

City Clerk File No. Ord. 13-067

Agenda No. 3.B 1st Reading

Agenda No. 4.B. 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 13-067

**TITLE:**

**AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ENTER INTO A SUBLEASE AS LESSEE WITH MOISHE'S SELF STORAGE, LLC FOR STORAGE SPACE AT 10 SENATE PLACE, JERSEY CITY**

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

**WHEREAS**, the City of Jersey City (City), Office of Emergency Management needed storage space for emergency shelter equipment and other emergency supplies as a result of Hurricane Sandy that occurred on October 28 and 29, 2012; and

**WHEREAS**, Moishe's Self Storage, LLC (Moishe's), a lessee of warehouse space at 10 Senate Place, Jersey City, offered to lease 14,000 sq. ft. of storage space on the upper (SP 50) floor of the warehouse to the City for the annual rent of \$98,004.00 or \$8,167.00 monthly; and

**WHEREAS**, Senate Place Holdings, LLC, the owner of the warehouse consents to this sublease; and

**WHEREAS**, the sublease term is for one (1) year effective as of November 1, 2012 and ending on October 31, 2013; and

**WHEREAS**, the City will be required to pay a security deposit of \$8,167.00 to be retained by Moishe's during the sublease term; and

**WHEREAS**, N.J.S.A. 40A:12-5 provides that a municipality may by ordinance acquire property by lease; and

**WHEREAS**, funds in the amount of \$106,171.00 are available in Account No. 01-272-55-000-043.

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

1. Subject to such modifications as may be deemed necessary or appropriate by Corporation Counsel, the Mayor or Business Administrator is authorized to execute the attached Sublease with Moishe's Self Storage, LLC for 14,000 sq. ft. of warehouse space on the upper (SP 50) floor of a warehouse building at 10 Senate Place, Jersey City.
2. The term of the sublease is one (1) year effective as of November 1, 2012 and ending on October 31, 2013.

**AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ENTER INTO A SUBLEASE AS LESSEE WITH MOISHE'S SELF STORAGE, LLC FOR STORAGE SPACE AT 10 SENATE PLACE, JERSEY CITY**

3. The total annual rent shall not exceed \$98,004.00 and shall be payable in twelve (12) equal installments of \$8,167.00 payable on the first of the month.
4. The City shall pay a security deposit of \$8,167.00.
5. Funds in the amount of \$106,171.00 are available in Account No. 01-272-55-000-043. The balance of the funds shall be made available in the 2013 Fiscal Year permanent budget and in the subsequent fiscal year budget.
  - 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 shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
  - C. This ordinance shall take effect in the manner as prescribed by law.
  - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

I, \_\_\_\_\_, (Donna Mauer), Chief Financial Officer, certify that funds in the amount of \$106,171.00 are available in Account No. 01-272-55-000-043.

RR/cw  
01/29/13

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

ORDINANCE NO. Ord. 13-067

TITLE: 3.B. MAY 29 2013 4.B. JUN 19 2013



An ordinance authorizing the City of Jersey City to enter into a sublease as lessee with Moishe's Self Storage, LLC for storage space at 10 Senate Place, Jersey City.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 29 2013 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			COLEMAN	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 19 2013 9-0											
Councilperson GAUGHAN				moved, seconded by Councilperson RICHARDSON				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			COLEMAN	✓		

✓ 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				LAVARRO			
LOPEZ				RICHARDSON				COLEMAN			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE JUN 19 2013 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			COLEMAN	✓		

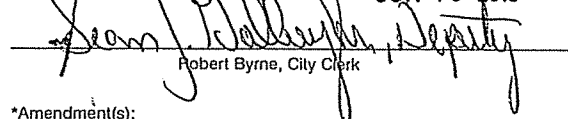
✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 29 2013

Adopted on second and final reading after hearing on JUN 19 2013

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 19 2013

  
Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:

  
Peter M. Brennan, Council President

Date:

APPROVED:

JUN 19 2013   
Jeremiah T. Healy, Mayor

Date: JUN 20 2013

JUN 20 2013

Date to Mayor