

**JERSEY CITY REDEVELOPMENT AGENCY  
REQUEST FOR PROPOSALS**

**ACQUISITION AND REDEVELOPMENT OF  
244 BAY STREET WITHIN THE 244 BAY STREET  
REHABILITATION AREA**

**ISSUE DATE: July 24, 2023  
DUE DATE: September 12, 2023**

## **List of Attachments Constituting Part of the RFP**

- 1. 244 Bay Street Redevelopment Plan (Appendix A)**
- 2. Tax Map of 244 Bay Street (Appendix B)**
- 3. Redeveloper Questionnaire (Appendix C)**

**I. JCRA MISSION STATEMENT**

The staff and Board of Commissioners of the Jersey City Redevelopment Agency (the “Agency”) are committed to stimulating responsible reinvestment in the City of Jersey City (the “City”) that enhances the quality of life in all neighborhoods and communities of the City. We believe that the strength and health of a great city is the economic, housing, and quality of life opportunities that the City provides to its residents. The Agency is committed to providing the residents of the City with the widest range of jobs, housing, and economic opportunities available to any city in the country today. We are committed to enhancing the quality of life for all the residents of the City by guiding responsible development and reinvestment in all neighborhoods and communities in the City.

**II. BACKGROUND**

The 244 Bay Street Rehabilitation Area (the “Rehabilitation Area”) has frontage on Bay Avenue. The site is on the northern side of Bay Street between Erie Street and Newark Avenue. The Rehabilitation Area consists of Lot 25 on Block 11401. The site is 25x75.

By Ordinance 23-020, the Municipal Council adopted the 244 Bay Street (“Redevelopment Plan”), which aims to 1) to promote the redevelopment, restoration, and rehabilitation of a vacant, deteriorated, historically significant building in the Harsimus Cove Historic District, 2) recognize the special significance of this building and neighborhood because of its well preserved historic character that reflects Jersey City’s past, 3) to activate the streetscape and pedestrian realm and create a more pleasant, safe, and economically vibrant area, and 4) to promote the inclusion of commercial uses within the building in order to diversify the types commercial uses in the area and promote additional economic vitality.

**III. SCOPE OF WORK**

The Agency seeks a qualified developer or redevelopment team (“Respondents”) to respond to this Request for Proposals (“RFP”) with submissions of redevelopment proposals and statements of their qualifications to redevelop the following property (the “Redevelopment Site”):

<b>Block</b>	<b>Lot</b>	<b>Street Address</b>
11401	25	244 Bay Street

The Redevelopment Site is the entirety of the Rehabilitation Area. The Redevelopment Site is currently owned by the City, but will be transferred to the Agency.

The Agency is seeking redevelopment proposals that are consistent with the Redevelopment Plan.

Proposals must include a proposed purchase price for the Redevelopment Site. Respondent should not rely on the information contained in this RFP, but instead should conduct their own investigation and inquiry regarding the Redevelopment Site and independently assure themselves of the conditions and regulations affecting the Redevelopment Site, including but not limited to environmental conditions.

The following documents referenced in this section are attached to this RFP for informational purposes only:

- 244 Bay Street (Appendix A)
- Tax Map of 244 Bay Street (Appendix B)

#### **IV. ABOUT THIS RFP**

The Agency issues this RFP pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.* (the “**Redevelopment Law**”). Any successful Respondent is required to develop the Redevelopment Site in accordance with the Redevelopment Law and as set forth in a Redevelopment Agreement with the Agency.

All submissions are prepared at the cost and expense of the prospective purchaser/developer who proposes a project in response to the RFP. The Agency is not responsible for paying any costs or expenses associated with the preparation of responsive submissions.

Respondent and its contractors and subcontractors must at all times comply with all applicable obligations pursuant to The New Jersey Campaign Contributions and Expenditure Reporting Act, *N.J.S.A.* 19:44A-1, *et seq.*, and any local or municipal restrictions adopted in accordance with said Act, including but not necessarily limited to Ordinance No. 08-128 of the City of Jersey City, “Contractor Pay-To-Play Reform Ordinance,” adopted September 3, 2008 and Ordinance No. 09-096 of the City of Jersey City, “Redevelopment Pay-To-Play Reform Ordinance,” adopted September 9, 2009.

This RFP constitutes an invitation for responsive submissions to the Agency and does not represent an offer, obligation or agreement on the part of the Agency. The Agency reserves the right to protect the best interests of the Agency and the City, to waive any technical errors, to request clarification of any submission, to reject any submission (or any part thereof) for any reason whatsoever, or to reject all submissions for any reason whatsoever. The Agency reserves the right at any time to withdraw this RFP or modify the schedule or requirements set forth herein.

The Agency reserves the right, if it is deemed to be in the public interest, to enter directly into negotiations with one or more Respondents, or to reissue a request for proposals in order to advance the planning and disposition process. This RFP does not commit the Agency and/or the City to any disposition process or to enter into negotiations with any Respondent. While every effort has been made to provide accurate factual information within this RFP regarding the Rehabilitation Area, including the Redevelopment Site, the Agency is not bound by any of the statements or assumptions set forth herein.

The Agency will host a non-mandatory visit at the Redevelopment Site on August 2, 2023 at 10:00am.

Questions regarding this RFP or the Redevelopment Site should be submitted via email to: Yvette Sanchez, Agency Project Manager at [YSanchez@jcnj.org](mailto:YSanchez@jcnj.org), and J. Nicholas Strasser, Esq., at

[jstrasser@msbnj.com](mailto:jstrasser@msbnj.com), no later than 3:00pm on August 16, 2023. Responses to questions will be posted on the Agency website by August 23, 2023. **Prospective Respondents should check the Agency's website periodically for updates to this RFP as well as any responses to questions (<https://thejcra.org>). The Agency is not responsible for notifying Respondents of any updates to the RFP.**

## **V. DEVELOPMENT PROGRAM GOALS**

The Agency seeks development submissions which achieve the goals of the Redevelopment Plan, maximize the Redevelopment Site's potential and benefit and complement the surrounding area. Specifically, the Agency seeks proposals for the Redevelopment Site which address one or more of the following:

- Redevelopment of the existing surface parking area with an economically viable mixed-use commercial building, including the retention of publicly accessible off-street parking within the structure;
- Construction of a mixed-use commercial building that will activate the streetscape and pedestrian realm and create a more pleasant, safe and economically vibrant area;
- Improvement of sidewalk areas with new pavement, street trees and decorative features to improve pedestrian safety and the aesthetics of the pedestrian environment in this area; and
- Inclusion of multiple commercial uses within the building in order to diversify the types commercial uses in the area and promote additional economic vitality.

## **VI. REDEVELOPMENT AGREEMENT**

The successful Respondent (the "**Redeveloper**") will be required to enter into a Redevelopment Agreement with the Agency. Upon conditional designation as the Redeveloper, the successful Respondent shall enter into a Funding Agreement with the Agency to defray the Agency's expenses pending execution of the Redevelopment Agreement. The Redeveloper and its agents and/or contractors may be required to enter into other agreements if required by ordinance of the City or as may be deemed necessary or desirable by the Agency to implement the project, including but not limited to a purchase and sale agreement.

Neither the Agency's acceptance of a proposal nor the Agency's conditional designation of successful Respondent as a Redeveloper will create any rights or obligations regarding such Respondent until the full execution of the Redevelopment Agreement. The Agency will have the option to terminate negotiation of a Redevelopment Agreement at any time without cause, including on the basis that the Agency is not satisfied with the progress of negotiations. The successful Respondent shall have no cause of action or right to damages arising from the termination of negotiations with the Respondent prior to the Agency's execution of a Redevelopment Agreement with the Respondent.

