



# ORDINANCE OF JERSEY CITY, N.J.

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

### CITY ORDINANCE 09-088

**TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE VII(PERMIT PARKING) ARTICLE XI(SCHEDULES) AMENDING SCHEDULE 24 (RESTRICTED PARKING ZONES) OF THE JERSEY CITY CODE REVERSING THE SIDES OF THE STREET FOR THE KENNEDY BOULEVARD LIMITS INCLUDED IN THE ON-STREET RESIDENT ONLY PERMIT PARKING ZONE FOR THE STREETS SURROUNDING NEW JERSEY CITY UNIVERSITY**

WHEREAS, New Jersey City University has a large student population most of whom drive to school and park on area streets; and

WHEREAS, a parking problem exists because area residents are unable to find parking, especially after 3:00 P.M., due to the large volume of traffic and parking taking place in the area; and

WHEREAS, New Jersey City University has, at least three parking lots, off street, for its students to use which provide an adequate alternative to parking on area streets; and

WHEREAS, due to inadequate area parking specifically occurring after 3:00 p.m., Monday through Friday, area residents, many of whom are senior citizens or citizens accompanied by small children, are forced to park unreasonable distances from their homes thereby enhancing the risk of health and public safety problems for said residents; and

WHEREAS, the large number of vehicles coming into the area and the number of legal parking spaces in the area has resulted in an increase in illegal parking in the area, including but not limited to parking in crosswalks, driveways, in fire zones and double parking; and

WHEREAS, the large volume of traffic in the area increases air pollution as well as other negative effects on the environment.

THE MUNICIPAL COUNCIL OF JERSEY CITY DOES ORDAIN:

A. The following supplements to Chapter 24 (Vehicles and Traffic) Article VII (Traffic), Article X (Schedules) of the Jersey City Code are hereby adopted.

**ARTICLE VIII PERMIT PARKING**

Sec. 332-66. Parking restrictions in residential zones.

(a) Through (g) No Change

Sec. 332-108

**SCHEDULE 24  
RESTRICTED PARKING ZONES**

ZONE 1 THROUGH 7 NO CHANGE

**ZONE 8**

Audubon Avenue  
Broadman Parkway  
Casper Court  
College Drive  
College Street  
Culver Avenue  
Fisk Street  
Fulton Avenue

between West Side Avenue and Bergen Avenue  
between the Dead End and Kennedy Boulevard  
Entire length  
between Audubon Avenue and Culver Avenue  
between Audubon Avenue and Culver Avenue  
between West Side Avenue and Kennedy Boulevard  
between West Side Avenue and Mallory Avenue  
between J.F. Kennedy Boulevard and Sterling Avenue

continued.....

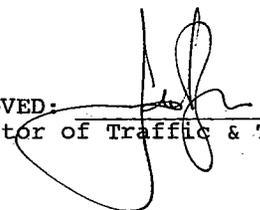
JDS:pc1  
(07.10.09)

Grant Avenue	between Bergen Avenue and West Side Avenue
Iorio Court	Entire length
Kennedy Boulevard	<u>West [East] side</u> ; between Stegman Parkway and Audubon Avenue
	<u>West [East] side</u> ; between Culver Avenue and Broadman Parkway
	<u>East [West] side</u> ; between Stegman Street and Grant Avenue
Stegman Court	Entire length
Stegman Parkway	between West Side Avenue and Kennedy Boulevard
Stegman Place	Entire length
Stegman Street	between Kennedy Boulevard and Bergen Avenue
Stegman Terrace	Entire length
Towers Street	Entire length
Van Houten Avenue	Entire length
 ZONE 9 & 12	 NO CHANGE

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be 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.
4. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.

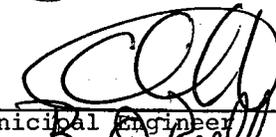
**NOTE:** New material to be inserted is underscored; material to be repealed is in *[brackets]*.

