

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING GOING INTO EXECUTIVE SESSION TO  
DISCUSS CERTAIN MATTERS**

**WHEREAS**, there are certain matters that need to be discussed by the Board of Commissioners of the Jersey City Redevelopment Agency in Executive Session; and

**WHEREAS**, the matters to be discussed are :potential litigation and personnel issues; and

**WHEREAS**, the results will be disclosed to the public upon settlement of any litigation matters which were discussed.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency approving the Commissioners go into Executive Session to discuss certain matters including pending or potential litigation as well as personnel matters.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated December 16, 2014.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF THE REGULAR MEETING  
DATED NOVEMBER 18, 2014**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated November 18, 2014 for their review and approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated December 16, 2014.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF EXECUTIVE SESSION OF  
THE REGULAR MEETING OF NOVEMBER 18, 2014**

**WHEREAS**, the Board of Commissioners approved going into closed session at their meeting of ; and

**WHEREAS**, the following issues were discussed: 1) the amendment of a Resolution regarding the Journal Square 2060 Redevelopment Area.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of November 18, 2014 be approved as presented.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated December 16, 2014

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

**Regular Meeting**  
**December 16, 2014**

**BETZ BREWERY REDEVELOPMENT AREA**

- Board authorization is requested to enter into a contract w/ T. Farese & Sons, Inc. for removal and disposal of waste and recycling generated at the CERC. In the past we used the services of the hauling company retained by our major tenant. Since we are still operating the building as a community center, we need to hire a company to place a 4 yard dumpster at the facility with one pick up per week. We have received quotes from hauling companies with T. Farese submitting the lowest quote. A copy of the proposal is attached.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTACT W/ T. FARESE AND SONS, INC. FOR REMOVAL AND DISPOSAL OF WASTE AND RECYCLING AT THE CERC

MOTION AND SECOND

Mary Patricia Noonan

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH T. FARESE & SONS, INC. FOR REMOVAL AND DISPOSAL OF WASTE AND RECYCLING AT THE CERC**

**WHEREAS**, in furtherance of the full utilization of the BETZ CERC, the Agency has determined the need to solicit quotes for the placement of 1 four cubic yard dumpster at the CERC with a pick up frequency of once a week; and

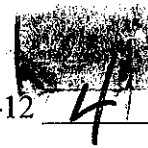
**WHEREAS**, as we continue to operate the facility as a community center the need for trash removal is on-going; and

**WHEREAS**, Agency staff has received multiple quotes for this service with the lowest quote coming from T. Farese & Sons, Inc.; and

**WHEREAS**, T. Farese & Sons, Inc. submitted a proposal with a monthly rate of \$130.00 (copy attached); and

**WHEREAS**, in accordance NJSA 40A:11-1 et seq. purchases/services under \$1,750.00 do not require public bidding.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; Contract No. 14-12-MPN8 with T. Farese & Sons, Inc. for removal and disposal of waste and recycling materials generated at the CERC in an amount of \$130.00 per month is hereby authorized and approved.



**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			



T. Farese & Sons Inc.  
Solid Waste Removal  
& Direct Recycling Services, LLC  
"Established in 1958"

12/12/2014

To: *Jersey City RE Development*  
*180 9th St*  
*Jersey City NJ*  
RE: Proposal for Solid Waste Removal

Dear *Ms Noonan*

I want to thank you for giving T. Farese & Sons, Inc. & Direct Recycling Service, LLC., (Farese) the opportunity to provide you with a proposal for your solid waste and recycling requirements. Below are our rates to service your location(s) based on the service levels you have requested.

Container Description	Type of Debris	Frequency	Rate per pull
			\$ _____ per haul
			\$ _____ per ton disposal
	<i>N/A</i>		\$ _____ per haul
			\$ _____ per ton disposal

Container Description	Type of Debris	Frequency	Monthly Rate
<i>(1) 4yd</i>	<i>S/W</i>	<i>1xwk</i>	<i>\$130.00</i>

\*\*\* Please note that rates are inclusive of all taxes and surcharges.

I truly appreciate the opportunity to provide this proposal to you and I look forward to hearing from you.

Very truly yours,

*Anthony Florio*  
Anthony Florio  
Area Account Representative

P.O. Box #23, Belleville, NJ 07109, Phone: 973.242.8008, Fax: 973.242.6530



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**Regular Meeting  
December 16, 2014**

**A G E N D A**

**Bright Street Redevelopment Area**

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Board authorization is requested to  
authorize the sale of property known

as 28 Bright Street (Block 14106, Lot 39) to 28 Liberty Manor Development, LLC (Franklin Development Group/Paul DeBellis) pursuant to the terms of its Redeveloper Agreement with the Agency. The consideration for this conveyance will be the sum of \$1,356,250.00. Pursuant to Section 2.02 of the Redevelopment Agreement, at closing the Agency shall receive one-half of the purchase price and hold a mortgage and note on the Agency Parcel in the amount equal to one-half of the Purchase Price which mortgage shall be paid as each residential condominium unit is sold and closed by the Redeveloper.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING SALE OF  
PROPERTY IN THE BRIGHT STREET REDEVELOPMENT AREA TO  
28 LIBERTY MANOR DEVELOPMENT, LLC**

**MOTION AND SECOND**

**Mary Patricia Noonan**



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING SALE OF PROPERTY IN THE BRIGHT STREET REDEVELOPMENT AREA TO 28 LIBERTY MANOR DEVELOPMENT, LLC**

**WHEREAS**, by Resolution of the Board of Commissioners dated February 19, 2013, Franklin Development Group, LLC (Paul DeBellis, Sr., hereinafter "Developer") was designated for the construction of a multi-family residential project with associated parking on the ground level which designation was subsequently extended; and

**WHEREAS**, on December 17, 2013, the Board of Commissioners authorized execution of a Redevelopment Agency; and

**WHEREAS**, the Agency and Redeveloper entered into a Redevelopment Agreement on March 5, 2014; and

**WHEREAS**, on August 19, 2014 the Agency Board of Commissioners approved the assignment of the rights, duties and obligations of Franklin Development Group, LLC to a limited liability company formed by them and known as 28 Liberty Manor Development, LLC; and

**WHEREAS**, the Project provides for the construction of a new four story building containing approximately thirty-one (31) residential condominium units together to associated parking on the ground level; and

**WHEREAS**, the construction of the project will have substantial benefits including but not limited to creation of numerous construction jobs and improvements to the Bright Street Redevelopment Area; and

**WHEREAS**, the consideration for this conveyance will be the sum of \$1,356,250.00 with payment being made in accordance with the Redevelopment Agreement executed on March 5, 2014 between the parties.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) authorization is given to the Agency's Executive Director to convey Block 14106, Lot 38 to 28 Liberty Manor Development, LLC for the consideration of \$1,356,250.00 with payment being made expressly as outlined in the Redevelopment Agreement; and

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

**Regular Meeting**

**December 16, 2014**

**A G E N D A**

**Canal Crossing Redevelopment Area** - Board authorization is requested to extend the License Agreement with PPG Industries, Inc. for access to Agency – owned property at Block 21510, Lot 2 (824 Garfield Avenue), Block 21501, Lots 18, 17, and 19 (880 Garfield Avenue, 70 Carteret Avenue, and 884 Garfield Avenue, respectively) and Block 21501, Lot 16 (2 Dakota Street), within the Canal Crossing Redevelopment Area (see attached map). The License Agreement enables PPG Industries, Inc. or its Assigns to perform certain environmental testing and monitoring and if required remedial work on the property.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE LICENSE AGREEMENT WITH PPG INDUSTRIES, INC. FOR ENTRY ONTO AGENCY-OWNED PROPERTY AT BLOCK 21510, LOT 2; BLOCK 21501 LOTS 18, 17, AND 19; AND BLOCK 21501, LOT 16 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA.**

**BEN DELISLE**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE LICENSE AGREEMENT WITH PPG INDUSTRIES, INC. FOR ENTRY ONTO AGENCY OWNED PROPERTY AT BLOCK 21510, LOT 2; BLOCK 21501, LOTS 18, 17, 19 AND BLOCK 21501, LOT 16 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA**

**WHEREAS**, the Agency is the owner of certain property at Block 21510, Lot 2 (824 Garfield Avenue); Block 21501, Lots 18, 17, and 19 (880 Garfield Avenue, 70 Carteret Avenue, and 884 Garfield Avenue, respectively) and Block 21501, Lot 16 (2 Dakota Street) within the Canal Crossing Redevelopment Area (the "Property"); and

**WHEREAS**, by Resolution dated December 15, 2009, as amended on February 15, 2011, the Agency's Board of Directors authorized entering into a License Agreement with PPG Industries, Inc. a Pennsylvania Corporation (PPG), whose address is 1 PPG Place, Pittsburgh, Pennsylvania 15272 for access to various City and Agency-owned properties; and

**WHEREAS**, said agreement expires on December 31, 2014; and

**WHEREAS**, PPG Industries, Inc. entered into an Administrative Consent Order (ACO) with the New Jersey Department of Environmental Protection (DEP),

pursuant to which PPG would be required to perform certain testing, soil borings, groundwater testing, and monitoring and remedial work; and

**WHEREAS**, PPG has requested to extend the existing License Agreement to permit continued access the Property for the purpose of performing soil and ground water monitoring/testing, and performing necessary remediation work if the Property is found to be contaminated by chromium and require remediation; and

**WHEREAS**, PPG and the Agency are negotiating a comprehensive agreement between the parties for continued access to the property, restoration, and post remedial obligations; and

**WHEREAS**, the Agency desires to extend the existing License Agreement to permit continued access the Property for the aforementioned purposes while the parties negotiate.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) The above recitals are set forth as if in length.
- 2) The Executive Director is hereby authorized to extend the term of the amended agreement dated January 28, 2011 for 30 days, with an additional 30 day extension, subject to his discretion.
- 3) All other terms and conditions of the License Agreement shall remain in full force and effect.