The Redevelopment Agreement is expected to follow the Agency's form agreement, including but not limited to the following terms, among others, subject to negotiation in consultation with counsel and approval by the Agency's Board of Commissioners:

- (A) The Redeveloper shall adhere to a commencement date and completion date for the project, which the parties will establish in the Redevelopment Agreement.
- (B) The Redeveloper will be responsible for any costs incurred by the Agency in negotiating or administering the Redevelopment Agreement, as well as any other costs associated with the project, including, but not limited to, legal fees, engineering fees, architectural fees, fees of professional consultants, etc. This requirement will be included in both a Funding Agreement prior to approval and execution of the Redevelopment Agreement and the Redevelopment Agreement itself. In addition, the Redeveloper will be responsible for paying annual administrative fees to the Agency in accordance with the Agency's fee schedule established by resolution of the Board of Commissioners.
- (C) As conditions precedent to transfer of the Redevelopment Site (or portion thereof), the Redevelopment Agreement will require that the Redeveloper has submitted to the Agency, and the Agency shall have approved, the following: a) engineering surveys; b) final development plans, including Redeveloper specifications and bids (if applicable); and c) the Redeveloper's commitments for debt and equity capital in an amount sufficient to finance acquisition of the Redevelopment Site and redevelopment of the Redevelopment Site in accordance with the approved plans.
- (D) The Redeveloper, upon transfer of the Redevelopment Site (or portion thereof), will pay all taxes and municipal charges (e.g., water and sewer) as and where applicable.
- (E) The Redeveloper, upon transfer of the Redevelopment Site, will be responsible for securing the Redevelopment Site and maintaining reasonable and necessary security within the Redevelopment Site and the immediate surrounding area.
- (F) The Redeveloper will be responsible for obtaining any and all necessary approvals, permits and licenses for the construction and lawful operation of the project. This also includes any government approvals of the City of Jersey City and the State of New Jersey.
- (G) The Redeveloper will affirm that it has sufficient financial resources to undertake the project.
- (H) During the construction of the project, the Redeveloper will be required to carry at least \$5,000,000.00 in general liability insurance coverage and \$2,000,000.00 in property damage liability insurance coverage, and replacement value in fire and casualty coverage, or such other insurances at such levels and from providers of such financial strength as are customary for similar projects in the surrounding area. The City and the Agency shall be named as Additional Insureds on such policies.
- (I) The Redeveloper must comply with all City, State and Federal laws relating to access for persons with disabilities.

(J) The Redeveloper shall be responsible for obtaining all required land use approvals, including preliminary and final site plan approvals.

(K) Inspectors from the Agency may visit the Redevelopment Site unannounced on business days between the hours of 9:00 a.m. and 5:00 p.m. to inspect operations and determine whether Redeveloper is in compliance with the terms of the Redevelopment Agreement.

(L) The Redeveloper shall acknowledge and represent to the Agency that, except as may be expressly provided in the Redevelopment Agreement to the contrary, the Redeveloper has not and will not rely upon any representations or warranties of the Agency, its agents, servants or employees, either written or oral, express or implied, as to the Redevelopment Site's value, use, conditions, quality, environmental condition, fitness for any particular use or any other representation whatsoever, it being agreed and understood that the Redeveloper would acquire the Site in its "AS IS" and "WHERE IS" condition, with all faults, including but not limited to any environmental concerns which may or may not be present within the Rehabilitation Area. The Agency does not make any representations or warranties regarding the legal ability of the Redevelopment Site to be used for any particular use.

(M) The Redeveloper shall comply, and to the extent applicable, require the tenants to comply, with the requirements of the Living Wage Ordinance, Section 3-76 of the Jersey City Municipal Code concerning required wage, benefit and leave standards for building service workers. All leases executed by the Redeveloper, as landlords, shall set forth a requirement that such tenant is required to comply with Section 3-76 of the Jersey City Municipal Code.

(N) Redeveloper shall be subject to certain transfer restrictions and shall agree to execute and record a Declaration of Covenants and Restrictions upon execution of the Redevelopment Agreement and acquisition of the Redevelopment Site (or portion thereof).

The Agency reserves the right to add, omit and/or amend the above terms prior to entry into the Redevelopment Agreement with the Redeveloper. Respondents, however, should assume that all of the above terms will be requirements of the Redevelopment Agreement for purposes of responding to this RFP.

## **VII. RFP SUBMISSION REQUIREMENTS**

### **GENERAL REQUIREMENTS AND DEADLINES**

Submissions may be submitted via email, hand delivered to the Agency's offices, sent by U.S. certified mail return receipt requested, or sent by private courier service. Email submissions must be sent in PDF format to Christopher Fiore, Assistant Executive Director, at [FioreC@jcnj.org](mailto:FioreC@jcnj.org), Jesamil Lozano, Assistant to the Executive Director, at [JLozano@jcnj.org](mailto:JLozano@jcnj.org), and J. Nicholas Strasser, Esq., at [jstrasser@msbnj.com](mailto:jstrasser@msbnj.com). Proposals submitted via certified mail, private courier service or hand delivery must include three (3) paper copies and one (1) electronic copy (USB

drive format preferred) of the proposal. All submissions must be delivered no later than **3:00pm on September 12, 2023** to Jersey City Redevelopment Agency, 4 Jackson Square (a/k/a 39 Kearney Avenue), Jersey City, New Jersey 07305. The Agency shall not be responsible for the loss, non-delivery, or physical condition of submissions sent by mail or courier service.

All proposals must include a **non-refundable** submission fee of One Thousand Five Hundred Dollars (\$1,500), which must be paid at the time of submission, except if a Respondent’s proposal is submitted via email, then such Respondent shall mail the submission fee to the Agency, and the Agency shall receive the submission fee, no later than September 12, 2023. Proposals that include payment of the submission fee by check, which check is dishonored for insufficient funds, shall be considered to have not included the submission fee and will be rejected. Any proposals received after the deadline or without a submission fee will be rejected.

All submissions will become the property of the Agency and will not be returned to the Respondent. For further information, contact Christopher Fiore, Assistant Executive Director, at [FioreC@jcnj.org](mailto:FioreC@jcnj.org), and J. Nicholas Strasser, Esq., at [jstrasser@msbnj.com](mailto:jstrasser@msbnj.com).

The following dates shall apply to the RFP response process.

Issuance of RFP	July 24, 2023
Non-mandatory site visit	August 2, 2023 at 10:00am
RFP Questions Due	August 16, 2023
Agency Responses to RFP Questions Posted on Agency Website	August 23, 2023
RFP Submission Due to the Agency	September 12, 2023

### **FORMAT OF PROPOSALS**

The Agency requires a standard format for all proposals submitted to ensure that clear, concise and complete statements are available from each Respondent in response to the RFP requirements. It is recommended that Respondents utilize headings, section numbers and/or page numbers to organize their proposals. The Agency is not under any obligation to search for clarification through additional or unformatted information submitted as a supplement to the formatted proposal. Where a proposal contains conflicting information, the Agency at its option may either request clarification or may consider the information submitted unresponsive.

Each Proposal submitted must contain, in sequence and with the appropriate heading, each of the following sections:

1. Title Page
2. Table of Contents
3. Executive Summary
4. Background



5. Objectives
6. Project Proposal
7. Project Work Plan
8. Project Financing
9. Government Responsibilities
10. Key Personnel
11. Assumptions
12. Redeveloper Questionnaire/Other

These required sections are further described and defined as follows:

**1. Title Page**

The Proposal must include a title page, which identifies the proposed project, the Respondent's firm, name of the Respondent's primary contact, Respondent's address, telephone number, fax number and e-mail address.

