

City Clerk File No. Ord. 10-050  
Agenda No. 3.H 1st Reading  
Agenda No. 4.D. 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-050

TITLE:

**ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY  
TO ENTER INTO A ONE YEAR LEASE AGREEMENT WITH SAINT  
JOHN'S BAPTIST CHURCH, A NON- PROFIT ORGANIZATION OF  
THE STATE OF NEW JERSEY, FOR THE PURPOSE OF CONDUCTING  
A RECREATIONAL PROGRAM PURSUANT TO N.J.S.A. 40A: 12-14 (C)  
AND N.J.S.A. 40A : 12-15 ( J )**

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

**WHEREAS**, the City of Jersey City is the owner of vacant land known as Block 1963 Lot 12.A also known as 826 Ocean Avenue situated in the City of Jersey City; and

**WHEREAS** , Saint John's Baptist Church is a non-profit organization of the State of New Jersey which sponsors an after school program; and

**WHEREAS**, it is the intention of Saint John's Baptist Church to use the property for recreational purposes such as, volleyball basketball, and similar forms of sports which shall be nonsectarian; and

**WHEREAS**, the program is designed to serve approximately 40 to 50 children in the community between the ages of three to thirteen; and

**WHEREAS**, the term of the lease shall be one year; and

**WHEREAS**, Saint's John's Baptist Church has submitted a report to the Real Estate Office setting out the use to which the leasehold will be put, the activities which will be undertaken in furtherance of the public purpose, the approximate value or cost, of such activities, and an affirmation of its tax exempt status as non-profit corporation pursuant to state and federal law; and

**WHEREAS**, the consideration for this agreement shall be One (\$1.00 ) Dollar and other good and valuable consideration benefitting the public at large; and

**WHEREAS**, pursuant to N.J.S.A. 40A: 12-14( c ) and N.J.S.A 40A: 12-15( J ), the City of Jersey City may lease the property to Saint John's Baptist Church; and

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**ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY  
TO ENTER INTO A ONE YEAR LEASE AGREEMENT WITH SAINT  
JOHN'S BAPTIST CHURCH , A NON- PROFIT ORGANIZATION OF  
THE STATE OF NEW JERSEY, FOR THE PURPOSE OF CONDUCTING  
A RECREATIONAL PROGRAM PURSUANT TO N.J.S.A.: 40A :12-14©)  
AND N.J.S.A. : 12-15( J )**

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

1. Subject to such modification as may be deemed necessary or appropriate by the Corporation Counsel the Mayor or Business Administrator is authorized to execute the attached one year lease agreement for the premises known as 826 Ocean Avenue with Saint John's Baptist Church (a copy of which is on file in the City Clerk's office).
2. The term of the lease shall be for (1) year beginning on the date of the execution of the lease by City Officials and the City reserves the right to terminate the lease at its convenience without cause by providing thirty (30) days notice prior to the effective date of termination.
3. The consideration for this lease shall be one dollar (\$1.00) and such other good and valuable consideration benefitting the public at large.
4. The Office of Real Estate shall be responsible for enforcement of all conditions of the lease attached hereto.
5. This lease is authorized under the provisions of N.J.S.A. 40A: 12-14 (c) and N.J.S.A. 40A: 12-15 (j) which permit a non-profit corporation to use city-owned vacant land for recreational purposes. If the corporate charter of Saint John's Baptist Church is revoked during the term of this lease, or if Saint John's Baptist Church stops providing a recreational program, the City shall have the right to terminate the lease by providing fifteen (15) days written notice prior to the effective date of termination.
  - A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
  - B. This ordinance shall be a part of the jersey city Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
  - C. This ordinance shall take effect at the time and in the manner as provided by law.

**NOTE:** All material is new, therefore, underlining has been omitted. For purposes of advertising only, new matter is indicated by bold face repealed matter by italic.

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

*Ann Marie Miller*  
Ann Marie Miller, Real Estate Manager

APPROVED AS TO LEGAL FORM

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

*B. O. Kelly*  
Business Administrator

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

Certification Required ☐

Not Required ☐

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

ORDINANCE NO. Ord. 10-050

TITLE: 3.H. MAR 2 4 2010 4.D. APR 1 4 2010



Ordinance authorizing the City of Jersey City to enter into a one year lease agreement with Saint John's Baptist Church, a non-profit organization of the State of New Jersey, for the purpose of conducting a recreational program pursuant to N.J.S.A. 40A:12-14(C) and N.J.S.A. 40A:12-15(J).

RECORD OF COUNCIL VOTE ON INTRODUCTION <span style="float: right;">MAR 2 4 2010 9-0</span>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING <span style="float: right;">APR 1 4 2010 9-0</span>											
Councilperson <u>BRENNAN</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE <span style="float: right;">APR 1 4 2010 9-0</span>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 2 4 2010

Adopted on second and final reading after hearing on APR 1 4 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on

Robert Byrne  
Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan  
Peter M. Brennan, Council President

\*Amendment(s):

Date:

APPROVED:

Jerramiah T. Healy  
Jerramiah T. Healy, Mayor

Date APR 1 5 2010

Date to Mayor APR 1 5 2010