**BE IT FURTHER RESOLVED,** The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all related documents in order to effectuate the purposes of this resolution subject to the review and approval of the Agency's General Counsel.

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SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b>NAME</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			



Google earth



**Regular Meeting**  
**December 16, 2014**

**A G E N D A**

- C.D.B.G.**     -     Board authorization is requested to enter into a Subgrantee Agreement with the City of Jersey City for FY2014 Community Development Block Grant Program funds for the Berry Lane Park Project. The Agency agrees to administer the approved project in accordance with CDBG regulations.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A GRANT AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE BERRY LANE PARK PROJECT FUNDED WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

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**Ben Delisle**



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING EXECUTION OF A GRANT AGREEMENT  
FOR THE BERRY LANE PARK PROJECT FUNDED WITH  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

**WHEREAS**, the City of Jersey City has reallocated Community Development Block Grant (CDBG) funds for Fiscal Year 2014 from US Department of HUD; and

**WHEREAS**, by Resolution #14-643 dated September 23, 2014, the Municipal Council authorized the execution of a program contract with the Jersey City Redevelopment Agency as its subrecipient/subgrantee for the Berry Lane Park Project in the amount of \$294,713.00; and

**WHEREAS**, execution of the agreement between the City and Agency is required in the interest of efficiency and insurance of the continued operation of this program.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that:

1. The Agency be and is hereby authorized to enter into and execute Subgrantee Agreements with the City of Jersey City for administration of reallocated Community Development Block Grant Program funds for FY2014 for the Berry Lane Park Project and to further execute amendments and/or modifications to all such agreements as may be required; and
2. The Agency is further authorized to administer all program activities and budgets as well as direct the implementation of the project provided thereunder for the funded project as listed on the attached Resolution #14-643; and

3. The Executive Director, Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all forms of agreements or documents necessary to effectuate the purpose of this Resolution.

\_\_\_\_\_  
SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners adopted at their Regular Meeting of December 16, 2014

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell J. Verducci	✓			

# Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 14.643

Agenda No. 10.2

Approved: SEP 23 2014

TITLE:



**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
AMENDING THE FY2014 ANNUAL ACTION PLAN, ACCEPTING AND  
EXECUTING A HUD ENTITLEMENT GRANT FOR THE REALLOCATION OF  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND  
AUTHORIZING PROGRAM CONTRACTS**

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COUNCIL  
of the following resolution:

offered and moved adoption

**WHEREAS**, on April 21, 2010 the Municipal Council adopted Resolution No. 10-239 authorizing the submission of the 2009-2014 Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, on March 26, 2014 and September 10, 2014, respectively, the Municipal Council adopted Resolution Nos. 14-178 and 14-618 authorizing the submission of the City's Annual Application and Action Plan and entering into program contracts for HUD Entitlement Grants for Fiscal Year 2014; and

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) has made available to the City reallocated Community Development Block Grant (CDBG) funds in the amount of \$326,191 and the City has chosen to accept these funds; and

**WHEREAS**, in order to receive these reallocated funds, the City is required to amend the FY2014 Annual Action Plan; and

**WHEREAS**, the City is desirous of allocating \$326,191 in Community Development Block Grant (CDBG) funds re-allocated for fiscal year 2014 as detailed on the attached page.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor or Business Administrator is hereby authorized to execute agreements with organizations identified in Exhibit A and to execute amendments and modifications to the agreements as deemed necessary by the Division of Community Development.

**BE IT FURTHER RESOLVED**, that subject to review and approval by Corporation Counsel, the Mayor or Business Administrator is hereby authorized to execute mortgages, notes, affordable housing development agreements and such other documents deemed necessary to secure loans and grants made under the City's HUD entitlement grants. The terms and conditions of the aforementioned documents may be negotiated by the Division of Community Development and shall be in accordance with all laws, rules and regulations applicable to the program.

TITLE:

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
AMENDING THE FY2014 ANNUAL ACTION PLAN, ACCEPTING AND  
EXECUTING A HUD ENTITLEMENT GRANT FOR THE REALLOCATION OF  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND  
AUTHORIZING PROGRAM CONTRACTS**

**BE IT FURTHER RESOLVED that funds are to be allocated as detailed below:**

**EXHIBIT A**

Description			
Agency: J.C. Redevelopment Agency (JCRA) 66 York Street 2 <sup>nd</sup> Floor Jersey City, NJ 07302		Project: Berry Lane Park (located at Garfield Avenue and Berry Lane)	
Continued environmental remediation of lots being assembled for creation of 17-acre park in low-moderate income area. Allocate \$212,024 from additional FY2014 CDBG funds.			
YEAR	ACCOUNT	AMOUNT	HUD Activity #
2014	Unallocated Funds	\$212,024	927

Agency: J.C. Dept. of Health and Human Services 199 Summit Avenue Jersey City, NJ 07304		Project: Homeless Street Outreach	
Funding for outreach team in Jersey City, specifically the Journal Square PATH Station, to support and assist target population and connecting individuals with services, shelter and ultimately permanent housing. Allocate \$48,929 from additional FY2014 CDBG funds.			
YEAR	ACCOUNT	AMOUNT	HUD Activity #
2014	Unallocated funds	\$48,929	N/A

Agency: J.C. Division of Community Development (DCD) 30 Montgomery Street Jersey City, NJ 07302			
Administrative funds for the DCD. Allocate \$65,238 from additional FY2014 CDBG funds.			
YEAR	ACCOUNT	AMOUNT	HUD Activity #
2014	Unallocated Funds	\$65,238	N/A



STEVEN M. FULOP, MAYOR  
CITY OF JERSEY CITY

*Reso # 14-643*  
*9/23/14*

DEPARTMENT OF  
HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
**DIVISION OF COMMUNITY DEVELOPMENT**

30 Montgomery Street, Suite 404, Jersey City, N.J. 07302

Phone: (201) 547 - 6910

Fax: (201) 547 - 5104

December 3, 2014

David P. Donnelly, Executive Director  
J.C. Redevelopment Agency (JCRA)  
66 York Street, 2<sup>nd</sup> Floor  
Jersey City, NJ 07302

**Re: Berry Lane Park**

Dear Mr. Donnelly:

I am pleased to inform you that your agency has been authorized to receive **\$294,713.00** in **Community Development Block Grant (CDBG) Public Service** funds. Enclosed are three (3) copies of the Subgrantee Agreement that you must execute. Please review the enclosed Subgrantee Agreement, prior to signing it, as it contains information regarding federal requirements and other reporting requirements. As noted in your agreements, the contract period is from December 1, 2014 through November 30, 2015. The Division of Community Development will only approve expenses that are committed within this contract period. All expenses must be paid within forty-five (45) days after the contract period. After the 45-day period, all unexpended balances will be de-obligated.

Upon signing your Agreement, forward all **three** originals to the Division of Community Development **no later than Friday, December 19, 2014**. An executed resolution, approved by your Board of Directors, must accompany the Agreements. Also, please sign the "Conflict of Interest Certification" which has now been incorporated into your Agreement. Attached is a checklist to ensure that all Agreement components have been completed.

If you have any questions or need assistance completing the Agreements, please contact Ms. Erin Ross at 201-547-4550 or Mr. Ricardo Simmons at 201-547-4873.

The staff of the Division of Community Development looks forward to working with you in serving the Jersey City community. Please feel free to call the office should you need assistance.