**2. Table of Contents**

List the titles and page numbers for each major topic and sub-topic contained in the proposal, including the 12 required sections.

**3. Executive Summary**

A summary of the key points and highlights of the proposal which should illustrate why the Respondent is best suited for the project.

**4. Background**

Include a brief history of the Respondent and how its experience is analogous to and qualifies it to meet the requirements of the RFP. The citation of specific projects that are currently being developed or have been completed in the past is strongly encouraged.

Respondent must indicate what type of business organization it is – e.g., corporation, partnership, sole proprietorship, limited liability company or non-profit organization. If the Respondent is a subsidiary or direct or indirect affiliate of any other organization, it must indicate in its proposal the name of the related organization and the relationship. If Respondent is a partnership, it shall list the names of all partners. If the Respondent is a limited liability company, it shall list the names of all members. If the Respondent is a corporation, it shall list the names of those stockholders holding 10% or more of its outstanding stock.

**5. Objectives**

State what the Respondent believes to be the primary objectives for redevelopment of the Redevelopment Site. Respondents may choose to offer suggestions for alternative or additional

objectives. A description on how to measure the achievement of objectives throughout the life of the project shall be included.

**6. Project Proposal**

Include a detailed description of the Respondent's proposed project, including capital improvements, plans, elevations, renderings, CAD files, illustrative materials, etc., and how the proposed project satisfies the goals and objectives of the City, the Agency, and the Redevelopment Plan, as same may be amended. Respondents should highlight any risks they deem to be significant enough in nature which could delay or stop the proposed project. All proposals shall comply with the zoning and planning requirements of the Redevelopment Plan.

Respondents should submit an estimated number of full-time and part-time employees their proposed project will employ, respectively, the positions these employees will fill, and the percentage of these employees that they expect to hire from the local community. The Agency may view more favorably proposals that will employ members of the community and that contract with local businesses and suppliers to fulfill various project demands.

**7. Project Work Plan**

Provide a high-level project work plan, describing all proposed phases, activities and tasks of the successful Respondent. Tasks that the successful Respondent would require of the Agency and/or the City to complete the project should also be identified. The work plan should present key activities, milestones, dates, etc. necessary to deliver the proposed project. All assumptions that were made to complete the project work plan should be documented in this section.

Respondents should submit a detailed capital/design timetable that clearly outlines proposed improvements and the anticipated commencement and completion date for these improvements (i.e., the expected duration of construction of each improvement).

**8. Project Financing**

Provide a detailed breakdown of the total of all projected development costs and the sources of all anticipated funds to meet those costs. This should include sufficient financial information to establish the approximate net worth and/or liquid assets available to the Respondent for the proposed project. This information should be in the form of certified financial statements showing assets and liabilities, including contingent liabilities. If equity financing is to be obtained from sources other than the Respondent, a statement should be submitted from such other sources indicating their willingness and ability to provide the necessary funds. Respondent must clearly identify whether financial incentives are necessary to make Respondent's proposal feasible.

The Respondent must state their detailed financial offer for the purchase of the Redevelopment Site. The acquisition of the Redevelopment Site at the stated amount will be included as a material obligation of the successful Respondent in any Redevelopment Agreement. Financial offers must include: total proposed acquisition price, proposed deposit amount, any conditions or contingencies to acquisition, and whether any portion of a deposit is proposed to be refundable.

Failure to include an offer to purchase the Redevelopment Site (or portion thereof) may result in rejection of the Respondent's proposal.

The Agency makes no representation as to the state of remediation of the Rehabilitation Area or delivery of environmentally remediated property.

**9. Government Responsibilities**

The Respondent should specifically describe the expectations relating to the responsibilities and/or commitments the Respondent is expecting of the Agency and/or the City throughout the life of the proposed project.

**10. Key Personnel**

Identify the proposed project team, stating exactly the role that each proposed team member will assume and detailing the qualifications for the role that the team member possesses. This should include the Respondent as well as attorneys, architects, engineers, contractors, builders, and financiers.

**11. Assumptions**

State any assumptions being made relating to any part of the proposal or project strategy.

**12. Redeveloper Questionnaire/Other**

This section must include at minimum a completed Redeveloper Questionnaire (the form of which is attached as Appendix C). All person(s) having an ownership interest equal to or greater than 10% of the Respondent and/or proposed development entity shall complete the Redeveloper Questionnaire, including all forms attached thereto. Only the successful Respondent(s) will be required to pay the \$5,000 fee noted in the cover letter of the Redeveloper Questionnaire.

Respondents may include in this section any additional information they deem necessary which has not been supplied in any other portion of the Respondent's proposal.

**VIII. EVALUATION PROCESS**

The Agency will evaluate Respondent proposals based on their completeness, feasibility, responsiveness to the RFP requirements and redevelopment goals described herein, strength of the development approach, innovation of the proposal, and Respondent's comparable past experience and capacity to successfully complete the proposed project.

The Agency will evaluate proposals based consideration of key criteria, which includes but is not limited to:

- Conformance to RFP format requirements,
- Appropriateness of proposed project to RFP requirements and the Redevelopment Plan,

- Timeframe for completion of the proposed project,
- Development team qualifications, comparable prior experience and capacity,
- Vision and quality of development approach,
- Public benefits from the proposed project, including construction of affordable housing units,
- Commitment to diversity regarding utilization of minority and women-owned business enterprises,
- Aesthetic aspects and functionality (including “green” components) of proposed project,
- Financial feasibility and capacity,
- Financial compensation to the City, including proposed purchase price for the Redevelopment Site, and
- Implementation strategy

The Agency shall not be obligated to explain the results of the evaluation process to any Respondent. The Agency may elect to ask some or all Respondents to give presentations on their proposals. The proposal determined by the Agency and its professionals to best satisfy the criteria and goals of the Redevelopment Plan and RFP requirements will be recommended to the Agency’s Board of Commissioners for consideration. The Board of Commissioners will consider the recommendation and, at its discretion, vote on whether to recommend the proposal(s) and to conditionally designate the successful Respondent(s) as redeveloper of the Redevelopment Site (or portion thereof) to commence negotiation of a redevelopment agreement. Respondents shall refrain from discussing their Proposals with any members of the Agency Board of Commissioners and Jersey City elected officials until such time as Agency staff makes a recommendation on the Proposals received. Any Respondent found violating the above will be disqualified from consideration.

The Agency reserves the right to:

- Select a short list of Respondents;
- Enter into exclusive negotiations with selected Respondent with the intent of entering into a redevelopment agreement;
- Request additional information from any Respondent;
- Take no action; or
- Reject all submissions.

## **IX. DISCLAIMERS**

- A. Respondents are responsible for ensuring that responses to this RFP are compliant with all applicable Federal, State, and local laws, regulations and ordinances.
- B. Respondents acknowledge that the preparation and submission of responses is at their own risk and expense, and in no event may they seek reimbursement or contribution from the Agency.

