous items noted in attached) as well as to coordinate Owner/Architect/Subcontractors to ensure all necessary actions are clearly identified, dates set, material procurement and fabrication being monitored and daily progress managed and tracked from now until 9/11/17.

Please feel free to contact me should you have any questions.

Sincerely yours,

Turner Construction Company

Linda K. Corso
Regional Procurement Manager

F1

INTRODUCED BY: _____
SECONDED BY: _____

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

**RESOLUTION AWARDING A CONTRACT TO ACACIA FINANCIAL
GROUP, INC. IN AN AMOUNT NOT TO EXCEED \$40,000.00**

WHEREAS, the City of Hoboken pre-qualified Acacia Financial Group, Inc. to provide financial consulting services to the City for a term that expires on October 5, 2017; and,

WHEREAS, a proposal dated January 11, 2017, which is attached, was received from Acacia Financial Group wherein it agreed to conduct a wide range of financial consulting services for the City in an amount not to exceed \$40,000.00; and,

WHEREAS, the Administration recommends awarding a contract to Acacia Financial Group, Inc. in an amount not to exceed \$40,000.00 to expire on October 5, 2017.

NOW, THEREFORE, BE IT RESOLVED, that a contract is awarded to Acacia Financial Group, Inc. for financial consulting services in an amount not to exceed \$40,000.00 to expire on October 5, 2017; and,

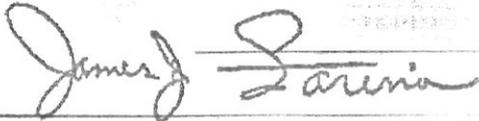
BE IT FURTHER RESOLVED that this resolution shall take effect immediately, subject to the following conditions:

1. The award of this contract is subject to finalization of the contract terms.
2. Any change orders which shall become necessary shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.
3. The Council hereby authorizes the Mayor, or her designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
4. The mayor, or her designee, is hereby authorized to execute an agreement as outlined herein with:

Acacia Financial Group, Inc.
601 Route 73 North, Suite 206
Marlton, NJ 08053

Meeting date: January 18, 2017

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: JAN 18 2017



CITY CLERK

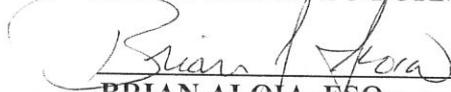
Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino	/			

APPROVED:



STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AWARDING A CONTRACT TO ACACIA FINANCIAL GROUP, INC. IN AN AMOUNT NOT TO EXCEED \$40,000.00

AMOUNT TO BE CERTIFIED:

\$40,000.00

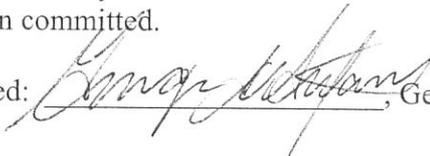
ACCOUNT NUMBER TO CERTIFY FROM:

\$15,000.00 from temporary budget: 7-01-20-130-040

\$25,000.00 remaining when full budget is adopted

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$40,000.00 is available in the following appropriation: \$15,000.00 from 7-01-20-130-040 from the 2017 temporary appropriations; and I further certify that, upon adoption of the CY2017 final budget, I will immediately review same to determine whether the additional \$25,000.00 balance is available and appropriated in the CY2017 budget; and, I further certify that this commitment together with all previously made commitments and payments does not exceed the funds and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed:  George DeStefano, CFO



601 Route 73 North
Suite 206
Marlton, NJ 08053
(856) 234-2266 Phone
(856) 234-6697 Fax

January 11, 2017

City of Hoboken
94 Washington Street
Hoboken, NJ 07030

Attention: Dawn Zimmer
Mayor

Dear Mayor Zimmer:

This letter agreement (this "Agreement"), dated as of _____ (the "Effective Date"), will confirm the understanding and agreement between City of Hoboken (the "Client") and Acacia Financial Group, Inc. ("Acacia") as follows:

ENGAGEMENT OF ACACIA. The Client engages Acacia to perform the following financial advisory services in connection with the Client's issuance of bonds and/or notes (the "Advisory Services"):

- a) Assist and make recommendations on all aspects of the debt issuance, including the method of sale, structure, terms, timing, marketing and pricing.
- b) Examine, evaluate, and recommend an overall financing plan that is expected to result in the lowest cost of borrowing to the Client over the life of the debt.
- c) Assist in the preparation of the schedule, distribution list, meeting agendas, the preliminary and final official statements and other documents related to the marketing and issuance of bonds.
- d) Assist with the preparation for, and participate in, meetings and conference calls with the working group, investors, rating agencies and credit facility providers.
- e) Development of a credit rating strategy and assist with obtaining credit rating(s).
- f) Evaluate credit enhancement alternatives.
- g) In negotiated transactions: (i) analyze and recommend pricing levels based on the client's historical pricing and the pricing of comparable credits in the then current market and (ii) assist and advise in negotiations with investment banking groups regarding pricing and final terms of the security offering and make recommendations regarding the proposed purchase of the issue.
- h) In competitive transactions: (i) overall coordination of the sale process, (ii) assist in the preparation of the notice of sale and bid specifications; (iii) inform underwriting firms of the

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structure and timing of the transaction; and (iv) independently evaluate bids, verify the TIC (or NIC) calculation, and recommend award.