Sincerely,

  
**CARMEN GANDULLA**  
Director

Enclosures

CG:sah

**Regular Meeting**  
**December 16, 2014**

**A G E N D A**

**Grand Jersey Redevelopment Area**

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Board authorization is requested to  
approve the form of Redevelopment

Agreement and authorize execution of same with Barnabas Health, Inc. for property located in  
City Block 15801, Lot 4 and a portion of Lot 3.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A  
REDEVELOPMENT AGREEMENT WITH BARNABAS HEALTH, INC.  
WITHIN THE GRAND JERSEY REDEVELOPMENT AREA**

**MOTION AND SECOND**

**Mary Pat Noonan for  
Chris Fiore**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH BARNABAS HEALTH, INC. WITHIN THE GRAND JERSEY REDEVELOPMENT AREA**

**WHEREAS**, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated October 21, 2014 Barnabas Health, Inc. was designated as Redeveloper ("Redeveloper") for the construction of a multi phased development within the Grand Jersey Redevelopment Area, for Block 15801, Lot 4 and a portion of Lot 3; and

**WHEREAS**, in response to an RFP the Agency issued for the Grand Jersey Site on November 19, 2014, Barnabas Health, Inc. submitted an arms-length offer to purchase the property; and

**WHEREAS**, after review and consideration of the Redeveloper's response to the RFP, including the Redeveloper's financial capabilities, Agency staff has determined that the designation of Redeveloper as a redeveloper within the meaning of the Redevelopment Law and the undertaking of a Project in furtherance of redeveloping the Area would be in the best interests of the City's inhabitants; and

**WHEREAS**, the execution of a Redevelopment Agreement and any future related agreements are required in order to implement the project; and

**WHEREAS**, the project will be constructed in accordance with the terms and conditions of the Redevelopment Agreement and the Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:**

- 1) the above recitations are incorporated herein as if set forth at length;

- 2) approval of the Redevelopment Agreement and authorization to execute a Redevelopment Agreement and/or any related documents with Barnabas Health, Inc. and/or any affiliates is hereby granted;
- 3) The Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of the Redevelopment Agreement and this Resolution;
- 4) The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this resolution subject to the review of Agency Counsel.

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

December 10, 2014

H:\WPDOCS\MP\GrandJersey\Barnabas Health\Sign Red agr reso.wpd



**Regular Meeting  
December 16, 2014**

**A G E N D A**

**Greenville Industrial Redevelopment Area**

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Board authorization is  
requested to enter into

a Temporary License Agreement with Morgan Development Urban Renewal, LLC (Developer) for the purpose of stockpiling soil on Agency owned property at Block 30306. The Developer for the Trump II project located at Bay and Greene Streets requires the use of vacant land to temporarily store soil while they construct the underground infrastructure for the project. Upon completion of said work the soil will be returned for future use at the site. A payment in the amount of \$10,000.00 will be provided to the Agency. The term of the License Agreement will be for 120 days.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY AUTHORIZING A TEMPORARY  
LICENSE AGREEMENT FOR PROPERTY LOCATED WITHIN THE  
GREENVILLE INDUSTRIAL REDEVELOPMENT AREA

MOTION AND SECOND

Benjamin Delisle

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A TEMPORARY LICENSE AGREEMENT FOR PROPERTY LOCATED WITHIN THE GREENVILLE INDUSTRIAL REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency is the owner of property located in Block 30306, within the Greenville Industrial Redevelopment Area (map attached); and

**WHEREAS**, Morgan Development Urban Renewal, LLC (Developer) is constructing the Trump II Project located at the intersection of Bay and Greene Streets; and

**WHEREAS**, the Developer has made a request to the Agency for temporary use of vacant land owned by the Agency; and

**WHEREAS**, Developer has a need to relocate soil from the Trump II site while they construct the underground infrastructure for the Trump II Project; and

**WHEREAS**, Developer is interested in leasing Agency owned property at Block 30306, for the temporary placement of soil until such time as underground infrastructure work at the Trump II site is complete; and

**WHEREAS**, upon completion of work the soil will be returned to the Trump II site for future use at the site; and

**WHEREAS**, a payment in the amount of \$10,000.00 for lease of the site will be made to the Agency at the signing of the License Agreement; and

**WHEREAS**, said License will be for a term of 120 days from the date of this resolution expiring on April 16, 2015.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to execute a License Agreement with Morgan Development Urban Renewal, LLC for use and access to Agency owned property located at Block 30306 within the Greenville Industrial Redevelopment Area for a period of 120 days.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

CITY OF

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THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.

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**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1" = 200' AUGUST, 2008  
**RICHARD A. MORALLE, P.E., P.L.S.**  
T & M ASSOCIATES  
11 TINDALL ROAD, MIDDLETON TOWNSHIP  
NEW JERSEY, 07746



SEE SHEET 289

**Regular Meeting**  
**December 16, 2014**

**A G E N D A**

**Jersey Avenue Park Redevelopment Area**

**Jersey Avenue Tenth Street Redevelopment Area**

- Board authorization is requested to extend the

designation of Tribeca West of Jersey City, LLC (Moishe Mana) as Redeveloper for property located within the Jersey Avenue Park and Jersey Avenue Tenth Street Redevelopment Areas. The Redeveloper is continuing with its due diligence while their consultants continue their geotechnical studies. Redeveloper is in discussion with the Planning Division to amend the Redevelopment Plans. Staff deems it appropriate to extend the designation for a period of 90 days to expire on March 31, 2015 with an additional 60 day extension at the sole discretion of the Agency's Executive Director.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF TRIBECA WEST OF JERSEY CITY, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE JERSEY AVENUE PARK AND JERSEY AVENUE TENTH STREET REDEVELOPMENT AREAS**

**MOTION AND SECOND**

**Mary Pat Noonan**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF  
TRIBECA WEST OF JERSEY CITY, LLC AS REDEVELOPER FOR PROPERTY  
LOCATED IN THE JERSEY AVENUE PARK AND JERSEY AVENUE TENTH  
STREET REDEVELOPMENT AREAS**

**WHEREAS**, at its meeting of December 17, 2013 the Jersey City Redevelopment Agency Board of Commissioners designated Tribeca West of Jersey City, LLC (Moishe Mana) as Redeveloper for property located within the Jersey Avenue Park and Jersey Avenue Tenth Street Redevelopment Areas; and

**WHEREAS**, said designation was extended by the Board at its meeting of June 17, 2014; and

**WHEREAS**, the proposed project is for the construction of a mixed use project for property owned by them together with one City owned parcel located adjacent to their property; and

**WHEREAS**, the project is slated to include approximately 1,200 dwelling units, 70,000 square feet of ground floor retail with an additional 160,000 square feet of commercial space, the project will offer approximately 950 parking spaces and a recreational open space component is incorporated in the plan; and

**WHEREAS**, Redeveloper has requested an extension of its designation so that it may continue its due diligence as relates to the construction of the project as well as continue working with the City Planning Division to make amendments to the redevelopment plans affecting the project; and; and

**WHEREAS**, staff deems it appropriate to extend the designation for a period of 90 days to expire on March 31, 2015 with an additional 60 day extension at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) the above recitations are incorporated herein as if set forth at length;

- 2) The designation of Tribeca West of Jersey City, LLC (Moishe Mana) as Redeveloper for property owned by them located at Block 7001, Lots 1 and 2; Block 8602, Lot 1; Block 8601, Lot 1 and Block 6902, Lots 25 and 26; and conditionally designated as Redeveloper for City owned property located at Block 6902, Lot 24 is hereby extended until March 31, 2015 with an additional 60 day extension at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

**Regular Meeting**  
**December 16, 2014**

**A G E N D A**

**Liberty Harbor North Redevelopment Area**        -        Board authorization is requested to  
approve the form of Redevelopment  
Agreement and authorize execution of same with LHN II LLC (Brian Fisher) for property located  
in City Block in the Liberty Harbor North Redevelopment Area.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A  
REDEVELOPMENT AGREEMENT WITH LHN II LLC FOR THE  
LIBERTY HARBOR NORTH REDEVELOPMENT AREA**

**MOTION AND SECOND**

**Mary Pat Noonan**



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH LHN II LLC FOR THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA**

**WHEREAS**, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated October 16, 2012 Park Liberty Company, LLC was designated as Redeveloper ("Redeveloper") for the construction of a mixed use project consisting of residential housing, retail and garage facilities within the Liberty Harbor North Redevelopment Area, for Block 15901, Lot 17; and

**WHEREAS**, at its meeting of May 21, 2013, the Board authorized a series of transfers of interest in property located at Block 15901, Lot 17 from Park Liberty Company, LLC to various entities; and

**WHEREAS**, at its meeting of November 18, 2014 the Board authorized a deed conveying a portion of the project known as Sub-Condominium Unit 1.2 to LHN II LLC and the Agency entering into a new redevelopment Agreement with LHN II LLC for development of Phase II of the Project; and

**WHEREAS**, the execution of a new Redevelopment Agreement with LHN II, LLC and any related agreements including an Amendment to the existing Redevelopment Agreement with LHN Owner-Urban-Renewal, LLC are required in order to implement the project; and

**WHEREAS**, the project will be constructed in accordance with the terms and conditions of the Redevelopment Agreement and the Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) the above recitations are incorporated herein as if set forth at length; and

- 2) approval of the new Redevelopment Agreement and authorization to execute a new Redevelopment Agreement and/or any related documents with LHN II LLC is hereby granted; and
- 3) approval of the First Amendment to the existing Redevelopment Agreement with LHN Owner LLC and authorization to execute such Amendment is hereby granted; and
- 4) The Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of this Resolution; and
- 5) The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this resolution subject to the review of Agency Counsel.

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

**Regular Meeting**  
**December 16, 2014**

**A G E N D A**

**Martin Luther King Drive Redevelopment Area** - Board authorization is requested to enter into Contract Agreement Number 14-10-FO13 with Sunstar Investments, LLC for outdoor urban flea market preparation on Agency owned site located at 314 Martin Luther King Drive (Block 22604, Lot 24).