- C. In an effort to foster the timely redevelopment of the Redevelopment Site, each Respondent acknowledges that by submitting a response to this RFP, such Respondent waives its right to file or maintain, through itself or any other party with which it is affiliated, any action or proceeding challenging determinations made by the Agency pursuant to this RFP.
- D. The successful Respondent must have sufficient monetary resources to provide for all predevelopment costs associated with the proposed project. The Agency will not provide any funding to pay for predevelopment costs including, but not limited to, architectural and engineering fees, legal fees, environmental reports or testing, financing and syndication costs, and surveys.
- E. Designation of a successful Respondent as redeveloper for the proposed project will not create any rights whatsoever in the successful Respondent until the execution by the Agency of a redevelopment agreement.
- F. The Agency in its sole discretion will have the option to terminate negotiations at any time if not satisfied with the progress of negotiations.
- G. The Agency reserves the right to reject all submissions.
- H. Any successful Respondent is required to comply with requirements of the Law Against Discrimination, P.L. 1975, Ch. 127, *N.J.A.C.* 10:5-31, *et seq.*, the Affirmative Action Rules, *N.J.A.C.* 17:27-1.1, *et seq.*, the Americans with Disabilities Act of 1990, 42 U.S.C. § 2101, *et seq*

**APPENDIX A**  
**224 BAY STREET REDEVELOPMENT PLAN**

# 244 Bay St REDEVELOPMENT PLAN

(Block 11401 Study Area – Lot 25)

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Adopted 6/14/2023 – Ord. 23-020

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CITY OF JERSEY CITY  
CITY PLANNING DIVISION  
DEPARTMENT OF HOUSING, ECONOMIC  
DEVELOPMENT & COMMERCE

## I. INTRODUCTION

This Redevelopment Plan, the 244 Bay Street Redevelopment Plan will allow for the redevelopment of a deteriorated, vacant City-owned building that is historically significant and a contributing building within the locally, state, and nationally-designated Harsimus Cove Historic District. The building was once used as a police station but most recently used as a social gathering space for "The Gong Club," a volunteer fire fighters association.

## II. BOUNDARIES

The redevelopment plan consists of one parcel known as Block 11401, Lot 25 or 244 Bay Street. The site is on the northern side of Bay Street between Erie Street and Newark Avenue. The site is 25x75.

## III. REDEVELOPMENT PLAN OBJECTIVES

- A. To promote the redevelopment, restoration, and rehabilitation of a vacant, deteriorated, historically significant building in the Harsimus Cove Historic District.
- B. Recognize the special significance of this building and neighborhood because of its well-preserved historic character that reflects Jersey City's past.
- B. To activate the streetscape and pedestrian realm and create a more pleasant, safe, and economically vibrant area.
- D. To promote the inclusion of commercial uses within the building in order to diversify the types commercial uses in the area and promote additional economic vitality.

## IV. GENERAL ADMINISTRATIVE PROVISIONS

- A) Designated Redevelopers are required to fulfill certain community benefits and performance standards for the successful implementation of the objectives of the Redevelopment Plan. These community benefits and performance standards shall be memorialized in a Redeveloper's Agreement, which shall be fully executed prior to site plan approval and which shall be in recordable form. Nothing herein shall be construed to deprive or dispossess the Redevelopment Agency of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq., including the designation of a redeveloper under the Act. Community benefits and performance standards are required as a part of any Redevelopers Agreement. Prior to commencement of construction, plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Historic Preservation Commission and the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.
- B) No building shall be constructed over public rights-of-way in the Redevelopment Plan Area without the approval of the City of Jersey City.



C) As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of all on and off-site improvements within one (1) year of any certificate of occupancy or temporary certificate of occupancy.

D) No use or reuse shall be permitted, which, when conducted under proper safeguards, will produce corrosive, toxic or noxious fume, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration (60 decibels), or other objectionable features so as to be detrimental to the public health, safety or general welfare.

E) Deviation Requests

1) The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan that would constitute a "c" type variance.

2) Any deviation that would otherwise constitute a "d" type variance or deviation constitutes a request for a legislative plan amendment cognizable only by the Governing Body. The Jersey City Zoning Board of Adjustment's powers are strictly limited to "a" and "b" appeals (N.J.S.A. 40:53D-70A&B).

3) Any deviation granted by the Planning Board shall be contingent upon review and approval by the Jersey City Historic Preservation Commission.

4) No deviation shall be granted for the reason of high cost or expense of the project.

F) PROCEDURES FOR AMENDING THE PLAN

1) This Redevelopment Plan may be amended by the Planning Board from time to time upon compliance with the requirements of law. Amendments to this plan shall be contingent upon review and approval by the Jersey City Historic Preservation Commission. A fee of \$10,000.00 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request by a private entity to amend this plan. The City of Jersey City reserves the right to amend this plan.

G) INTERIM USES

1) Interim uses may be established, subject to agreements between the developers and the Planning Board, that such use will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Historic Preservation Commission and the Planning Board, which may establish an interim use period of between one (1) year and three (3) years in duration, subject to the Planning Board's discretion. Additional renewals of an interim use may be granted by the Planning Board, subject to the same interim period limitations specified above.

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

- A) The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:
- 1) This Redevelopment Plan is consistent with the Jersey City Master Plan. The subject Redevelopment Area is located within a larger area designated as a neighborhood commercial area. The objectives of this Redevelopment Plan are consistent with the purposes of the underlying Neighborhood Commercial District. The development standards of this Redevelopment Plan are intended to effectuate the recommendations of the Jersey City Master Plan.
  - 2) This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses in the Redevelopment Plan Area. The plan also provides for floor area restrictions, maximum height limits, as well as setback and various design controls.
  - 3) The 242 Bay Street Redevelopment Plan proposes no condemnation of private property for private redevelopment purposes.
  - 4) There will be no displacement of existing residents or businesses through the implementation of this plan through condemnation.
  - 5) This Redevelopment Plan is consistent with the State Plan. Jersey City is designated as a "Planning Area 1" in the State Plan and is at the center of the Hudson County "urban complex." The development envisioned by this plan is in conformity with the "State Planning Act" P.L. 1985, c. 398 (C.52:18A-196 et al) as well as the Master Plan of Hudson County. This Redevelopment Plan Area is remote from any adjacent municipality and will not impact contiguous municipalities.
  - 6) No affordable units will be removed as part of the implementation of this redevelopment plan.

VI) DESIGN REQUIREMENTS

A) GENERAL REQUIREMENTS

- 1) All proposals shall submit to the Historic Preservation Commission for either the issuance of a Certificate of No Effect or a Certificate of Appropriateness.
- 2) All proposals shall adhere to the standards within Chapter 345-71 of the Jersey City Land Development Ordinance along with the Secretary of the Interior Standards for the Treatment of Historic Properties.
- 3) Key historic fabric in the interior of the building shall be retained and restored to the extent feasible, under the guidance and review of the Historic Preservation Commission. These features include, but are not limited to, the tin ceilings throughout the building, the one-story rear addition, the third floor fireplace mantel, and the interior windows.

B) STREETSCAPE, LANDSCAPING AND LIGHTING DESIGN STANDARDS

- 1) All streetscape and landscaping shall be required to comply with the design standards for the Newark Avenue Pedestrian Plaza. The developer's plan shall be approved by the Division of Traffic Engineering prior to any board approval.

## VII) SIGNAGE REGULATIONS

### A) Signage Approval Process

- 1) All signs are subject to the review of the Historic Preservation Commission and will be required to obtain a Certificate of No Effect or a Certificate of Appropriateness.
- 2) Signage size and lighting requirements shall be governed by the requirements of the Neighborhood Commercial District. Signage materials shall be governed by the requirements of the H- Commercial signage standards in Chapter 345-68.

### B) Signage shall be located within existing band above garage and entry door

### C) Prohibited Signs

- 1) Billboards.
- 2) Portable advertising signs.
- 3) Product advertising signage of any kind.
- 4) Signage attached to parking meters, light poles, benches, or other street furniture.
- 5) Freestanding signs and Monument signs
- 6) Internally or externally illuminated box signs
- 7) Flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle
- 8) Posters, plastic or paper signs attached to the window.
- 9) Pole signs.
- 10) Waterfall style or plastic awnings.