- i) Advise on direct bank purchase and private placement structures including assistance with the RFP process and review and negotiation of term sheets.
- j) Assist in the evaluation and selection of underwriters/investment bankers, legal counsel, credit facility providers, trustees, verification agents, printers, and other professional service providers, including preparation of RFQ's, requests for proposals (RFPs) or bids and the evaluation of statements of qualifications, proposals or bids submitted in response thereto.
- k) Monitor and evaluate refunding opportunities with respect to outstanding Client's obligations.
- l) For refunding transactions, submit or assist with the submission of SLGS subscriptions, evaluate the efficiency of open market securities relative to SLGS and, if necessary, prepare bid specifications and receive bids for open market securities.
- m) Provide a transaction summary outlining pricing performance, market dynamics and other relevant data.
- n) Provide advice and guidance on post-issuance compliance.
- o) Assist in reviewing and updating the Client's debt policies.
- p) Analyze proposals presented by investment bankers and perform other related services as requested by the Client.
- q) Assist in all aspects of the closing of the bonds and/or notes.
- r) Provide any other services as requested by the Client.

As a registered Municipal Advisor with the Municipal Securities Rulemaking Board and the Securities Exchange Commission ("SEC"), Acacia also proposes to serve as Authority's Independent Registered Municipal Advisor ("IRMA") for the purpose of complying with the Municipal Advisor Rule of the SEC approved on September 18, 2013.

The Client hereby acknowledges and agrees that the financial models and presentations used by Acacia in performing its Advisory Services hereunder have been developed by and are proprietary to Acacia and are protected under applicable copyright laws. The Client agrees that it will not reproduce or distribute all or any portion of such models or presentations without the prior written consent of Acacia.

FEES AND EXPENSES.

Bond and Note Transaction Fees.

1. Option 1 - Acacia proposes to be compensated a fee of \$25,000 for financial advisory services provided to the City in connection with the competitive sale of bond anticipation notes, taxable bond anticipation notes and special emergency notes.
2. Option 2 - Acacia proposes to be compensated a fee of \$35,000 for financial advisory services provided to the City in connection with the competitive sale of general obligation bonds, taxable bond anticipation notes and special emergency notes.
3. Option 3 - Acacia proposes to be compensated a fee of \$40,000 for financial advisory services provided to the City in connection with the competitive sale of non-conforming general obligation bonds (inclusive of an application to the local finance board for approval of a non-conforming maturity schedule), taxable bond anticipation notes and special emergency notes.

NJEIT Financing Fees. For services rendered to the City in connection with the issuance of bonds through the New Jersey Environmental Infrastructure Trust Program, Acacia proposes a fee of \$7,500. Acacia will charge hourly at the rates shown below for services provided in connection with interim loans/note issuances.

Consulting Fees. For general consulting fees rendered to the Client not directly related to the sale of bonds or notes, including on-going debt and capital plan modeling for various City projects, the Client agrees to compensate Acacia based upon the hourly rates set forth below:

<u>Title</u>	<u>Hourly Rate</u>
Co-President	\$195.00/hr.
Managing Director	\$185.00/hr.
Senior Vice President/Vice President	\$175.00/hr.
Assistant Vice President /Associate	\$165.00/hr.
Analyst	\$150.00/hr.
Administrative	\$ 50.00/hr.

Acacia will only perform tasks at the direction of the City and will submit detailed, itemized invoices on a monthly basis.

Complex Financings/Transactions. If the Client requires assistance with a financing that includes a unique and/or complex structure or requires additional services or time beyond our typical scope, Acacia and the Client will in good faith negotiate the amount of the fee payable taking into account, among other things, the magnitude and complexity of the transaction.

Expense Reimbursement. Acacia proposes to be reimbursed for the following reasonable expenses incurred in providing the services set forth herein at rates which are approved upon submission of appropriated invoices: travel, postage, photocopies, telecopies and telephone.

INDEMNIFICATION.

The Client hereby expressly agrees to indemnify and hold harmless Acacia, its affiliates and its and their officers, directors, partners, limited partners, members, employees, agents, consultants and controlling persons and their respective successors and assigns (Acacia and each such person being an "Indemnified Person"), from any and all losses, claims, damages and liabilities, joint or several, to which such Indemnified Person may become subject (i) arising out of or based upon any untrue statement or alleged untrue statement of a material fact contained in the Official Statement, including documents described in or incorporated by reference, or arising out of or based upon the omission or alleged omission to state therein a material fact required to be stated therein or necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading, or (ii) arising in any manner out of or in connection with the services performed by Acacia or any other Indemnified Person or the matters that are the subject of this Agreement.

The Client shall reimburse Acacia and any other Indemnified Person for all reasonable expenses (including reasonable fees and expenses of legal counsel) as incurred in connection with investigating, preparing to defend or defending, or providing evidence in or preparing to serve or serving as a witness with respect to, any lawsuits, investigations, claims or other proceedings arising in any manner out of or in connection with the services or matters that are the subject of this Agreement (including, without limitation, in connection with asserting or enforcing rights under this Agreement and the indemnification obligations set forth herein); provided, however, that the Client shall not be liable to indemnify any Indemnified Person in respect of any loss, claim, damage, liability or expense to the extent that it is finally judicially determined that such loss, claim, damage, liability or expense resulted directly from the gross negligence or willful misconduct of such Indemnified Person.

TERM AND TERMINATION.

(a) Term. The appointment and authorization of Acacia under this Agreement shall commence on the Effective Date and shall terminate at the earliest of (i) a date mutually agreed upon by the Client and Acacia in writing; or (ii) upon at least thirty (30) days' prior written notice of one party to the other parties specifying the date of termination (the "Term"). Notwithstanding any such termination of this Agreement, the Client shall remain responsible for any fees accrued during the Term, and the reimbursement of Acacia's expenses pursuant to Paragraph 2 of this Agreement incurred during the Term and not yet paid.

(b) Survival. The provisions of Paragraphs 3, 4, 6 and 7 of this Agreement shall survive the termination of this Agreement.