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
ENTERING INTO CONTRACT NUMBER 14-12-FO13 WITH SUNSTAR  
INVESTMENTS, LLC FOR OUTDOOR URBAN FLEA MARKET  
PREPARATION IN THE MARTIN LUTHER KING DRIVE  
REDEVELOPMENT AREA.**

**Franklyn Ore**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO CONTRACT NUMBER 14-12-FO13 WITH SUNSTAR INVESTMENTS, LLC FOR OUTDOOR URBAN FLEA MARKET PREPARATION IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA.**

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency engages in various redevelopment activities from time to time; and

**WHEREAS**, the Agency at its April 15<sup>th</sup> 2014 Board of Commissioners of the Jersey City Redevelopment Agency meeting authorized a Resolution to negotiate a purchase agreement of a privately owned site located at 314 Martin Luther King Drive (Block 22604, Lot 24; and

**WHEREAS**, the Agency is desirous with creating an outdoor urban "flea" market as a temporary use for local residents until said site can be redeveloped with housing units; and

**WHEREAS**, in furtherance of the above referenced redevelopment project, the Agency has deemed it necessary to seek proposals from contractors to prepare site for an outdoor urban "flea" market; and

**WHEREAS**, Barnes Contractor Construction Management, LLC submitted a proposal dated October 8, 2014 in the amount of \$21,820.40; and

**WHEREAS**, Sunstar Equitable, LLC submitted a proposal dated November 3, 2014 in the amount of \$15,500.00; and

**WHEREAS**, A Small Green Space submitted a proposal dated December 15, 2014 in the amount of \$ 16,950.00; and

**WHEREAS**, the contract term with Sunstar Investments, LLC will not to exceed one (1) year in an amount not exceed the sum of \$15,500.00 ; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice-Chairman and/or Secretary are hereby authorized to execute Contract No. 14-10-FO13 with Sunstar Investments, LLC. in the amount of \$15,500.00

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

\_\_\_\_\_  
**SECRETARY**

**Certified to be a true and correct copy of the Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their meeting of December 16, 2014.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

SEE SHEET 231



ARH - 004#24GA27973300

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY

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**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1"= 50'  
AUGUST, 2006

**RICHARD A. MORALE, P.E., P.L.S.**  
T & M ASSOCIATES  
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
NEW JERSEY, 07748

## **Proposal for Landscaping**

**Date: 11/3/2014**

**Jersey City Redevelopment  
66 York Street, Floor 2  
Jersey City, NJ 07302**

**RE: Landscaping design & construction of vacant lot 314 Martin Luther  
King Jr Dr, Jersey City, NJ 07305  
Total Floor Area = 5000 SF**

### **ESTIMATE:**

1. Clean up & Disposal
  - a. Removal of existing garbage and clean up - Will be Carried out by Jersey City Redevelopment Agency**Sub-total: \$0.00**
2. Site-work
  - a. Excavation and grading for Pavers
  - b. Backfill and Compact ground for paver installation.  
Equipment - \$3,500.00  
Labor - \$1,500.00**Sub-total: \$5,000.00**
3. Pavers – Install Pavers as per drawings  
Install pavers 2 ft by 50 ft in front of the lot  
Materials - \$2,000.00  
Labor - \$3,000.00  
**Sub-total: \$5,000.00**
4. Planters & Plants –Install wooden planters in the back and install planter bowls in the front.  
Labor – 1,000.00  
Material - \$3,000.00  
**Sub-total: \$4,000.00**
5. Lighting – Install LED Solar Lights as shown in the drawings  
Material -\$1,000.00  
Labor - \$500  
**Sub-total: \$1,500.00**

## **Landscaping Contract Agreement**

## II. Payment and Compensation

### A. Fee.

The Client agrees to pay any and all payments according to the payment schedule detailed in Section III. Should said payment(s) not be made, or if satisfactory arrangements for payment have not been made, Sunstar Investments LLC.. reserves the right to stop all work until such time payment is rendered or satisfactory payment arrangements have been made. Vendor Services, including labor and materials, shall not exceed **\$15,500.00**. Any additional projects not included in paragraph I., or that shall be considered a change order, shall be billed separately, and shall be mutually agreed to either verbally or in writing by both parties.

### Out of Pocket Expenses/Equipment and Supplies.

The Vendor is responsible for the procurement, cost, and use of all materials, supplies, equipment, and/or labor which might be needed or required to complete the stated services. If any additional services are required and agreed upon by both Vendor and Client, the additional services and all materials/labor used to provide them, shall be included in billing.

### B. Billing.

Vendor shall invoice Client for professional services provided and any additional agreed upon expenses as outlined in this Agreement either verbally or in writing as per the payment schedule.

### C. Cancellation/Right of Recision.

The Client has 3 business days from the date of the signed agreement to cancel this contract. If you cancel, any property traded in, any payments made by you under the contract of sale, and any negotiable instrument executed by you will be returned within 10 business days following receipt by the Vendor of your cancellation notice, and any security interest arising out of this contract shall be canceled.

If you cancel, you must make available to the Vendor at your residence, in substantially as good condition as when received, any goods delivered to you under this contract of sale; or you may, if you wish, comply with the Vendor regarding the return shipment of goods at the Vendor's expense and risk.

If you do make the goods available to the Vendor and the Vendor does not pick them up within 20 days of the date of your notice of Cancellation, you may retain or dispose of the goods available to the Vendor, or if you agree to return the goods to the Vendor and



## **Terms of Agreement**

**THIS AGREEMENT**, made and entered, by and between Jersey City Revelopment Agency (hereinafter called "Client"), located at 66 York St, in Jersey City, New Jersey 07302 and Sunstar Investments. (hereinafter called "Vendor") located at 312 Grand st, in Jersey City, New Jersey 07302.

**WITNESSETH**, the Client desires to retain the services of the Vendor, and the Vendor desires to provide services to the Client, under the terms and specifications as provided below:

- A. Site work;
  - Site clearing and preparation
  - Excavation, Backfill, for Laying Pavers
  - Site to be maintained in a safe, neat, and orderly fashion at all times with utmost consideration given to adjacent neighbors.
- B. Paver Installation – Install Pavers as agreed upon between Client and Vendor.
- C. Planters & Planting Trees – Plant Trees and install planters as per the drawings.
- D. Lights – Install lighting as shown in the drawings.

The Vendor agrees to provide all services outlined in terms of agreement within criteria specified. If, however, the Client changes any of the criteria during the project requiring additional services, a revision or additional fee shall be required.

Additional Services include, but are not limited to, changes in the extent of the work, changes in schedule, changes in complexity of any elements of the project and any changes made after Client approval has been given for a specific stage of the project according to the agreed upon schedule, including labor and materials.

The Vendor shall inform the Client of additional services that are required and obtain the Client's approval for any services that cause the total fees to exceed those in the estimate/proposal.

fail to do so, then you remain liable for performance of all obligations under the contract.

In the event of cancellation of this assignment during construction, a cancellation fee will be paid by the Client and will include full payment for all work completed, expenses incurred and hours expended. The cancellation fee will be based on the prices outlined in the estimate/proposal. Any initial payments that have been received will be credited against any amounts due. There is NO additional fee for cancellation, only for labor provided and materials purchased up to last day of work prior to cancellation, according to agreement.

To cancel this contract, mail or deliver a signed and dated copy of a right of rescission written notice, to:

**Sunstar Investments LLC  
PO Box 3851  
Jersey City, NJ 07303**

### **III. Payment Schedule**

1<sup>st</sup> Payment – Deposit at the time of contract signing - \$8,000

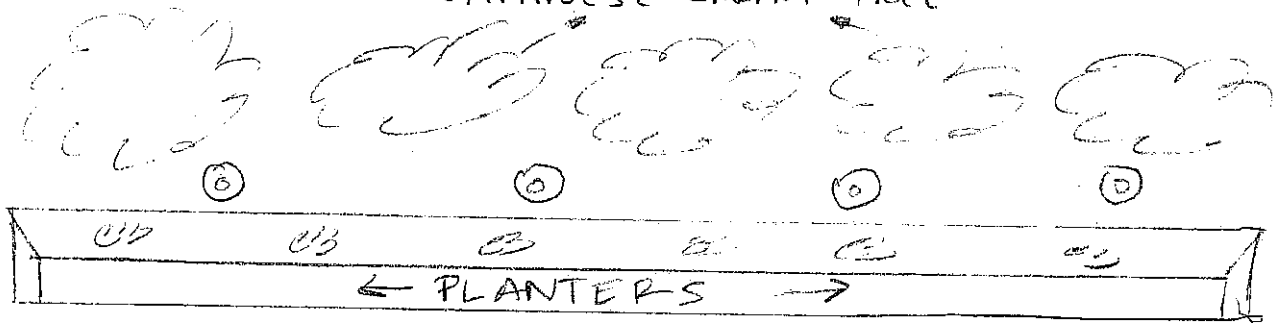
2<sup>nd</sup> Payment – Final Payment after completion of the project - \$7,500