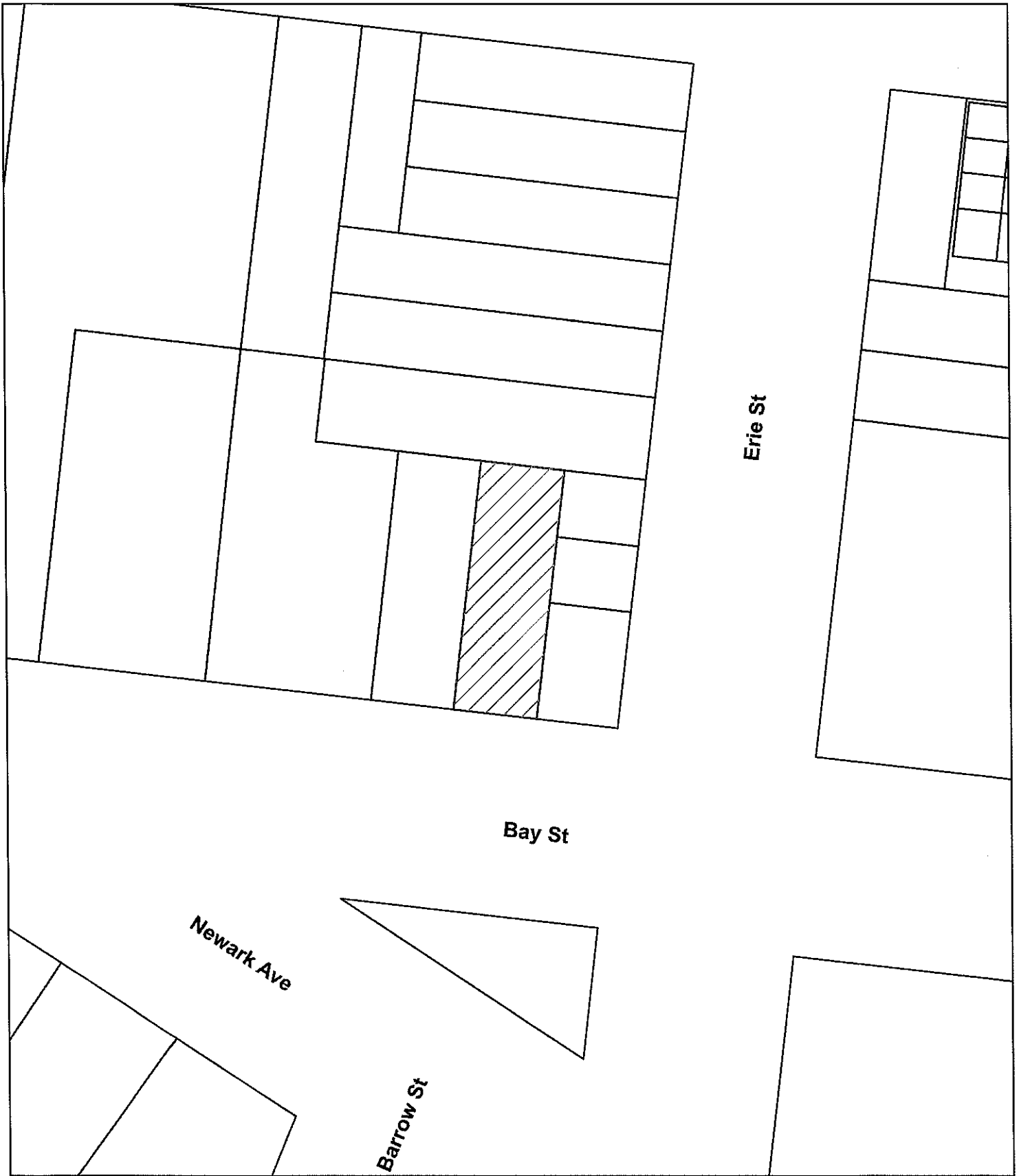
## VIII. SPECIFIC LAND USE REGULATIONS

### A) Permitted Principal Uses:

- 1) Residential apartments, above ground floor only
- 2) Retail Sales of Goods and Services
- 3) Offices and Medical Offices (including shared work spaces)
- 4) Restaurants (category one and two)
- 5) Cafes
- 6) Theaters and Museums
- 7) Financial Institutions (without drive-thru facilities)
- 8) Governmental uses
- 9) Parks and playgrounds
- 10) Child Care Centers
- 11) Health Clubs
- 12) Hotels
- 13) Bars
- 14) Educational & Tutoring Facilities (above ground floor)
- 15) Mixed-use of any of the above.

- B) Accessory Uses
  - 1) Amenity spaces, uses and rooms such as; meeting rooms, exercise rooms, interior and exterior recreation areas and other similar uses, rooms and spaces.
  - 2) Walls, fences, signs and similar site improvements as approved by the Planning Board.
  - 3) Sidewalk cafes associated with category one and two restaurants, with the approval of the Historic Preservation Commission, Division of Commerce, and the Division of Traffic Engineering
  - 4) Live entertainment accessory to Category One restaurants only, subject to issuance of a "restaurant entertainment license" by the Division of Commerce and the restrictions as to decibel level, hours of operation, and location of entertainment providers attached to that license (see Ordinance #12-001).
  - 5) Any use for the roof deck shall NOT be allowed to operate past 10 PM.
  - 6) Other uses customarily associated with, incidental and subordinate to a permitted use located within the same property.
- C) Minimum Lot Size: All existing lots of record at time of the adoption of this section are considered conforming
- D) Minimum Setbacks
  - 1) Front Setback - None
  - 2) Side Setback – Zero (0) feet
  - 3) Rear Setback – Existing
- E) Maximum Building Height
  - 1) Four stories, 40 ft
  - 2) Height Exceptions shall be regulated by the JCLDO (345-60.G.) except that enclosed amenity spaces shall be limited to a maximum of twenty (20%) percent of the roof area.
  - 3) Any roof deck or roof amenity space shall be setback minimum of 10 feet from the front façade and rear façade and shall be no greater than 1,100 square feet of roof area.
- F) Parking and Loading Requirements:
  - 1) Parking is not permitted