ACACIA'S DISCLOSURES PURSUANT TO MSRB RULE G-42

Conflicts of Interest. Acacia receives compensation for municipal advisory activities to be performed that (i) is contingent upon the size of the transaction, which could create an

incentive to otherwise increase the size of a transaction; or (ii) is contingent upon the closing of the transaction, which could create an incentive to otherwise close a transaction. Acacia manages this conflict by implementing written policies and procedures for supervision that ensure that Acacia adheres to its fiduciary duties to its municipal advisory clients. Acacia is not aware, after reasonable inquiry, of any other actual or potential material conflict of interest that could reasonably be anticipated to impair its ability to provide advice to or on behalf of its clients in accordance with its fiduciary duties to its clients.

Legal or Disciplinary Events. Acacia does not have any legal or disciplinary events that are material to a client's evaluation of Acacia or the integrity of Acacia's management or advisory personnel, nor does Acacia have any legal or disciplinary events that are required to be disclosed on its Forms MA and MA-I, which are filed with the SEC. Copies of Acacia's most recent Forms MA and MA-I are accessible on the SEC's EDGAR system Company Search Page at <https://www.sec.gov/edgar/searchedgar/companysearch.html> by searching for either Acacia Financial Group, Inc. or Acacia's CIK number, which is 0001613001. Acacia has not made any material change or addition to the legal or disciplinary event disclosures on any Form MA or Form MA-I filed with the SEC since Acacia's initial filing of Form MA on July 25, 2014.

DISPUTE RESOLUTION. All disputes, claims or controversies arising out of or in any way relating to this Agreement or the services rendered by Acacia (including with respect to enforcement of this Agreement) that are not resolved by mutual agreement shall be resolved solely and exclusively by binding arbitration to be conducted before the American Arbitration Association (the "AAA"). Arbitration proceedings shall be held in [New York City, NY] before a single arbitrator and shall be conducted in accordance with the commercial arbitration rules of the AAA unless specifically modified herein.

MISCELLANEOUS.

Reliance on Client Information. Acacia may conclusively rely on the accuracy and completeness of the information provided to Acacia by the Client or the Client's representatives, including current and historical information with respect to the operations, assets, liabilities, and financial condition of the Client (the "Information"), and the Client acknowledges that Acacia has not been retained to (nor will it) independently verify any of such Information.

Independent Contractor Status. The legal relationship of the Client and Acacia created by this Agreement is one of independent contractors only and no employer/employee, master-servant, co or joint venturers, licensor-licensee, partnership or other such relationship is intended or shall be deemed or construed.

No Liability. The Client agrees that neither Acacia nor any of its controlling persons, affiliates, partners, directors, officers, employees, agents, advisors or consultants shall have any liability to the Client or any person asserting claims on behalf of or in right of the Client for any losses, claims, damages, liabilities or expenses arising out of or relating to this Agreement or the services to be rendered by Acacia hereunder, unless and until it is finally judicially determined that such losses, claims, damages, liabilities or expenses resulted directly from the gross negligence or willful misconduct of Acacia.

Successors and Assigns. The benefits of this Agreement shall inure to the respective successors and assigns of the parties hereto and of the Indemnified Persons, and the obligations and liabilities assumed in this Agreement by the parties hereto shall be binding upon their respective successors and assigns. Other than pursuant to Paragraph 3, nothing in this Agreement is intended to confer upon any other person (including stockholders, employees or creditors of the Client) any rights or remedies hereunder or by reason hereof.

Blue Pencil/Waiver. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provisions of this Agreement, which shall remain in full force and effect. Any of the terms and conditions of this Agreement may be waived at any time and from time to time in a writing signed by the party entitled to the benefit thereof, but a waiver in one instance shall not be deemed to constitute a waiver in any other instance. A failure to enforce any provision of this Agreement shall not operate as a waiver of this provision or of any other provision hereof.

Entire Agreement. This Agreement constitutes the entire understanding and agreement between the Client and Acacia with respect to the subject matter hereof and supersedes all prior understandings or agreements between and among the parties with respect thereto, whether oral or written, express or implied. This Agreement may not be amended or modified except in a writing signed by each of the parties hereto. No party may assign this Agreement to any entity other than an affiliated or related entity without the prior written consent of the other parties.

Counterparts. This Agreement may be executed in any number of counterparts, by original, facsimile or electronic signature, each of which shall be deemed to be an original and all of which together shall be deemed to be the same agreement.

Governing Law. THIS AGREEMENT AND, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ALL MATTERS ARISING OUT OF OR RELATING IN ANY WAY TO THIS AGREEMENT, SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF NEW JERSEY (WITHOUT GIVING EFFECT TO THE CONFLICTS OF LAW PROVISIONS THEREOF).

[Signature page to follow]

If the foregoing correctly sets forth the understanding and agreement among Acacia and the Client, please so indicate in the space provided for that purpose below, whereupon this Agreement shall constitute a binding agreement as of the Effective Date.

Sincerely,

ACACIA FINANCIAL GROUP, INC.