\_\_\_\_\_  
**(Signature – Jersey City Redevelopment Agency)**

\_\_\_\_\_  
**(Date)**

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JAPANESE CHERRY TREE



LED SOLAR LIGHTS  
FLUSH TO THE GROUND

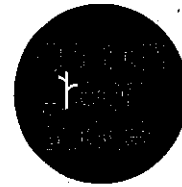
PLANTERS

LED SOLAR LIGHTS

PLANTERS

314 MUK Drive, JERSEY CITY, NJ

## Garden Installation Budget



Attn: Franklyn  
Site: 314 MLK Drive  
Jersey City, NJ

(December 2014)

### Items

Site leveled and graded	\$14,100
Recycled gravel laid down on top of permeable landscaping fabric where indicated on sketch	
30 x 30' Artificial Lawn with 1x1' paver border	
30' x 3' decorative gravel path with 1x1' paver border created from entrance on MLK to artificial lawn.	
Includes all material; prep of space; and installation	
PLANTINGS: create 4' deep 50' wide evergreen planting bed with 1x1' paver edge.	\$2,850
Includes all material (plants; soil amendments; mulch) preparation and installation.	
Administration/ Project Management	WAIVED
<b>Total</b>	<b>\$16,950</b>

### Not Included

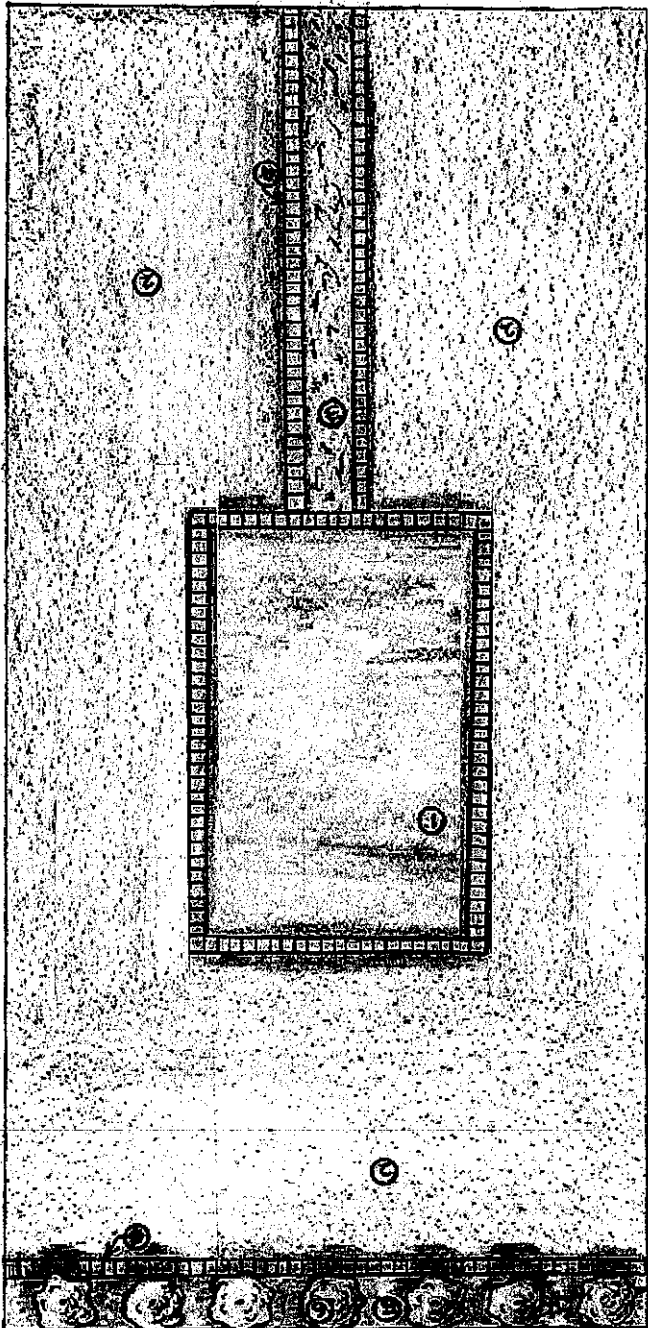
Fencing, accessories, accents, permitting fees (for obtaining if necessary)...



# Outdoor Market

Claremont Avenue

MLK Drive



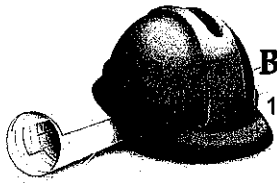
A Small Green Space

21 Hudson Court, Jersey City, NJ

Site: 314 Martin Luther King Dr., JC

December 2014



**BARNES CONTRACTOR CONSTRUCTION MANAGEMENT LLC**

138 WILKINSON AVENUE • JERSEY CITY NJ 07305 • (201) 743-8803

EMAIL: BARNESCONSTRUCTION81@YAHOO.COM

October 8, 2014

Franklyn Ore  
JC Redevelopment Agency  
314 Martin Luther King Drive  
Jersey City, NJ 07305

<u>DESCRIPTION:</u>	<u>Quantity</u>	<u>Rate</u>	<u>Total</u>
Pavers Entrance	200sq.ft.	27.50	5,500.00
DGA Market Area	4,188sq.ft.	3.30	13,820.40
Tree screen 10' Columar	5	500.00	2,500.00

PLEASE PAY THIS AMOUNT

\$21,820.40



FULLY LICENSED AND INSURED/LIC. # 13VHob322800

**Regular Meeting**  
**December 16, 2014**

**A G E N D A**

**Morris Canal Redevelopment Area** - Board authorization is requested to approve the form of Redevelopment Agreement and authorize execution of same with ASH Urban Development, LLC (Ralph Salermo) for property located in City Block 17501, Lots 1 thru 14.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A  
REDEVELOPMENT AGREEMENT WITH ASH URBAN  
DEVELOPMENT, LLC FOR THE MORRIS CANAL REDEVELOPMENT  
AREA**

**MOTION AND SECOND**

**Mary Pat Noonan**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH ASH URBAN DEVELOPMENT, LLC FOR THE MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated November 18, 2014 Ash Urban Development LLC was designated as Redeveloper ("Redeveloper") for the construction of a residential development within the Morris Canal Redevelopment Area, for Block 17502, Lots 1 thru 12; and

**WHEREAS**, after review and consideration of the Redeveloper's proposal Agency staff has determined that the designation of Redeveloper as a redeveloper within the meaning of the Redevelopment Law and the undertaking of a Project in furtherance of redeveloping the Area would be in the best interests of the City's inhabitants; and

**WHEREAS**, the execution of a Redevelopment Agreement and any future related agreements are required in order to implement the project; and

**WHEREAS**, the project will be constructed in accordance with the terms and conditions of the Redevelopment Agreement and the Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:**

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) approval of the Redevelopment Agreement and authorization to execute a Redevelopment Agreement and/or any related documents with ASH Urban Development LLC is hereby granted; and



- 3) The Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of the Redevelopment Agreement and this Resolution; and
- 4) The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this resolution subject to the review of Agency Counsel.

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

**Regular Meeting  
December 16, 2014**

**A G E N D A**

**TURNKEY REDEVELOPMENT AREA** - Board authorization is requested to authorize an administrative settlement for property known as 449 Ocean Avenue, Block 25804, Lot 19, and enter into an Agreement of Sale with the property owner for the sum of \$110,000.00. This matter was settled through negotiation between the owner, the Agency and their attorneys for an additional amount of \$18,500.00 over and above the appraised value of \$91,500.00 for a total sum of **\$110,000.00.**

**RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY  
BOARD OF COMMISSIONERS APPROVING AN ADMINISTRATIVE  
SETTLEMENT FOR PROPERTY LOCATED IN BLOCK 25804, LOT 19  
AND KNOWN AS 449 OCEAN AVENUE WITHIN THE TURNKEY  
REDEVELOPMENT AREA**

**Franklyn Ore**

**RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY  
BOARD OF COMMISSIONERS APPROVING AN ADMINISTRATIVE  
SETTLEMENT FOR PROPERTY LOCATED IN BLOCK 25804, LOT 19  
AND KNOWN AS 449 OCEAN AVENUE WITHIN THE TURNKEY  
REDEVELOPMENT AREA**

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**WHEREAS**, the Jersey City Redevelopment Agency, pursuant to the provisions of N.J.S.A. 40A:12A-1 et seq., as amended, has determined it necessary to acquire lands and premises located at 449 Ocean Avenue in Block 25804, Lot 19 within the Turnkey Redevelopment Area and which area has been declared an "area in need of redevelopment," and;

**WHEREAS**, on February 18, 2014, the Board of Commissioners of the Jersey City Redevelopment Agency established the fair market value of property located on Lot 19 in Block 25804, and commonly referred to as 449 Ocean Avenue, in the amount of \$91,500.00; and

**WHEREAS**, the property is owned by Mary Robinson and an offer in the amount of \$91,500.00 was made to the property owner; and

**WHEREAS**, the Agency's offer to the property owner was subsequently rejected; and

**WHEREAS**, a Declaration of Taking was filed with the Clerk of the Superior Court on May 1, 2014; and

**WHEREAS**, since that time, the Agency and the property owner have engaged in good faith negotiations and the parties have agreed to a purchase price in lieu of condemnation proceedings in the amount of \$110,000.00; and

**WHEREAS**, the Agency is agreeable to the aforementioned amount as being reasonable, prudent and in the best interest of the public.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency is hereby authorized to acquire property located at 449 Ocean Avenue in Block 25804, Lot 19.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice-Chairman and/or Secretary, and General Counsel, are hereby authorized to execute any and all documents necessary to effectuate the purposes set forth herein subject to the review and approval of the Agency's General Counsel.