IX. MAP



**242 BAY STREET REDEVELOPMENT PLAN**  
 (Block 11401, Lot 25)

SEPTEMBER 8, 2022

**Legend**

-  242 Bay Street RDP Boundary (Block 11401, Lot 25)
-  Tax Parcels







# STUDY AREA BOUNDARY MAP (Block 11401, Lot 25)

JUNE 13, 2022



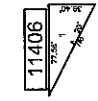
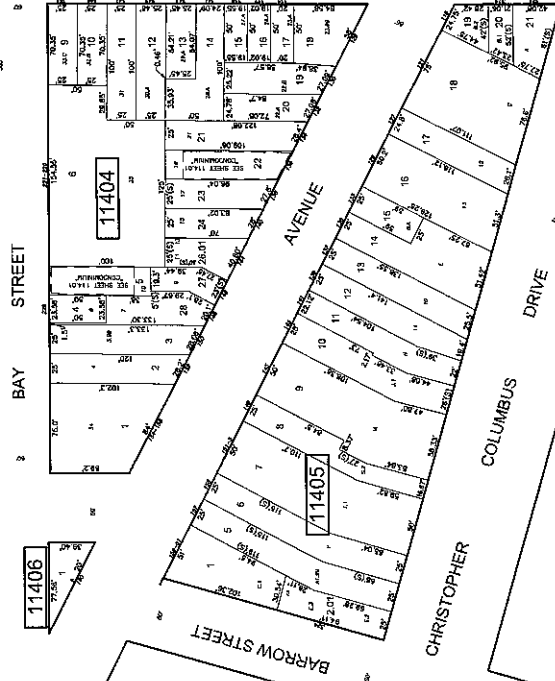
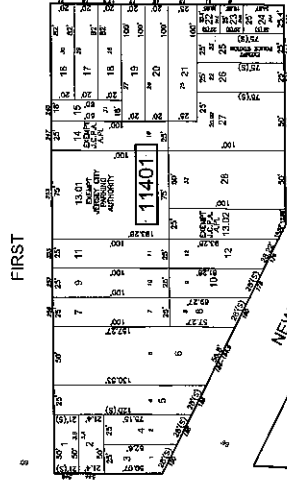
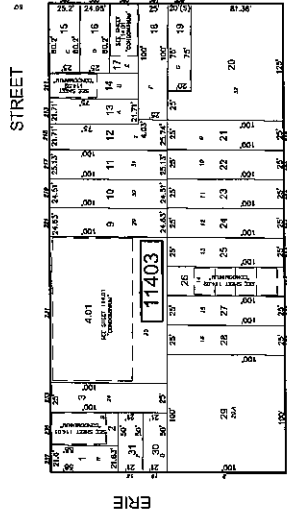
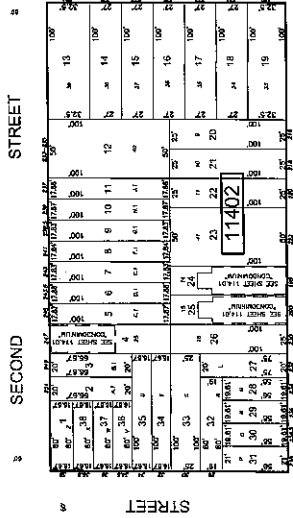
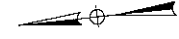
## Legend

-  Study Area Boundary (Block 11401, Lot 25)
-  Tax Parcels



**APPENDIX B**  
**TAX MAP OF 244 BAY AVENUE**

REVISIONS			
DATE	BY	REVISION	LOT
12/15/10	TR. CLAY	28462	26, 31
08/24/11	TR. CLAY	28462	26, 31
09/27/11	TR. CLAY	28462	26, 31
09/27/11	TR. CLAY	28462	26, 31
09/27/11	TR. CLAY	28462	26, 31
09/27/11	TR. CLAY	28462	26, 31
09/27/11	TR. CLAY	28462	26, 31
09/27/11	TR. CLAY	28462	26, 31
09/27/11	TR. CLAY	28462	26, 31
09/27/11	TR. CLAY	28462	26, 31



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

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2009 SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 658

**TAX MAP**

CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1" = 30'  
AUGUST, 2010

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

SEE SHEET 130

MORGAN STREET

ARH - CD#246327973300



**APPENDIX C**  
**REDEVELOPMENT QUESTIONNAIRE**

COMMISSIONERS

HON. DANIEL RIVERA  
CHAIRMAN

HON. DENISE RIDLEY  
VICE CHAIR

DONALD R. BROWN  
DOUGLAS CARLUCCI  
ERMA D. GREENE  
VICTOR NEGRON, JR.  
DARWIN R. ONA



JERSEY CITY  
REDEVELOPMENT AGENCY

EXECUTIVE

DIANA JEFFREY  
EXECUTIVE DIRECTOR

JOSEPH P. BAUMANN, JR.  
GENERAL COUNSEL

STEVEN M. FULOP  
MAYOR

Dear Redeveloper:

We are pleased to learn that your firm is interested in real estate development in Jersey City. The Jersey City Redevelopment Agency (JCRA) is committed toward a policy of fairness and openness towards all involved in the redevelopment process and looks forward to working with you to ensure the successful completion of your project.

The Jersey City Redevelopment Agency believes that full disclosure in the redevelopment process will ensure that only the most qualified applicant is selected for a particular redevelopment project. Accordingly, all Redevelopers seeking assistance from the JCRA for their activities must complete the enclosed application and certification. By completing these documents you will assist us in ensuring that the vital task of redeveloping New Jersey's second-largest City is conducted openly and fairly for all interested applicants. This disclosure procedure is a continuous process whereby the designated Redeveloper is required to maintain the accuracy of the Redeveloper Disclosure Form during the terms of its project. **In addition, a \$5,000 non-refundable administrative fee shall be paid by the Redeveloper upon execution of this form.**

All Redevelopers are required to reimburse the Agency for its counsel fees, other professional fees (i.e. title, appraisal and/or environmental reports) and administrative fees which include, but are not limited to staff hours spent on each Project.\*\* See Application and Certification for fee schedule. The Agency at its sole discretion, may require each Redeveloper to deposit, upon designation and prior to contract signing, escrow funds in an amount determined by the Agency to be sufficient for the Agency to pay down its professional and administrative fees as they accrue. If you have any questions about this form, the JCRA will be happy to assist you.

Sincerely,

*Diana H. Jeffrey*

---

DIANA H. JEFFREY  
Executive Director

## APPLICATION AND CERTIFICATION

### **Instructions:**

Please answer each and every question in order and to the best of your ability. Answers should be typewritten on 8.5x11 white paper and submitted as a single package.

If you do not believe a question properly pertains to you or you are unable to answer the question, you must provide a detailed explanation in lieu of your answer.

If the Applicant is a development team/group or joint venture, each party in the joint venture or development team must complete the application and certification.

Submit the non-refundable application fee of \$5,000. For non-profit entities with an annual revenue of less than \$100,000.00, the application fee is \$1,000.00 with the completed form. All non-profit entities must submit an IRS 990 form along with the application.

The Agency reserves the right to request additional or supplemental information as it deems appropriate. Incomplete applications may disqualify the Applicant for consideration as designated redeveloper by the JCRA, in its sole discretion. Furthermore, by signing this questionnaire, Applicant acknowledges this application is an administrative tool used to assist the JCRA in evaluating the applicant's submission, and does not confer any rights upon the applicant, nor does it obligate the JCRA to take any further action. The JCRA reserves all powers conferred upon it by the Local Redevelopment and Housing Law, including the exercise of its discretion in designating or contracting with a redeveloper. N.J.S.A. 40A:12A-1 et seq. Any designation or redevelopment agreement becomes final only upon approval by the JCRA's Board of Commissioners.

**\*If the application is approved and a Redevelopment Agreement executed, annual administrative fees will be due, in accordance with the following schedule and Agency Resolution #16-03-14.**

<u>Proposed Total Project Costs</u>	<u>Annual Administrative Fee</u>
\$0 - \$4,999,999	\$5,000
\$5,000,000 - \$14,999,999	10,000
\$15,000,000 - \$24,999,999	20,000
\$25,000,000 - \$49,999,999	30,000
\$50,000,000 and above	50,000

Applicants must comply with the City's Ordinance governing political contributions (Ordinance 09-096 as may be amended or supplemented from time to time). Applicants should fully familiarize themselves with the contents of the Ordinance.

## **PART A. APPLICANT INFORMATION**

1. Applicant (show official name without abbreviations.)

Name:	Representative authorized to communicate
Street:	with JCRA:
City:	Telephone Number:
State:	Fax Number:
Zip Code:	Email:
	Website:

2. Please identify the Applicant's business organization ( Corporation, Partnership, Non-Profit, LLC, Other). Attach a copy of the legal instrument creating the entity and a certificate of good standing if the entity is more than on year old.