By: 
Name: Kim M. Whelan
Title: Co-President

Accepted by:

CITYOF HOBOKEN

By: _____
Name: Dawn Zimmer
Title: Mayor

[signature page to engagement letter]

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON:

F2

JAN 18 2017

INTRODUCED BY: MD

SECONDED BY: [Signature]

[Signature] [Signature]

CITY CLERK CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION IN SUPPORT OF EXPANDING THE USES IN GROUND FLOOR SPACES ALONG WASHINGTON STREET, 1st STREET AND 14TH STREET

WHEREAS, Washington Street has long been a vibrant “Main Street” with the street shared by many businesses and residential dwellings that line much of the thoroughfare, from Observer Highway to 15th Street;

WHEREAS, 1st Street west of Washington Street to Patterson Street and 14th Street between Willow Street and Hudson Street have also become extensions and bookends to our “Main Street” offering complementary retail and businesses that service the neighboring residents and the broader Hoboken community;

WHEREAS, the zoning code currently defines Washington Street south of 4th street as our Central Business District, and the area on Washington Street north of 4th Street to 14th Street as part of the R-1 Residential zone, both with an historic overlay. For purposes of this resolution, the area on Washington Street north of 4th Street extending to 14th Street are referred to as the “Washington Street Expansion Area”;

WHEREAS, the zoning code currently defines 1st Street west of Washington Street to Patterson Street and the south side of 14th Street between Willow Street and Hudson Street as R-1 and R-2 Residential zones. For purposes of this resolution, the areas of 1st Street west of Washington Street to Patterson St. and the south side of 14th Street between Willow Street and Hudson Street are referred to as the “1st and 14th Street Expansion Areas”;

WHEREAS, the 2004 Master Plan and 2010 Master Plan Reexamination Report both specifically recommend making changes to “support Washington Street as the shopping and social ‘Main Street’ of Hoboken”;

WHEREAS, the 2004 Master Plan recommended making changes to “mandate street level retail” in areas designated “Primary and Secondary Retail Street” that includes the 1st and 14th Street Expansion Areas;

WHEREAS, no changes in zoning for the Washington Street Expansion Area nor the 1st and 14th Street Expansion Areas have been made since either report;

WHEREAS, our Central Business District allows for multiple uses including, but not limited to, retail, restaurants, and commercial that encourage business and economic development of that portion of our “Main Street”;

WHEREAS, the Washington Street Expansion Area and the 1st and 14th Street Expansion Areas are zoned R-1 and R-2 (residential) and have much more restricted uses; and although current businesses in these areas are “grandfathered” as permitted uses, any new businesses are conditional uses not permitted as of right according to current City zoning;

WHEREAS, although the current R-1 and R-3 uses permitted in the Washington Street Expansion Area and the 1st and 14th Street Expansion Area do include some additional conditional uses that are consistent with a “Shopping and Social Main Street” and “Primary Retail Streets”, the list of these uses are not consistent with those allowed as of right in the more expansive uses permitted in the Central Business District and would require new businesses to seek approval from the Zoning Board of Adjustment or Planning Board;

WHEREAS, the process of obtaining approval from either the Zoning Board of Adjustment or Planning Board by businesses for uses that would be consistent with the recommendations to “support Washington Street as the shopping and social Main Street of Hoboken” and to “mandate street level retail” in “Primary Retail Streets” is costly and with uncertain outcomes;

WHEREAS, currently there are numerous vacant storefronts along Washington Street, 1st and 14th Streets that is due, in part, to the expense and uncertainty associated with obtaining an approval from either land use board;

WHEREAS, the City is conducting a build-out analysis, the results of which the Planning Board intends to incorporate into an updated Master Plan Reexamination, to be completed in 2017;

WHEREAS, the Master Plan Reexamination process is an arduous and time-consuming process, and even once completed, it will thereafter require that the City Council codify recommendations it accepts into an ordinance;

WHEREAS, the City Council remains committed in supporting continued economic growth within Hoboken, creating an environment that is inviting to and supportive of the success of businesses, developing a Washington Street that is “the shopping and social ‘Main Street’ of Hoboken” and “mandating street level retail” on other “Primary Retail Streets”; consistent therewith, the City Council wishes to explore/consider/evaluate changes to the permitted uses for the Washington Street Expansion Area and the 1st and 14th Street Expansion Areas to incorporate where appropriate the street level retail and commercial uses that are currently allowed within our Central Business District into the Washington Street Expansion Area and the 1st and 14th Street Expansion Area;

WHEREAS, the City Council would like to advance this effort to consider revisions to the zoning code relating to Washington Street in a separate, concurrent process and prior to the completion of the Master Plan Reexamination process, a process that is expected to commence in the first quarter of 2017;

WHEREAS, if the City Council endeavors to make these changes, the City must hold a public hearing and give necessary legal notice to those affected property owners as set forth under law regarding the proposed changes; and

WHEREAS, the tax assessor has estimated that the cost of such a notification would be between \$20,000 and \$40,000.

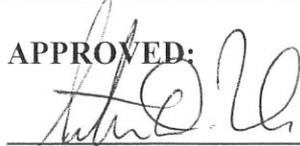
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken, that it expresses its support for the temporary funding to finance the issuance of a certified public notification to property owners and businesses, as required by law, to notify them if the City Council determines that it will be expanding the uses in the Washington Street Expansion Area and the 1st and 14th Street Expansion Areas.

BE IT FURTHER RESOLVED that if the the City Council so determines that it desires such an expansion of use, the City Council of Hoboken requests that Corporation Counsel shall prepare an ordinance to effectuate any such changes in use and define the scope of the expansion areas, to be introduced at the February 15, 2017, meeting, as well as a resolution for an temporary emergency appropriation of funds to fund the public notice.

Meeting date: January 18, 2017

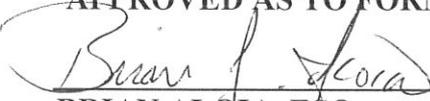
Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	✓			
James Doyle	✓			
Tiffanie Fisher	✓			
David Mello	✓			
Ruben Ramos, Jr.	✓			
Michael Russo	✓			
President Jennifer Giattino	✓			

APPROVED:



STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.