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Hon. Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Hon. Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell J. Verducci	✓			

**AGENDA**

**Miscellaneous** - Board authorization requested to approve the Temporary Budget. The FY 2015 Budget was introduced on November 16, 2014 and sent to the Director of the Division of Government Services. Since the DGS will not be able to return the approved document prior to our December, 16<sup>th</sup> meeting, the Agency needs a temporary budget in place until the final budget is adopted on January 20, 2015.

**RESOLUTION RE: ESTABLISHING TEMPORARY  
BUDGET APPROPRIATIONS FOR THE FISCAL  
YEAR ENDING DECEMBER 31, 2015**

David P. Donnelly

**RESOLUTION RE: ESTABLISHING TEMPORARY  
BUDGET APPROPRIATIONS FOR THE FISCAL  
YEAR ENDING DECEMBER 31, 2015**

**WHEREAS**, the Agency does not anticipate adopting the budget for the fiscal year ending December 31, 2015, until its January 2015 meeting, and

**WHEREAS**, the Agency may be required to enter into contracts to make payments prior to adoption of its budget for the fiscal year ending December 31, 2015, and

**WHEREAS**, NJAC 5:31-2.5 permits an Agency to make temporary appropriations between the beginning of the fiscal year and the adoption of the budget.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the following temporary appropriations be made.

## Administration:

Salaries and Wages	\$239,600
Fringe Benefits	92,900
Other Expenses	<u>166,050</u>

Total Administration	<u>498,550</u>
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## Cost of Providing Services:

Other Expenses	<u>1,888,000</u>
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Total Cost of Providing Services	<u>1,888,000</u>
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Total Operating Appropriations	<u>\$2,386,550</u>
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Secretaray

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of December 16, 2014

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

**Regular Meeting**  
**December 16, 2014**

**A G E N D A**

**Miscellaneous** - Board authorization is requested to amend the Agency's Policies and Procedures to be brought in line with the City of Jersey City's Policies.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING THE ADOPTION OF THE AMENDED AND  
REVISED ADMINISTRATIVE POLICIES & PROCEDURES  
OF THE JCRA DATED DECEMBER, 2014**

Barbara Amato



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING THE ADOPTION OF THE AMENDED AND  
REVISED ADMINISTRATIVE POLICIES & PROCEDURES  
OF THE JCRA DATED DECEMBER, 2014**

**WHEREAS**, the Jersey City Redevelopment Agency is a body corporate and politic created by an Act of the New Jersey Legislature entitled "Local Redevelopment and Housing Law" pursuant to preceding law and N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, the Agency staff is governed under the Administrative Policies and Procedures of the JCRA; and

**WHEREAS**, the Agency's present Administrative Policies & Procedures were last amended and revised on August 12, 2012; and

**WHEREAS**, a copy of the revised and amended Administrative Policies & Procedures have been sent to each Commissioner and both the Executive Director and Assistant Executive Director for review and editing; and

**WHEREAS**, the Administrative Policies & Procedures shall be amended to reflect the same and/or similar policies of the City of Jersey City; and

**WHEREAS**, it is in the best interest of the Agency to have an up-to-date and complete policy manual which governs the day-to-day administrative functions of the Agency.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that:

1. The above recitals are incorporated herein as if set forth at length.
2. The Board of Commissioners hereby adopts the revised and amended Administrative Policies and Procedures dated December 16, 2014.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to carry out this Resolution.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of December 16, 2014.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

**A G E N D A**

**Journal Square 2060 Redevelopment Area** - Board authorization requested to amend Resolution #14-05-13 to include a Pledge Agreement and Assignment and Assumption Agreement among the JCRA, MEPT and Journal Square Partners, LLC.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AMENDING RESOLUTION #14-05-13, REGARDING MEPT  
JOURNAL SQUARE URBAN RENEWAL AND ONE  
JOURNAL SQUARE PARTNERS, LLC IN THE JOURNAL  
SQUARE 2060 REDEVELOPMENT AREA**

Chris Fiore

**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE JERSEY CITY REDEVELOPMENT AGENCY  
AMENDING RESOLUTION #14-05-13, REGARDING  
MEPT JOURNAL SQUARE URBAN RENEWAL AND  
ONE JOURNAL SQUARE PARTNERS, LLC IN THE  
JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

**WHEREAS**, on May 20, 2014, the Agency approved Resolution #14-05-13 which outlined the de-designation of MEPT Journal Square as Redeveloper and designated One Journal Square Partners, LLC; and

**WHEREAS**, the Resolution cited a number of conditions as part of the above including authorizing a new Redevelopment Agreement with One Journal Square Partners, LLC ; and

**WHEREAS**, the parties, collectively JCRA, MEPT and One Journal Square Partners are requesting to approve further documents to effectuate the Resolution, including but not limited to a Pledge Agreement regarding a contribution for the Loews Jersey Theatre and Assignment and Assumption of the existing Redevelopment Agreement with MEPT to One Journal Square Partners.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the above recitals are incorporated herein as if set forth at length.

**BE IT FURTHER RESOLVED**, the Agency is authorized to enter into any and all other documents to effectuate the purposes of this Resolution including but not limited to the aforementioned Pledge Agreement and the Assignment and Assumption subject to the review and approval of the Agency's General Counsel.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of December 16, 2014

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST  
AS OF DECEMBER 16, 2014**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of December 16, 2014.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of December 16, 2014 be approved as presented.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated December 16, 2014.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci	✓			

Run date: 12/16/2014 @ 10:23  
Bus date: 12/16/2014

JCRA  
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

-----| Selection Page |-----

Reference.....: B - Vendor number

Reference value: \*All\*

Vendor.....: \*All\*

Stage.....: 30 - Invoice to 30 - Invoice

Change date....: \*All\*

Stage date.....: \*All\*

Print zero.....: Do not print zero amounts

Account Mask...: AXX XXX.XX

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 170.01 - Property Held for Redevelopmen				
	946 NOWELL AMOROSO KLEIN BIERMAN			
	18847 ADDITIONAL PROCEEDS FOR AQUIS	946 NOWELL AMOROSO KLEIN BIERMAN		
		1	Inv	18,500.00
	946 NOWELL AMOROSO KLEIN BIERMAN	*** Vendor total ***		18,500.00
A10 170.01 - Property Held for Redevelopmen		*** Account total ***		18,500.00
A10 215.11 - Deferred Compensation				
	615 METLIFE			
	18843 DEFERRED SALARY PER ATTACHED	615 METLIFE		
		1	Inv	710.00
	18844 DEFERRED SALARY PER ATTACHED	615 METLIFE		
		1	Inv	710.00
	615 METLIFE	*** Vendor total ***		1,420.00
A10 215.11 - Deferred Compensation		*** Account total ***		1,420.00
A10 490.10 - Miscellaneous Revenue				
	948 HUB PARTNERS, LLC			
	18850 RENT @ HUB NOVEMB. & DECEMBER,	948 HUB PARTNERS, LLC		
		1	Inv	6,458.37
	948 HUB PARTNERS, LLC	*** Vendor total ***		6,458.37
A10 490.10 - Miscellaneous Revenue		*** Account total ***		6,458.37
A10 490.11 - Bank Transfers				
	59 JCRA PAYROLL ACCOUNT			
	18842 PAYROLL FOR JANUARY, 2015	59 JCRA PAYROLL ACCOUNT		
		1	Inv	95,000.00
	59 JCRA PAYROLL ACCOUNT	*** Vendor total ***		95,000.00
A10 490.11 - Bank Transfers		*** Account total ***		95,000.00
A10 520.01 - Health Benefits				
	600 ROBERT P. ANTONICELLO			
	18853 REIMBURS. FOR HEALTH BENEFITS	600 ROBERT P. ANTONICELLO		
		1	Inv	440.02
	600 ROBERT P. ANTONICELLO	*** Vendor total ***		440.02
A10 520.01 - Health Benefits		*** Account total ***		440.02
A10 520.03 - Optical				
	863 HEATHER KUMER			
	18860 REIMBURS. FOR EYE EXAM. & GLASS	863 HEATHER KUMER		
		1	Inv	110.00
	863 HEATHER KUMER	*** Vendor total ***		110.00
A10 520.03 - Optical		*** Account total ***		110.00
A10 520.04 - Dental				
	106 MARYPAT NOONAN			
	18856 REIMBURS. FOR DENTAL EXP. 12/9	106 MARYPAT NOONAN		



Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr	Description	Stage	Amount
A10 520.04 - Dental						
			1		Inv	158.00
106	MARYPAT NOONAN			*** Vendor total ***		158.00
119	MARY ANN KOPCHA					
	18874 REIMBURS. - FOR DENTAL EXPENSE		119	MARY ANN KOPCHA		
			1		Inv	146.00
119	MARY ANN KOPCHA			*** Vendor total ***		146.00
770	ELIZABETH VASQUEZ					
	18909 DENTAL REIMBURS. ( SPOUSE)		770	ELIZABETH VASQUEZ		
			1		Inv	1,055.00
770	ELIZABETH VASQUEZ			*** Vendor total ***		1,055.00
*** Account total ***						1,359.00
A10 520.04 - Dental						
A10 610.01 - Project - Legal						
932	NOWELL AMOROSO KLEIN BIERMAN,		932	NOWELL AMOROSO KLEIN BIERMAN,		
	18867 LHN (MOCCO) LEGAL SERVICES		1		Inv	400.00
18868	LEGAL SERVICES - LHN (FISHER)		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	1,300.00
18869	LEGAL SERVICES - POWERHOUSE		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	805.00
18870	LEGAL SERVICES - BRIGHT STREET		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	50.00
18871	GRAND LHN ASSOC. - LEGAL SERVI		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	75.00
18872	LEGAL SERVICES - ASH STREET		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	100.00
18886	LEGAL SERVICES - GENERAL FILE		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	1,759.28
18887	LEGAL SERVICES - MEPT JOURNAL		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	450.00
18888	LEGAL SERVICES - 100 MONITOR S		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	400.00
18889	LEGAL SERVICES - ROBERT ANTONI		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	711.34
18890	LEGAL SERVICES - LOEW'S KING		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	600.00
18891	LEGAL SERVICES - 362 SUMMIT		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	275.00
18893	LEGAL SERVICES-GRAND JERSEY		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	1,109.00
18894	LEGAL SERVICES - CANAL CROSSIN		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	350.00
18895	LEGAL SERVICES - PPG (CARTERT		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	2,425.00
18903	LEGAL SERVICES - 360-398 MLK D		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	4,523.00
18904	LEGAL SERVICES - BRIGHT & VARI		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	1,240.94

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.01 - Project - Legal				
	18905 LEGAL SERVICES - OCEAN AVE	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	276.00
	932 NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		16,849.56
A10 610.01 - Project - Legal		*** Account total ***		16,849.56
A10 610.02 - Project - Environmental				
	53 DRESDNER ROBIN ENVIRON MGMT 18898 ENVIRON. SERVICES - BERRY LANE	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	2,780.09
	53 DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		2,780.09
A10 610.02 - Project - Environmental		*** Account total ***		2,780.09
A10 610.05 - Project - Appraisals				
	52 COONEY BOVASSO REALTY ADVISORS 18901 APPRAISAL SERVICES - JOURNAL S	52 COONEY BOVASSO REALTY ADVISORS 1	Inv	3,800.00
	52 COONEY BOVASSO REALTY ADVISORS	*** Vendor total ***		3,800.00
A10 610.05 - Project - Appraisals		*** Account total ***		3,800.00
A10 610.06 - Project - Architects				
	778 HELENA RUMAN ARCHITECTS 18866 CONSTR. MANGMT. - POWERHOUSE	778 HELENA RUMAN ARCHITECTS 1	Inv	1,925.00
	778 HELENA RUMAN ARCHITECTS	*** Vendor total ***		1,925.00
A10 610.06 - Project - Architects		*** Account total ***		1,925.00
A10 610.07 - Project - Engineering				
	681 T&M ASSOCIATES 18896 LEGAL SERVICES - CANAL CROSSIN	681 T&M ASSOCIATES 1	Inv	7,778.41
	681 T&M ASSOCIATES	*** Vendor total ***		7,778.41
	861 AMEC E & I, INC. 18864 BAYFRONT - CONSULTING SERVICES	861 AMEC E & I, INC. 1	Inv	19,141.89
	861 AMEC E & I, INC.	*** Vendor total ***		19,141.89
A10 610.07 - Project - Engineering		*** Account total ***		26,920.30
A10 610.08 - Project - Other Expense				
	161 PUBLIC SERVICE ELECTRIC & GAS 18837 ELECTRIC SERVICES - 407 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	43.85
	18838 ELECTRIC SERVICES - 407 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	59.47
	18839 ELECTRIC & GAS SERVICES-407 OC	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	165.60