JDS:pcl  
(07/10/09)

APPROVED:  (7/14/09)  
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

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

APPROVED:  FOR  
Municipal Engineer

APPROVED:  7/15/09  
Business Administrator

Certification Required   
Not Required

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

**1. Full title of ordinance/ resolution/cooperation agreement:**

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article VIII(Permit Parking) Article XI(Schedules) amending Schedule 24(Restricted Parking Zones) of the Jersey City Traffic Code reversing the sides of the streets for the Kennedy Boulevard limits included in the On-Street Resident Only Permit Parking Zone for the streets surrounding New Jersey City University

**2. Name and title of person initiating ordinance/resolution, etc.:**

Joao D'Souza, Director of Traffic & Transportation, Division of Engineering, Traffic and Transportation

**3. Concise description of program, project or plan proposed in the ordinance/resolution:**

Reverse the sides of the street for the Kennedy Boulevard limits included in Zone 8  
Repeal East and designate the west side of the street for Kennedy Boulevard from Stegman Parkway and Audubon Avenue and Culver Avenue and Broadman Parkway and  
Repeal the West and designate the east side of the street for Kennedy Boulevard from Stegman Street and Grant Avenue

**4. Reasons (need) for the proposed program, project, etc.:**

The sides of the street listed in the previous legislation were incorrect

**5. Anticipated benefits to the community:**

Allow those residents that are on the east and west side of Kennedy Boulevard to apply for a Resident Only Parking Permit

**6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, State and Federal funds to be used, as well as match and in-kind contribution:**

No Cost To The City – Signs are not installed on Kennedy Boulevard  
Legislation offers the opportunity to the residents to apply for permits to parking on the streets designated on the On-Street Resident Only Permit Parking Zone  
Parking Authority administers the permits to the residents

**7. Date proposed program, or project will commence:**

Pending adoption by the Jersey City Municipal Council

**8. Anticipated completion date:**

Twenty days after adoption of the Ordinance by the Jersey City Municipal Council

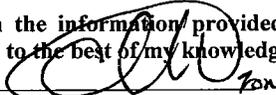
**9. Person responsible for coordinating proposed program, project, etc.:**

Joao D'Souza, Director of Traffic & Transportation, Division of Engineering, Traffic and Transportation, 201.547.4468

**10. Additional comments:**

Ordinance proposed at the request of Councilman Michael Sottolano

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.

  
Municipal Engineer

7/15/09  
Date

Signature of Department Director

Date

CITY OF  
**JERSEY CITY**

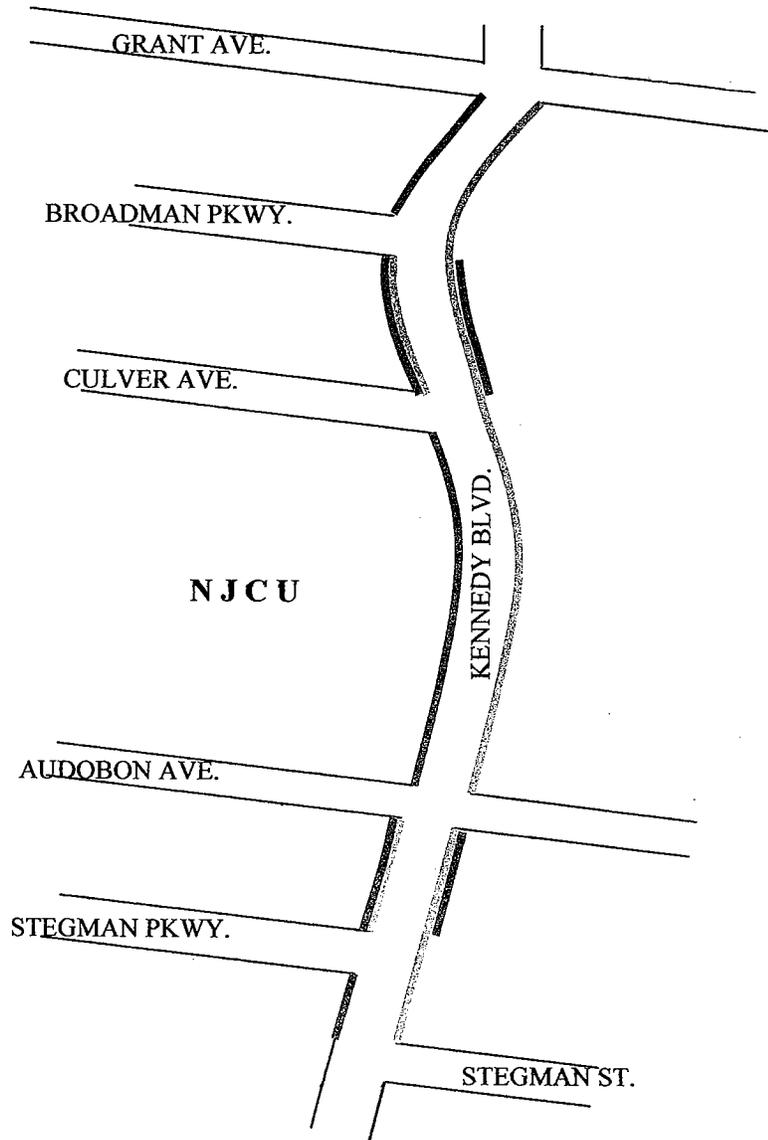
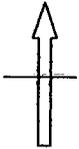
DEPARTMENT OF ADMINISTRATION  
DIVISION OF ENGINEERING  
TRAFFIC AND TRANSPORTATION