HH1

AT A MEETING HELD ON:

JAN 18 2017

James J. Sarena

INTRODUCED BY:

[Signature]

SECONDED BY:

[Signature]

CITY CLERK

CITY OF HOBOKEN
RESOLUTION NO. _____

**RESOLUTION AWARDING A CONTRACT TO STANS SPORT CENTER
INC. FOR SPORTING GOODS IN AN AMOUNT NOT TO EXCEED
\$140,000.00**

WHEREAS, N.J.S.A. 40A:11-12 permits municipalities to award public contracts without public bidding when the vendor is an approved state contractor or part of an approved national cooperative; and,

WHEREAS, Stans Sport Center has been approved for NJ Sate Contract T-0118/40751; and,

WHEREAS, the City of Hoboken requires sporting goods for the calendar year 2017; and,

WHEREAS, pursuant to the recommendation of the Purchasing Department, the City wishes to contract for the services and related goods under NJ Sate Contract T-0118/40751; and,

WHEREAS, the Administration recommends awarding a contract to Stans Sport Center in an amount not to exceed \$140,000.00 to expire on December 31, 2017.

NOW, THEREFORE, BE IT RESOLVED, that a contract is awarded to Stans Sport Center for sporting goods in an amount not to exceed \$140,000.00 to expire on December 31, 2017; and,

BE IT FURTHER RESOLVED that this resolution shall take effect immediately, subject to the following conditions:

1. The award of this contract is subject to finalization of the contract terms.
2. Any change orders which shall become necessary shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.
3. The Council hereby authorizes the Mayor, or her designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
4. The mayor, or her designee, is hereby authorized to execute an agreement as outlined herein with:

Stans Sport Center Inc.
528 Washington Street
Hoboken, New Jersey 07030

Meeting date: January 18, 2017

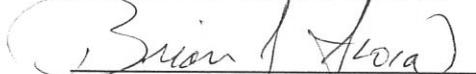
Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino				

APPROVED:



STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

CERTIFICATION OF FUNDS

RESOLUTION TITLE:

RESOLUTION AWARDING A CONTRACT TO STANS SPORT CENTER INC. FOR SPORTING GOODS IN AN AMOUNT NOT TO EXCEED \$140,000.00

AMOUNT TO BE CERTIFIED:

\$140,000.00

ACCOUNT NUMBER TO CERTIFY FROM:

\$2,000.00 from temporary budget: 7-01-28-370-RBB

\$5,000.00 from temporary budget: T-03-40-000-103

\$2,000.00 from temporary budget: 7-01-28-370-TGB

\$2,000.00 from temporary budget: T-03-40-000-101

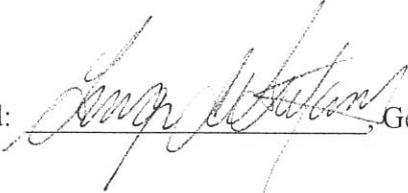
\$4,000.00 from temporary budget:7-01-28-370-IBB

\$125,000.00 remaining when full budget is adopted

CERTIFICATION:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$140,000.00 is available in the following appropriation: \$2,000.00 from 7-01-28-370-RBB, \$5,000.00 from T-03-40-000-103, \$2,000.00 from 7-01-28-370-TGB, \$2,000.00 from T-03-40-000-101, \$4,000.00 from 7-01-28-370-IBB from the 2017 temporary appropriations; and I further certify that, upon adoption of the CY2017 final budget, I will immediately review same to determine whether the additional \$125,000.00 balance is available and appropriated in the CY2017 budget; and, I further certify that this commitment together with all previously made commitments and payments does not exceed the funds and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed:

 George DeStefano, CFO

**Notice of Award
Term Contract(s)**

**T-0118
SPORTING GOODS - STATEWIDE**

Vendor Name & Address:	STANS SPORT CENTER INC 528 WASHINGTON STREET HOBOKEN, NJ 07030
Contact Person:	DANIEL DECONELIO
Contact Phone:	201-798-4466
Order Fax:	201-798-7722
Contract#:	40751
Expiration Date:	04/30/19
Terms:	NONE
Delivery:	2 WEEKS ARO
Small Business Enterprise:	YES
Minority Business Enterprise:	NO
Women Business Enterprise:	NO
Cooperative Purchasing *:	YES
* WILL VENDOR EXTEND CONTRACT PRICES TO COOPERATIVE PURCHASING PARTICIPANTS?	

ACCOUNT # :

7-01-28-370-RBB — \$2,000.00
 T-03-40-000-103 — ~~\$10,000.00~~ 5,000.00
 7-01-28-370-TGB — \$2,000.00
 T-03-40-000-101 — \$2,000.00
 7-01-28-370-IBB — \$4,000.00

NTE = ~~\$20,000.00~~
 15,000.00

Budget Account Maintenance

Account: **7-01-28-370-020** Desc: **LEGISLATION O/E** Cap Flag:

Acc Type: **Control** Chk Acc: **OPERATING**

Fund Type: **Budget** Class Id: Class Id 2:

Misc GL Accounts Adopted Budget Detail

Activity To Date		Current Period	
Encumber:	8,000.00	Budgeted:	120,150.00
Expended:	.00	Balance:	112,150.00
Trans-In:	.00	Trans-In:	.00
Trans-Out:	.00	Trans-Out:	.00
Reimburse:	.00	YTD Requested:	.00
Cancel:	.00	Requested Balance:	112,150.00

Batch Id: GDS Batch Date: 01/11/17 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Seq
7-01-28-370-RBB BASKETBALL Db: 7-01-201-20-000-000	Expenditure	CFO CERT for meet 01/18/17 Stan Sports Current Appropriations	2,000.00	1
T-03-40-000-103 Trust Recreation Fees - Basketball Db: 7-03-215-55-000-042	Expenditure	CFO CERT for meet 01/18/17 Stan Sports Reserve Recreation Fees	5,000.00	2
7-01-28-370-TGB TRAVELING GIRLS SOFTBALL Db: 7-01-201-20-000-000	Expenditure	CFO CERT for meet 01/18/17 Stan Sports Current Appropriations	2,000.00	3
T-03-40-000-101 Trust Recreation Fees Baseball Db: 7-03-215-55-000-042	Expenditure	CFO CERT for meet 01/18/17 Stan Sports Reserve Recreation Fees	2,000.00	4
7-01-28-370-IBB INSTRUCTIONAL BASEBALL Db: 7-01-201-20-000-000	Expenditure	CFO CERT for meet 01/18/17 Stan Sports Current Appropriations	4,000.00	5

WARNING: This account would have a negative balance: 7-01-28-370-IBB. Balance would be: 4,000.00-.