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.08 - Project - Other Expense				
18840	ELECTRIC SERVICES - 405 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	2.43
18841	ELECTRIC & GAS SERVICES-405 OC	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	97.66
161	PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		369.01
193	JC MUNICIPAL UTILITIES AUTHORI			
18906	WATER CHARGE-.204 STEGMAN STRE	193 JC MUNICIPAL UTILITIES AUTHORI 1	Inv	1,679.68
18908	WATER CHARGE - TURNKEY	193 JC MUNICIPAL UTILITIES AUTHORI 1	Inv	79.30
193	JC MUNICIPAL UTILITIES AUTHORI	*** Vendor total ***		1,758.98
				*** Account total ***
A10 610.08 - Project - Other Expense				
A10 610.09 - Project - Relocation				
597	PHILLIPS,PREISS GRYGIEL, LLC			
18836	RELOCATION ASSISTANCE-GRAND JE	597 PHILLIPS,PREISS GRYGIEL, LLC 1	Inv	970.00
597	PHILLIPS,PREISS GRYGIEL, LLC	*** Vendor total ***		970.00
				*** Account total ***
A10 610.09 - Project - Relocation				
A10 620.01 - GD - Natural Gas				
161	PUBLIC SERVICE ELECTRIC & GAS			
18834	BETZ-CERC - ELECTRIC SERVICES	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	6,679.91
161	PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		6,679.91
				*** Account total ***
A10 620.01 - GD - Natural Gas				
A10 620.02 - GD - Electricity				
161	PUBLIC SERVICE ELECTRIC & GAS			
18833	BETZ-CERC - GAS SERVICES	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	2,943.59
161	PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		2,943.59
				*** Account total ***
A10 620.02 - GD - Electricity				
A10 620.03 - GD - Water/Sewer				
193	JC MUNICIPAL UTILITIES AUTHORI			
18830	BETZ-CERC WATER FACILITIES CHA	193 JC MUNICIPAL UTILITIES AUTHORI 1	Inv	98.62
18832	WATER CHARGE- BETZ-CERC	193 JC MUNICIPAL UTILITIES AUTHORI 1	Inv	271.64
193	JC MUNICIPAL UTILITIES AUTHORI	*** Vendor total ***		370.26
				*** Account total ***
A10 620.03 - GD - Water/Sewer				
A10 620.06 - GD - Other Expense				
186	IN-LINE AIR CONDITIONING CO.,			
18829	BETZ-CERC - REPAIR GYM UNITS	186 IN-LINE AIR CONDITIONING CO.,		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 620.06 - GD - Other Expense				
	18863 BETZ - 257.45CERC SERVICES CAL	1 186 IN-LINE AIR CONDITIONING CO.,	Inv	8,062.50
	186 IN-LINE AIR CONDITIONING CO.,	1 *** Vendor total ***	Inv	257.45 8,319.95
	477 JEWEL ELECTRIC SUPPLY CO. 18831 LIGHTING FOR THE BETZ-CERC	477 JEWEL ELECTRIC SUPPLY CO. 1	Inv	486.53
	477 JEWEL ELECTRIC SUPPLY CO.	*** Vendor total ***		486.53
	971 VERIZON 18835 BETZ-CERC - MONTHLY CHARGE	971 VERIZON 1	Inv	138.62
	971 VERIZON	*** Vendor total ***		138.62
A10 620.06 - GD - Other Expense		*** Account total ***		8,945.10
A10 630.01 - Project - Demolition				
	875 GRAMERCY GROUP, INC 18865 J.C. INCINRATOR AUTHORITY-DEMO	875 GRAMERCY GROUP, INC 1	Inv	294,728.58
	875 GRAMERCY GROUP, INC	*** Vendor total ***		294,728.58
A10 630.01 - Project - Demolition		*** Account total ***		294,728.58
A10 650.01 - Office Rent				
	917 66 YORK STREET, LLC 18845 RENT FOR THE MONTH OF JANUARY,	917 66 YORK STREET, LLC 1	Inv	6,479.17
	917 66 YORK STREET, LLC	*** Vendor total ***		6,479.17
A10 650.01 - Office Rent		*** Account total ***		6,479.17
A10 660.02 - Worker's Compensation				
	735 THE HARTFORD 18851 WORKMEN'S COMPENSATION POLICY	735 THE HARTFORD 1	Inv	3,776.00
	735 THE HARTFORD	*** Vendor total ***		3,776.00
A10 660.02 - Worker's Compensation		*** Account total ***		3,776.00
A10 670.03 - Office Supplies				
	69 STAPLES, INC 18892 OFFICE SUPPLIES- NOVEMBER, 201	69 STAPLES, INC 1	Inv	1,038.36
	69 STAPLES, INC	*** Vendor total ***		1,038.36
A10 670.03 - Office Supplies		*** Account total ***		1,038.36
A10 670.04 - Printing and Advertising				
	72 THE EVENING JOURNAL ASSOCIATIO 18848 PUBLIC NOTICE-ADVERTIS. FOR NO	72 THE EVENING JOURNAL ASSOCIATIO		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.04 - Printing and Advertising				
	72 THE EVENING JOURNAL ASSOCIATIO	1 *** Vendor total ***	Inv	186.08
				186.08
A10 670.04 - Printing and Advertising		*** Account total ***		186.08
A10 670.05 - Postage				
	94 FEDERAL EXPRESS			
	18912 OVERNIGHT DELIVERIES	94 FEDERAL EXPRESS		
		1 *** Vendor total ***	Inv	219.99
	94 FEDERAL EXPRESS			219.99
A10 670.05 - Postage		*** Account total ***		219.99
A10 670.06 - Rental of Equipment				
	70 R.S. KNAPP COMPANY, INC			
	18910 COPY PLAN OF 100 MONITOR	70 R.S. KNAPP COMPANY, INC		
		1 *** Vendor total ***	Inv	59.33
	70 R.S. KNAPP COMPANY, INC			59.33
	644 TOSHIBA FINANCIAL SERVICES			
	18857 MONTHLY CHARGE COLOR COPIER	644 TOSHIBA FINANCIAL SERVICES		
		1 *** Vendor total ***	Inv	1,125.00
	644 TOSHIBA FINANCIAL SERVICES			1,125.00
	884 TWIN ROCKS SPRING WATER			
	18849 WATER-COOLER RENTAL	884 TWIN ROCKS SPRING WATER		
		1 *** Vendor total ***	Inv	70.10
	884 TWIN ROCKS SPRING WATER			70.10
A10 670.06 - Rental of Equipment		*** Account total ***		1,254.43
A10 670.08 - Miscellaneous Operating Exp.				
	160 VERIZON WIRELESS			
	18852 MONTHLY CHARGE-10/24/ TO 11/23	160 VERIZON WIRELESS		
		1 *** Vendor total ***	Inv	219.47
	160 VERIZON WIRELESS			219.47
	495 CENTRAL PARKING SYSTEM			
	18858 PARKING FOR(10) SPACES@ \$75.00	495 CENTRAL PARKING SYSTEM		
		1 *** Vendor total ***	Inv	750.00
	495 CENTRAL PARKING SYSTEM			750.00
	917 66 YORK STREET, LLC			
	18855 ELECTRIC UTILITY PYMT, DECEM.,	917 66 YORK STREET, LLC		
		1 *** Vendor total ***	Inv	378.33
	917 66 YORK STREET, LLC			378.33
	920 MOISHE'S SELF STORAGE			
	18859 STORAGE RENT FOR DECEMBER, 201	920 MOISHE'S SELF STORAGE		
		1 *** Vendor total ***	Inv	700.00
	920 MOISHE'S SELF STORAGE			700.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.08 - Miscellaneous Operating Exp. *** Continued ***				
933	CRYSTAL POINT CONDOMINIUM ASSO 18854 MONTHLY MAINTENA. JANUARY,2015	933 CRYSTAL POINT CONDOMINIUM ASSO 1	Inv	127.16
933	CRYSTAL POINT CONDOMINIUM ASSO	*** Vendor total ***		127.16
984	NEW JERSEY ADVANCE MEDIA 18861 PUBLIC NOTICE FOR BERRY LANE P	984 NEW JERSEY ADVANCE MEDIA 1	Inv	303.92
984	NEW JERSEY ADVANCE MEDIA	*** Vendor total ***		303.92
985	MILANO'S DELI 18862 HOLIDAY LUNCHEON FOR STAFF 12/	985 MILANO'S DELI 1	Inv	192.60
985	MILANO'S DELI	*** Vendor total ***		192.60
986	BATTELLO RESTAURANT 18911 HOLIDAY DINNER FOR BOARD MEETI	986 BATTELLO RESTAURANT 1	Inv	1,200.00
986	BATTELLO RESTAURANT	*** Vendor total ***		1,200.00
A10 670.08 - Miscellaneous Operating Exp. *** Account total ***				3,871.48
A20 610.01 - Grant - Legal				
932	NOWELL AMOROSO KLEIN BIERMAN, 18884 LEGAL SERVICES - 417 COMMUNIPA	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	425.00
	18885 LEGAL SERVICES - BERRY LANE PA	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	2,852.90
932	NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		3,277.90
A20 610.01 - Grant - Legal *** Account total ***				3,277.90
A20 610.02 - Grant - Environmental				
53	DRESDNER ROBIN ENVIRON MGMT 18899 ENVIRONMENTAL SERVICES - BERRY	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	215.25
		2	Inv	3,064.98
		3	Inv	10,585.32
53	DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		13,865.55
727	WCD CONSULTANTS 18882 ENVIRON. MANAGMT. - 100 HOBOKE	727 WCD CONSULTANTS 1	Inv	14,950.00
	18883 ENVIRON. MANAGMT. - 100 HOBOKE	727 WCD CONSULTANTS 1	Inv	9,000.00
727	WCD CONSULTANTS	*** Vendor total ***		23,950.00
A20 610.02 - Grant - Environmental *** Account total ***				37,815.55
A20 610.05 - Grant - Appraisals				
100	HUDSON REALTY ABSTRACT CO. 18900 OWNER'S TITLE POLICY-416 COMMU	100 HUDSON REALTY ABSTRACT CO.		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.05 - Grant - Appraisals				
	100 HUDSON REALTY ABSTRACT CO.	1 *** Vendor total ***	Inv	1,133.25
				1,133.25
A20 610.05 - Grant - Appraisals		*** Account total ***		1,133.25
A20 610.06 - Grant - Architects				
	778 HELENA RUMAN ARCHITECTS			
	18876 ARCHITECTURAL SERVICE-BERRY LA	778 HELENA RUMAN ARCHITECTS		
		1	Inv	8,200.00
	18902 ARCHITECTURAL SVCS.-OCEAN/BAYV	778 HELENA RUMAN ARCHITECTS		
		1	Inv	437.50
	778 HELENA RUMAN ARCHITECTS	*** Vendor total ***		8,637.50
	979 SZ CONSTRUCTION, LLC			
	18846 PHASE II REHABILITATION-292 ML	979 SZ CONSTRUCTION, LLC		
		1	Inv	66,276.65
	979 SZ CONSTRUCTION, LLC	*** Vendor total ***		66,276.65
A20 610.06 - Grant - Architects		*** Account total ***		74,914.15
A20 610.07 - Grant - Engineering				
	53 DRESDNER ROBIN ENVIRON MGMT			
	18897 ENGINEERING SERVICES-BERRY LAN	53 DRESDNER ROBIN ENVIRON MGMT		
		1	Inv	4,464.70
	53 DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		4,464.70
A20 610.07 - Grant - Engineering		*** Account total ***		4,464.70
A20 610.08 - Grant - Other Expenses				
	193 JC MUNICIPAL UTILITIES AUTHORI			
	18907 WATER CHARGE - 480 OCEAN AVE	193 JC MUNICIPAL UTILITIES AUTHORI		
		1	Inv	13.00
	193 JC MUNICIPAL UTILITIES AUTHORI	*** Vendor total ***		13.00
	636 BROWNFIELD REDEVELOPMENT SOLUT			
	18877 EPA GRANT MANGMT. - BERRY LANE	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	408.42
	18878 EPA GRANT MANAGMT. - PETROLEUM	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	343.88
	18879 EPA GRANT MANAGMT. - REVOLVING	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	213.02
	18880 EPA GRANTMANAGMT.-GRAND JERSEY	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	264.07
	636 BROWNFIELD REDEVELOPMENT SOLUT	*** Vendor total ***		1,229.39
	955 TENTCRAFT			
	18881 BERRY LANE PARK TENTS-EARTH DA	955 TENTCRAFT		
		1	Inv	716.55
	955 TENTCRAFT	*** Vendor total ***		716.55
	957 LAWNS BY YORKSHIRE, INC.			
	18875 MONTHLY MAINTENANCE-BERRY LANE	957 LAWNS BY YORKSHIRE, INC.		

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Bus date: 12/16/2014

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Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.08 - Grant - Other Expenses		*** Continued ***		
		1	Inv	1,818.87
	957 LAWNS BY YORKSHIRE, INC.	*** Vendor total ***		1,818.87
A20 610.08 - Grant - Other Expenses		*** Account total ***		3,777.81
A20 610.15 - Construction				
	965 MAST CONSTRUCTION SERVICES, IN			
	18873 CONSTRUCTION MANAGMT.- BERRY LA	965 MAST CONSTRUCTION SERVICES, IN		
		1	Inv	14,000.00
	965 MAST CONSTRUCTION SERVICES, IN	*** Vendor total ***		14,000.00
A20 610.15 - Construction		*** Account total ***		14,000.00
* Report total *		*** Total ***		648,536.64