3. Please identify all officers and directors of the Applicant.

4. Please identify the names, business addresses and phone numbers of all individuals or entities with an ownership or other beneficial interest in the Applicant and the amount and nature of that interest (e.g. shareholder, general partner, limited partner, etc.). If the Applicant is a for-profit corporation with more than 100 shareholders or is traded on a public stock exchange, ownership interest shall mean greater than 1% ownership or beneficial interest in any single stock class.

5. Is the Applicant a subsidiary and/or direct or indirect affiliate of any other organization? If so, indicate name of related organization and relationship.

Note: The Jersey City Redevelopment Agency reserves the right to request additional disclosure forms and affidavits from any other entity identified by you as holding a beneficial or ownership interest in your entity.

6. **Current or Pending Projects**

Briefly describe any current or pending projects being undertaken by the members of the Applicant. Identify the location of any current project, and include a contact name, address and telephone number for each current client.

7. **Project References**

Include three references with respect to similar projects of Applicant, indicating whether the work was that of the team and/or specific staff who will be assigned to the Project. Identify the contact name, organization, type of work provided and the contact's address and telephone number. References from public entities are encouraged.

8. Please list any and all professional service providers, i.e, attorneys, architects, consultants, environmental specialists, etc. retained for the project.

**Please note that if any professional service provider holds an interest as outlined in the Interest Disclosure Affidavit, they are required to disclose said percentage and sign and notarize the Interest Disclosure Affidavit.**

## **PART B. PROJECT INFORMATION**

NOTE: In conjunction with the following information, you are requested to provide any available drawings, pictures or other visual devices including site plans illustrating the proposed development.

1. Please provide a detailed statement describing the proposed development including uses by square feet. If the development will include a residential component, describe the number of housing units proposed and the planned form of ownership. If the development will include retail or commercial uses, explain the nature of such uses. If the Applicant is a not for profit entity, please describe how the proposed project will address a community need.
2. Please provide a map identifying the exact location of the proposed site.
3. Please identify the Redevelopment Area governing the project area. Describe how the project complies with the provisions of the plan and its zoning requirements. If your proposal does not comply, please describe how it deviates from the plan and what amendments are necessary.
4. Please describe the site ownership. Does the applicant own the property(s) to be developed? Will the project require the acquisition of private property? If so, identify each property by block, lot, address, ownership, and current use.
5. Please provide the projected sale prices and/or rental rates for units within the completed development. For residential units, this may be provided by either per unit or per square foot, while for commercial or other uses shall be provided by square foot.
6. Please provide any available information on site preparation or environmental remediation that will be necessary prior to construction.
7. Please describe any public improvements which may be required to accommodate the project, including but not limited to sewer, water and roads.
8. Please explain whether you plan to seek any grants, loans or abatements from any governmental or quasi-governmental entity.
9. Please describe the elements of your proposal that address community, civic, and environmental needs and concerns, i.e. parks, schools, affordable housing, green building, etc.
10. Please describe the employment that will be created by the project, both temporary and permanent - number, type, duration, etc.

## **PART C. PROJECT FINANCIAL PLAN & COMMITMENTS**

NOTE:All financial information will be held in confidence and not disclosed, except where required by law.

1. Please provide a project financial plan which addresses:
  - the proposed purchase price for the entire property, including vacant land,
    - estimated project costs (list hard costs and soft costs in detail),
    - the proposed type and sources of financing,
    - the source and amount of any equity commitment of the Applicant, and
    - the projected sales prices or annual rental income to be generated by the project.
2. If debt financing will be required, please provide a statement establishing the Applicant's ability to obtain such financing, preferably through a strong statement of commitment from the lender.
3. Please provide a certified financial statement for the Applicant showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. Include the name and address of auditor or public accountant who certified the financial statement.
4. The Agency reserves the right to request additional financial information as it deems necessary with respect to Applicant's parent entities, members or affiliates.

## **PART D. CONSTRUCTION TIMETABLE**

Describe your proposed timetable regarding:

- 1) Date of purchase(s)
- 2) Construction start
- 3) Completion of construction
- 4) Occupancy of units

## **PART E. LEGAL INFORMATION**

1. Please provide the name, address and telephone number of Applicant's legal counsel.

For the purpose of the following questions, Applicant means the Applicant, any principal or parent entity thereof or owner of an interest of ten (10%) percent or more therein.

2. Has the Applicant, within the last five years, been a party defendant in litigation involving laws governing hours of labor, minimum wage standards, discrimination in wages or child labor? If yes, furnish details.

3. Has the Applicant ever been charged with or convicted of any criminal offenses? If yes, furnish details.
4. Has the Applicant now a party in any civil or criminal litigation? If yes, furnish details.
5. Has the Applicant been subject to any disciplinary action, past or pending, by any administrative, governmental or regulatory body? If yes, furnish details.
6. Has the Applicant been or are they now subject to any order resulting from any criminal, civil or administrative proceedings brought against them by any administrative, governmental or regulatory agency? If yes, furnish details.
7. Has the Applicant been denied any license by any administrative, governmental or regulatory agency on the grounds of moral turpitude? If yes, furnish details.
8. Has the Applicant been informed or aware of any current or on-going investigation of the Applicant or management of the Applicant for possible violation of Local, State or Federal laws, or had any records subpoenaed by any grand jury or investigative body? If yes, furnish details.
9. Has the Applicant ever been in receivership or adjudicated as bankrupt? If yes, furnish details.
10. Has the Applicant ever been denied a business-related license or had it suspended or revoked by an administrative, governmental or regulatory agency? If yes, furnish details.
11. Has the Applicant been debarred, suspended or disqualified from contracting with any federal, state, county or municipal agency? If yes, furnish details.
12. Does any member of the governing body, officer, or employee of the Jersey City Redevelopment Agency have any direct or indirect personal interest in the Applicant or in the redevelopment or rehabilitation of the property? If yes, furnish details.
13. Does any member of the governing body of The City of Jersey City in which the Redevelopment Area is situated or any other public official of The City of Jersey City, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Applicant's proposal is being made available, have any direct or indirect personal interest in the Applicant or in the redevelopment or rehabilitation of the property upon the basis of such proposal? If yes, furnish details.

**CERTIFICATION**

I, the undersigned, being duty sworn upon my oath say:

1. I affirm, represent and warrant that the information contained in this application and in all attachments submitted herewith is to the best of my knowledge true and complete.
2. I understand that if such information is willfully false, I am subject to criminal prosecution under N.J.S.A. 2C: 28-2 and civil action by the Jersey City Redevelopment Agency and I forfeit any potential or pending financial assistance which may be available from the JCRA.
3. I authorize the New Jersey Department of Law and Public Safety to verify any answers contained herein through a search of its records, or records to which it has access, and to release the results of said search to the Jersey City Redevelopment Agency.
4. I authorize the Jersey City Redevelopment Agency to obtain such information including, but not limited to, such personal, financial, credit bureau and/or background checks as it may require, covering the Applicant and/or its principals, stockholders and/or investors.
5. I authorize the City of Jersey City and the Jersey City Redevelopment Agency to verify any answers contained herein through a search of its records, or records to which it has access and to release the results of said search.
6. I agree that simultaneous with the submission of this disclosure form, I have paid to the Agency the sum of \$ \_\_\_\_\_ which is **non-refundable**.
7. I understand that the submission of complete and accurate information is a **continuing obligation** and I hereby acknowledge and agree for myself and/or my entities to update this application and/or amend it as and when the information contained herein no longer remains accurate during the term of the Project.