WARNING: This account would have a negative balance: 7-01-28-370-RBB. Balance would be: 2,000.00-.

WARNING: This account would have a negative balance: 7-01-28-370-TGB. Balance would be: 2,000.00-.

*S/B
encumbrance
See attached*

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
CURRENT FUND	7-01	8,000.00	0.00	0.00	0.00	0.00	0.00
TRUST FUND & OTHER	T-03	7,000.00	0.00	0.00	0.00	0.00	0.00
Total of All Funds:		15,000.00	0.00	0.00	0.00	0.00	0.00

	Entries	Amount
Expenditures:	5	15,000.00
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	0	0.00
Total:	5	15,000.00

There are warnings in this listing, but can proceed with update.

January 11, 2017
02:57 PM

CITY OF HOBOKEN
Budget Batch Update/Posting Report

Page No: 1

	Updated Entries	Updated Amount		
Reimbursements:	0	0.00		
Expenditures:	5	15,000.00		
Transfer In:	0	0.00		
Transfer Out:	0	0.00		
Cancel:	0	0.00		
Encumbrances:	0	0.00		

Batch: GDS Updated Entries: 5 Updated Amount: 15,000.00 Ref Num: 4617

Batch Id: GDS Batch Date: 01/11/17 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Seq
7-01-28-370-RBB BASKETBALL	Expenditure	rev CFO Cert for meet 01/18/17 Stans	2,000.00-	1
Db: 7-01-101-01-000-004 Cash- Current Fund Investors Bank 0762 Cr: 7-01-201-20-000-000 Current Appropriations				
T-03-40-000-103 Trust Recreation Fees - Basketball	Expenditure	rev CFO Cert for meet 01/18/17 Stans	5,000.00-	2
Db: 7-03-101-01-000-003 Cash-Recreation Trust Investors #0901 Cr: 7-03-215-55-000-042 Reserve Recreation Fees				
7-01-28-370-TGB TRAVELING GIRLS SOFTBALL	Expenditure	rev CFO Cert for meet 01/18/17 Stans	2,000.00-	3
Db: 7-01-101-01-000-004 Cash- Current Fund Investors Bank 0762 Cr: 7-01-201-20-000-000 Current Appropriations				
T-03-40-000-101 Trust Recreation Fees Baseball	Expenditure	rev CFO Cert for meet 01/18/17 Stans	2,000.00-	4
Db: 7-03-101-01-000-003 Cash-Recreation Trust Investors #0901 Cr: 7-03-215-55-000-042 Reserve Recreation Fees				
7-01-28-370-IBB INSTRUCTIONAL BASEBALL	Expenditure	rev CFO Cert for meet 01/18/17 Stans	4,000.00-	5
Db: 7-01-101-01-000-004 Cash- Current Fund Investors Bank 0762 Cr: 7-01-201-20-000-000 Current Appropriations				
7-01-28-370-RBB BASKETBALL	Encumbrance	CFO Cert for meet 01/18/17 Stans Sport	2,000.00	6
T-03-40-000-103 Trust Recreation Fees - Basketball	Encumbrance	CFO Cert for meet 01/18/17 Stans Sport	5,000.00	7
7-01-28-370-TGB TRAVELING GIRLS SOFTBALL	Encumbrance	CFO Cert for meet 01/18/17 Stans Sport	2,000.00	8
T-03-40-000-101 Trust Recreation Fees Baseball	Encumbrance	CFO Cert for meet 01/18/17 Stans Sport	2,000.00	9
7-01-28-370-IBB INSTRUCTIONAL BASEBALL	Encumbrance	CFO Cert for meet 01/18/17 Stans Sport	4,000.00	10

WARNING: This account would have a negative balance: 7-01-28-370-IBB. Balance would be: 4,000.00-.

WARNING: This account would have a negative balance: 7-01-28-370-RBB. Balance would be: 2,000.00-.

WARNING: This account would have a negative balance: 7-01-28-370-TGB. Balance would be: 2,000.00-.

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
CURRENT FUND	7-01	8,000.00-	0.00	0.00	0.00	0.00	8,000.00
TRUST FUND & OTHER	T-03	7,000.00-	0.00	0.00	0.00	0.00	7,000.00
Total of All Funds:		15,000.00-	0.00	0.00	0.00	0.00	15,000.00

	Entries	Amount
Expenditures:	5	15,000.00-
Reimbursements:	0	0.00
Transfer In:	0	0.00
Transfer Out:	0	0.00
Cancel:	0	0.00
Encumbrance:	5	15,000.00
Total:	10	0.00

There are warnings in this listing, but can proceed with update.

January 11, 2017
03:04 PM

CITY OF HOBOKEN
Budget Batch Update/Posting Report

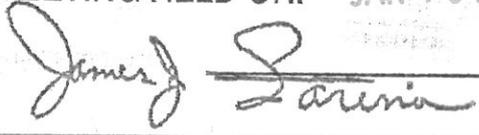
Page No: 1

	Updated Entries	Updated Amount			
Reimbursements:	0	0.00			
Expenditures:	5	15,000.00-			
Transfer In:	0	0.00			
Transfer Out:	0	0.00			
Cancel:	0	0.00			
Encumbrances:	5	15,000.00			
Batch: GDS	Updated Entries: 10	Updated Amount: 0.00	Ref Num:	4618	

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.

