

CITY COUNCIL OF THE
CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CITY ADMINISTRATION TO CONDUCT PRELIMINARY STUDIES FOR THE ACQUISITION OF 7+ CONTIGUOUS ACRES OF PROPERTY **IDENTIFIED IN THE 2004 HOBOKEN MASTERPLAN FOR OPEN SPACE IN THE SOUTHWEST INCLUDING BLOCKS 9, 10, 11, 12, 14, 24 AND PATERSON PLANK ROAD AND MARSHALL STREET RIGHT OF WAYS** IN THE CITY OF HOBOKEN FOR THE CREATION OF A NEW PARK AND OPEN SPACE

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WHEREAS, the City of Hoboken continues to undergo a remarkable transformation from an industrial enclave to a vibrant, livable, mixed-use community;

WHEREAS, as the City's population and residential areas continue to expand, there is a growing need for parks and recreation facilities, as recognized in the 2004 Master Plan;

WHEREAS, to serve this compelling public need, the City's open space inventory has increased dramatically in the past few years with the completion of several new parks, including, Sinatra Park and Pier A, and the pending addition of several more parks, including Pier C and 1600 Park Avenue;

WHEREAS, consistent with recommendations of the 2004 Master Plan, the City remains committed to aggressively pursue the creation of new parks, open space and recreational facilities **in all areas of the City and** particularly in areas like the Fourth Ward that have few such amenities;

WHEREAS, in furtherance of this commitment, Mayor Roberts has announced the City's intent to bond for up to \$50 million dollars in new revenue for the acquisition of parks in recognition of the fact that such a commitment will return far more in enhanced quality of life and economic benefit than the amount invested to acquire the land.

WHEREAS, the 2004 Master Plan contains an Open Space Concept Plan identifying locations for new parks;

WHEREAS, this Open Space Concept Plan proposes a new park on Blocks 9,10,**11 12, 14 and 24** in the southwest corner of the City, which are located in the Fourth Ward;

WHEREAS, based upon their present use, the City Council, by Resolution ____, has included Blocks 9 and 10, **12 and 14** in a larger area known as the Southwest IT District as an area in need of redevelopment;

WHEREAS, in view of the above facts, the following contiguous parcels (as shown

upon the attached map) would appear to be an appropriate location for the creation of a new municipal park: Block 9, Lots 1-4, 7, and Block 10, Lots 1-37 (“the Subject Properties”);

WHEREAS, in conjunction with the above properties, there would further appear to be potential for park use of the northerly end of Marshall Street (“the Marshall Street End”) and on portions of Block 9, Lots 5.1 and 5.2 (“the Light Rail Properties”) (also shown on the attached map;

WHEREAS, in conjunction with the above properties, there would further appear to be potential for park use on properties that are located contiguous to and east and west of the above properties in Blocks 11, 12, 14, 24 and the Paterson Plank Right of Way (also referred to as the Subject Properties) and (shown on the attached map);

WHEREAS, the above properties represent approximately **seven+ (7+)** contiguous acres and would increase the amount of park and open space in the City by approximately ten percent(10%);

WHEREAS, a new park on the above properties **and the re-routing of Paterson Plank Road** would serve a significant public interest and has great potential to benefit the residents of the City of Hoboken, serve the goals of the 2004 Master Plan and help revitalize the Southwest IT District Redevelopment Area;

WHEREAS, for the aforementioned reasons, the City Council desires the appropriate City officials to conduct preliminary studies for the acquisition of the Subject Properties in order to acquire and develop new park and open space thereon, and to further investigate the potential of the Marshall Street End and portions of the Light Rail Properties for such use.

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

1. The above recitals are incorporated by reference as if fully stated herein.
2. The Mayor and appropriate City officials are hereby authorized and directed to Conduct:

(i) preliminary studies for the acquisition of the Subject Properties in order to acquire and develop new park and open space thereon, and to further investigate the potential of the Marshall Street End, **Paterson Plank Road** and portions of the Light Rail Properties for such use. The scope of these preliminary studies shall include a review of title, environmental conditions, appraised value, and other tasks or actions deemed necessary for the City Council to take action necessary to achieve same.

(ii) a traffic study for the entire area which would include among other things a study of the potential to re-route traffic on Paterson Plank Road that is

headed for Jersey City and the Holland Tunnel by constructing a connection to Cole Street west of the light rail.

3. The appropriate City officials are authorized and directed to engage real estate professionals McGuire & Associates to perform a real estate appraisal of the Subject Properties for an amount not to exceed \$_____.

4. The appropriate City officials are authorized and directed to engage the engineering firm of Schoor DePalma to perform appropriate environmental studies of the Subject Properties, the Marshall Street End and the easterly side of the Light Rail Properties for an amount not to exceed \$_____.

5. The Corporation Counsel is authorized and directed to engage professionals to perform title, survey and other professional tasks as may be required to effectuate the foregoing.

6. The appropriate City officials are authorized and directed to engage traffic professionals to perform appropriate traffic studies of the area in and around the Subject Properties, the Marshall Street End, Paterson Plank Road and the Light Rail.

Date of Meeting: _____, 2006

APPROVED: APPROVED AS TO FORM:

Fred M. Bado, Director Joseph S. Sherman,
Community Development Corporation Counsel