I, \_\_\_\_\_ of full age, do hereby certify that the foregoing statements made by me are true. I am aware that if any statement made by me is willfully false, I am subject to punishment.

SIGNATURE: \_\_\_\_\_

NAME (Print): \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

Sworn and subscribed to before me this      day of      , 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC



**INTEREST DISCLOSURE AFFIDAVIT**

STATE OF NEW JERSEY }  
  }  
COUNTY OF HUDSON    }

**BE IT REMEMBERED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

I, \_\_\_\_\_, the undersigned, hereby make oath that I hold interest in the following property, project or development, either individually, by ownership of stock, ownership of any lands, or partnership; or as a shareholder or director or officer of any corporation owning such land, property, project or development, directly or indirectly, by such member or members of my immediate household.

\_\_\_\_\_  
Signature

Subscribed to and sworn before me

this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commissioner Expires: \_\_\_\_\_

**JERSEY CITY REDEVELOPMENT AGENCY**

**PAY-TO-PLAY CONTRIBUTION STATEMENT PURSUANT TO THE  
REQUIREMENTS OF JERSEY CITY ORDINANCE NO. 09-096**

I, the undersigned, being duly sworn upon my oath, do hereby say:

1. I am an authorized officer of \_\_\_\_\_ (hereafter "Redeveloper"), an entity that has filed a redevelopment application with the Jersey City Redevelopment Agency ("JCRA"), and seeks to enter into a Redevelopment Agreement with the same.

2. I have reviewed the provisions of Jersey City Ordinance No. 09-096, titled the Redevelopment Pay-to-Play Reform Ordinance, (the "Ordinance"), a copy of which is attached hereto and incorporated by reference.

3. Redeveloper has not made any contribution in violation of Section 1(a) of the Ordinance.

4. All persons or entities representing, in the employ of, or acting as an agent of the Redeveloper have agreed to be bound by the terms of the Ordinance.

5. Redeveloper acknowledges that it has a continuing duty to report any violations of the Ordinance that may occur while arranging and entering into a Redevelopment Agreement with the JCRA, and until a Certificate of Completion is issued.

6. This certification has been made prior to Redeveloper's entry into a Redevelopment Agreement with the JCRA as part of its redevelopment application filed with the JCRA.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Sworn and subscribed before me this  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

NOTARY PUBLIC or  
ATTORNEY AT LAW, STATE OF NEW JERSEY

#162  
RFP 244 Bay Street

JERSEY CITY REDEVELOPMENT AGENCY

REDEVELOPER OWNERSHIP DISCLOSURE CERTIFICATION

Please identify the names, business addresses, and phone numbers of all individuals and entities with an ownership interest, or other beneficial interest, in the Applicant and the amount and nature of that interest (e.g., shareholder, general partner, limited partner, etc.). If the Applicant is a for-profit corporation with more than 100 shareholders, or is publicly traded, ownership interests only exceeding greater than 10% ownership or beneficial interest in any single class of stock need be disclosed.

Ownership Disclosure

Name	Address	Phone	Ownership Interest
1.			
2.			
3.			

[Please add lines if necessary]

1. I am an authorized officer of \_\_\_\_\_ (“Redeveloper”), an entity that has filed a redevelopment application with the Jersey City Redevelopment Agency, and seeks to enter into a Redevelopment Agreement with the same.

2. I certify that this list represents the names of all individuals and entities as required to be disclosed as described above.

3. I further certify that no officer or employee of the Jersey City Redevelopment Agency or City of Jersey City has any interest, direct or indirect, in the Applicant.

I certify that if the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are knowingly and willfully false, I am subject to punishment.

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Sworn and subscribed to before me this \_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
NOTARY PUBLIC

JERSEY CITY REDEVELOPMENT AGENCY

CERTIFICATION OF COMPLIANCE WITH STATE AND LOCAL LAWS

The Applicant being the Redeveloper of the Project hereby certifies that:

1. I am an authorized officer of \_\_\_\_\_ (“Redeveloper”), an entity that has filed a redevelopment application with the Jersey City Redevelopment Agency, and seeks to enter into a Redevelopment Agreement with the same.

2. The Project meets the requirements of the laws of the State of New Jersey and the local ordinances of the City of Jersey City for consideration for a Redevelopment Agreement because it is located in the \_\_\_\_\_ Redevelopment Plan Area in the City of Jersey City.

3. The Project complies with the \_\_\_\_\_ Redevelopment Plan and the Master Plan for the City of Jersey City, [IF APPLICABLE: and the Project received preliminary and final site plan from the Planning Board of the City of Jersey City on \_\_\_\_\_].

4. The foregoing statements made by me on this \_\_\_\_\_ day of \_\_\_\_\_ 2019 are true to the best of my knowledge and after having made diligent inquiry to confirm the accuracy of all the information contained herein.

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Sworn and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
NOTARY PUBLIC

JERSEY CITY REDEVELOPMENT AGENCY

Certification of Truthfulness and Diligent Inquiry

I, the undersigned, being duly sworn upon my oath do hereby say:

1. I am an authorized officer of \_\_\_\_\_  
("Redeveloper"), an entity that has filed a redevelopment application with the Jersey City  
Redevelopment Agency, and seeks to enter into a Redevelopment Agreement with the same.

2. I affirm, represent and warrant that the information contained in this application,  
certifications and exhibits submitted herewith is to the best of my knowledge true and complete.

3. I understand that if such information is willfully false, I am subject to criminal  
prosecution under N.J.S.A. 2C:28-2 and civil action by the Jersey City Redevelopment Agency  
and I forfeit any potential or pending Redevelopment entitlements or Finance Agreement, if  
applicable, with the City of Jersey City.

4. I authorize the New Jersey Department of Law and Public Safety to verify any  
answers contained herein through a search of its records, or records to which it has access, and to  
release the results of said search to the Jersey City Redevelopment Agency.

5. I authorize the Jersey City Redevelopment Agency to obtain such information  
including, but not limited to, such personal, financial, credit bureau, and background checks as it  
may require, covering the Applicant, its principals, stockholders and investors.

6. I understand that the disclosure procedure as stated in this application is a continuing  
obligation and I hereby acknowledge and agree for myself and the Applicant entity to update this  
application and associated exhibits when information contained therein is no longer accurate  
during the term of the project.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Sworn and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
NOTARY PUBLIC

JERSEY CITY REDEVELOPMENT AGENCY

PAY-TO-PLAY CONTRIBUTION STATEMENT  
REQUIRED UNDER ORDINANCE NO. 09-096

I, the undersigned, being duly sworn upon my oath, do hereby say:

1. I am an authorized officer of \_\_\_\_\_ (“Redeveloper”), an entity that has filed a redevelopment application with the Jersey City Redevelopment Agency (“JCRA”), and seeks to enter into a Redevelopment Agreement with the same.

2. I have reviewed the provisions of Jersey City Ordinance No. 09-096, titled the Redevelopment Pay-to-Play Reform Ordinance (“Ordinance”), a copy of which is attached hereto and incorporated by reference.

3. Redeveloper has not made any contribution in violation of Section 1(a) of the Ordinance.

4. All persons or entities representing, in the employ of, or acting as an agent of the Redeveloper have agreed to be bound by the terms of the Ordinance.

5. Redeveloper acknowledges that it has a continuing duty to report any violations of the Ordinance that may occur while arranging and entering into a Redevelopment Agreement with the JCRA, and until a Certificate of Completion is issued.

6. This certification has been made prior to Redeveloper’s entry into a Redevelopment Agreement with the JCRA as part of its redevelopment application filed with the JCRA.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Sworn and subscribed before me this  
\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

NOTARY PUBLIC