PS1

AT A MEETING HELD ON: JAN 18 2017



INTRODUCED BY:
SECONDED BY:



CITY CLERK CITY OF HOBOKEN
RESOLUTION NO. _____

**RESOLUTION APPROVING A SHARED SERVICE AGREEMENT
BETWEEN THE HOBOKEN FIRE DEPARTMENT AND THE
BOROUGH OF PARAMUS FOR VEHICLE MAINTENANCE AND
REPAIRS**

WHEREAS, *N.J.S.A. 40A:65-1 et seq.* authorizes any local governmental unit to enter into a contract with any other governmental unit for the providing of any service that any party to such agreement is empowered to render within its own jurisdiction; and,

WHEREAS, the City of Hoboken and the Borough of Paramus wish to enter into an Agreement (attached hereto) wherein the Borough of Paramus will provide vehicle maintenance and repair services to vehicles owned by the Hoboken Fire Department for the 2017 calendar year; and,

WHEREAS, it is the desire of the Council of the City of Hoboken to authorize the execution of the attached Shared Service Agreement between the Hoboken Fire Department and the Borough of Paramus.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hoboken, that the Mayor or her designee and City Clerk be and are hereby authorized to execute the attached Shared Service Agreement between the Hoboken Fire Department and the Borough of Paramus; and,

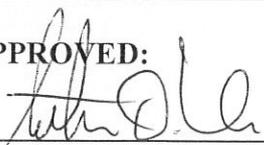
BE IT FURTHER RESOLVED that the Mayor or her designee is hereby authorized to take any other actions necessary to complete and realize the intent and purpose of this resolution; and,

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

Meeting date: January 18, 2017

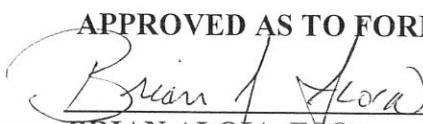
Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	///			
Peter Cunningham	///			
Michael DeFusco	///			
James Doyle	///			
Tiffanie Fisher	///			
David Mello	///			
Ruben Ramos, Jr.	///			
Michael Russo	///			
President Jennifer Giattino	///			

APPROVED:



STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:



BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

**AN INTERLOCAL AGREEMENT FOR THE MAINTENANCE AND REPAIR OF
FIRE VEHICLES BY AND BETWEEN THE BOROUGH OF PARAMUS AND THE
CITY OF HOBOKEN FIRE DEPARTMENT**

THIS AGREEMENT dated the ___ day of _____, is made BETWEEN the Borough of Paramus, whose principal business address is One Jockish Square, Paramus, New Jersey and the Hoboken Fire Department whose principal business address is 201 Jefferson Street, Hoboken, New Jersey, 07030.

WHEREAS, each of the municipalities hereto is authorized pursuant to the Interlocal Services Act, NJSA 40:8A- I et seq., to enter into an agreement with other municipalities and/or local units to jointly provide for any lawful service; and

WHEREAS, the need exists for the Hoboken Fire Department to enter into an Interlocal Services Agreement authorizing the Borough of Paramus to maintain and repair Fire Vehicles owned by the Hoboken Fire Department; and

WHEREAS, the governing body of the Borough of Paramus has authorized this Interlocal Agreement to be entered into; and

WHEREAS, this Agreement is executed pursuant to the Local Public Contracts Law, NJSA 40A:11-1 et seq and NJSA 40:8-1 et seq and the parties agree as follows:

1. Services Performed: The Borough of Paramus, Department of Public Works, Mechanical Maintenance Division shall provide labor, maintenance and services on Hoboken fire vehicles at the rate of \$85.00 per hour.
2. Parts: Parts will be purchased from local vendors under State Contract when available. An additional charge not to exceed 25% of the cost of the part may be added to cover any expenses incurred by the Hoboken Fire Department to retrieve parts.
3. Tires: Tires will be purchased under State Contract pricing when available. Hourly labor rate will apply for tire change over's performed by the Borough of Paramus.
4. Outside and Body Repairs: Will be performed by State Contract vendors when available. An additional charge not to exceed 15% of the repairs may be

added to cover any expenses incurred by the Borough of Paramus, i.e., travel time, fuel, etc.

5. Pricing: The following are the charges to be paid by Hoboken Fire Department for petroleum products.

Motor Oil	\$3.00 per quart
Hydraulic Oil	\$3.25 per quart
Automatic Transmission fluid	\$3.00 per quart
Synthetic Transmission fluid	\$7.00 per quart
Anti-freeze	\$5.00 per quart
Extended Life Coolant	\$7.00 per quart
Gear Oil 90W	\$3.00 per quart
Freon 134A	\$15.00 per pound
Freon R12	Market Price (plus 25% if available)

These prices are subject to change due to a market fluctuation. Notice will be given to the Hoboken Fire Department prior to any increase.

6. Labor Time: Average labor time for a complete preventative maintenance including a 75 point check list is 6 hours for FIRE apparatus/ambulances
7. Unscheduled Repairs: Unscheduled repairs will be billed at an hour for hour basis plus parts and materials.
8. Payment: The administration of scheduling and billing will be the responsibility of the Mechanical office. A 15% administrative fee will be added not to exceed \$200.00 to all repair orders to cover the costs of faxes, postage, billing, copies, etc. The Borough of Paramus will bill the Hoboken Fire Department on a monthly basis for all maintenance and repairs performed. Payment to the Borough of Paramus shall be made within thirty (30) days of receipt of monthly invoice.
9. Pickup and Delivery: CDL drivers from the Borough of Paramus will be available to pick up and return vehicles out of the Borough. Hourly rates will apply for this service.
10. Miscellaneous:
- (a) Reasonable notice shall be given to the Borough of Paramus for the scheduling of maintenance and repairs. In the event of an emergency, every effort will be made to make the necessary repairs as quickly as possible.
 - (b) In the event the Borough of Paramus is unable to perform necessary

repairs or maintenance, every reasonable accommodation will be made to have the work completed by an outside agency. No outside repairs will be made without approval from the Hoboken Fire Department.

11. Duration: This Agreement shall be effective for a period commencing on January 1, 2017 and terminating December 31, 2017.
12. Affirmative Action: The Borough of Paramus and the Hoboken Fire Department agree to adhere to Affirmative Action requirements of the State of New Jersey as set forth as Exhibit "A" and as provided by State Law.
13. Legal Action: The parties agree that in the event of legal action by either party, same shall be by Court proceedings and the parties hereby waive arbitration as a forum for resolution of any dispute.
14. Exhibits: All documents referenced herein are made part of this Contract as if set forth in length herein.
15. Enabling Resolution: This agreement is expressly contingent upon the adoption of concurring resolutions by the Borough of Paramus and the Hoboken Fire Department authorizing the execution of this Agreement.
16. Signatures. Both parties have read and agree to this Agreement.

ATTEST: HOBOKEN FIRE DEPARTMENT

BY: _____

BY: _____

ATTEST: BOROUGH OF PARAMUS

BY: _____
ANNEMARIE KRUSZNIS
BOROUGH CLERK

BY: _____
RICHARD A. LABARBIERA
MAYOR

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.

TX1

AT A MEETING HELD ON: JAN 18 2017

James J. Sarena

INTRODUCED BY: _____
SECONDED BY: *R. Palmer*

CITY CLERK CITY OF HOBOKEN
RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE REFUND OF TAX
OVERPAYMENTS**

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

WHEREAS, Sharon Curran, Collector of Revenue for the City of Hoboken recommends that the following refunds be made in accordance with N.J.S.A. 54:4-69.

NOW, THEREFORE, BE IT RESOLVED, that a warrant be drawn on the City Treasury in the total amount of \$34,159.32, made payable to the following:

NAME	BL/LT/UNIT	PROPERTY	QTR/YEA R	AMOUNT
Central Mortgage Company Attn: Tax Dept. 801 John Barrow Rd., Ste. 1 Little Rock, AR 72205	61/3/C0004	405 Adams St	3/16	\$2,459.66
Columbia Bank 19-01 route 208 North Fair Lawn, NJ 07410 Attn: Rose Mary Belen	47/33	300 Monroe St	4/16	\$3,651.37
BCB Community Bank 595 Avenue C Bayonne, NJ 07002	34/25	120 Park Ave	1/16	\$2,672.16
Able Title Agency, LLC 50 Harrison St, Suite 216 Hoboken, NJ 07030	61/11/C003R	421 Adams St	2/16	\$1,251.12
Chase Attn: Refund Dept. P.O. Box 961227 Ft. Worth, TX 76161	238/1/ C901W	901-903 Hudson St	4/16	\$16,276.19

John & Maryann Contrubis 407 Monroe St. #3A Hoboken, NJ 07030	58/4/C003A	407 Monroe St	4/16	\$2,236.56
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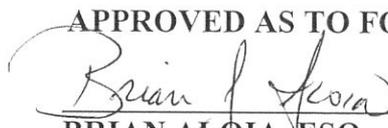
NAME	BL/LT/UNIT	PROPERTY	QTR/YEA R	AMOUNT
Qing Pan 225 West 25 th St #5D New York, NY 10001	16/23/C005A	92 Madison St	4/16	\$1,625.86
Alexander McKinnis 122 Madison St #5 Hoboken, NJ 07030	28/24/C0005	122 Madison St	4/16	\$2,549.13
William Lezama 616 Adams Street, #4 Hoboken, NJ 07030	77/24/C0004	616 Adams St	4/16	\$1,437.27

Meeting date: January 18, 2017

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael DeFusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos, Jr.	/			
Michael Russo	/			
President Jennifer Giattino	/			

APPROVED:


STEPHEN D. MARKS
BUSINESS ADMINISTRATOR

APPROVED AS TO FORM:


BRIAN ALOIA, ESQ.
CORPORATION COUNSEL

A TRUE COPY OF A RESOLUTION ADOPTED BY
 THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
 AT A MEETING HELD ON:

C41

JAN 18 2017

James J. Savino

CITY CLERK

Sponsored by: [Signature]

Seconded by: [Signature]

City of Hoboken

Resolution No. _____

BE IT RESOLVED, that the attached Meeting Minutes for the City of Hoboken's Regular meeting and Special meeting of January 4, 2017 have been reviewed by the Governing Body, and are hereby approved by the Governing Body, and said Meeting Minutes shall now be made public, except to the extent said minutes include closed execution session discussions, which shall remain confidential until the need for confidentiality no longer exists, at which point the matters discussed therein will be made available to the public in accordance with applicable law.

Approved as to substance:

Approved as to form:

[Signature]
 City Clerk

[Signature]
 Corporation Counsel

Meeting Date: January 18, 2017

Councilperson	Yea	Nay	Abstain/Present	Absent
Ravinder Bhalla	/			
Peter Cunningham	/			
Michael Defusco	/			
James Doyle	/			
Tiffanie Fisher	/			
David Mello	/			
Ruben Ramos Jr.	/			
Michael Russo	/			
President Jen Giattino	/			