WILLIAM R. GOBLE, P.E., CITY ENGINEER  
CHUCK F. LEE, P.E., ASST. CITY ENGINEER

HONORABLE JERRAMIAH HEALY, MAYOR  
BRIAN O'REILLY, BUSINESS ADMINISTRATOR

**NORTH**



**LEGEND**

 PROPOSED

 REPEALED

BY: MARIO G.FLORES  
DATE: JULY 2009

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

ORDINANCE NO. \_\_\_\_\_ Ord. 09-088

TITLE: 3.A 7/29/09 4.A



An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article VIII (Permit Parking) Article XI (Schedules) amending Schedule 24 (Restricted Parking Zones) of the Jersey City Code reversing the sides of the street for the Kennedy Boulevard limits included in the on-street resident only permit parking zone for the streets surrounding New Jersey City University.

RECORD OF COUNCIL VOTE ON INTRODUCTION								JUL 29 2009				8-0	
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.		
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓				
KENNY	✓			FULOP	✓			FLOOD	✓				
LOPEZ	✓			RICHARDSON	<b>ABSENT</b>			VEGA, PRES.	✓				

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
Councilperson _____				moved, seconded by Councilperson _____				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ 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			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on           JUL 29, 2009          

Adopted on second and final reading after hearing on \_\_\_\_\_

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

APPROVED:

\_\_\_\_\_  
Robert Byrne, City Clerk

\_\_\_\_\_  
Mariano Vega, Jr., Council President

\*Amendment(s):

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

APPROVED:

\_\_\_\_\_  
Jerramiah T. Healy, Mayor

Date \_\_\_\_\_

Date to Mayor \_\_\_\_\_

City Clerk File No. Ord. 09-089

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 09-089

**TITLE: ORDINANCE AUTHORIZING THE PARTIAL ACQUISITION BY PURCHASE OR CONDEMNATION OF BLOCK 1507, LOTS 20, 21 AND 20X (AKA 20T01), AND THE ACQUISITION BY PURCHASE OF EASEMENTS FOR PASSAGE OVER CERTAIN N.J. TURNPIKE AUTHORITY AND CONRAIL RIGHTS OF WAY FOR A NEW MUNICIPAL PUBLIC WORKS FACILITY**

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

**WHEREAS**, certain property known on the City Tax Map as Block 1507, Lots 20, 21 and 20X (AKA 20T01), and more commonly known by street address of Linden Avenue [Property] is currently in private ownership; and

**WHEREAS**, a portion of the Property would be suitable for access to and the operation of a new public works facility to replace the existing public works facility currently located on the west side of Route 440; and

**WHEREAS**, pursuant to the Eminent Domain Act of 1971, N.J.S.A. 20:3-1 et seq., a municipality may acquire private property for a public purpose; and

**WHEREAS**, the operation of a municipal public works facility is a valid public purpose; and

**WHEREAS**, it is in the best interests of the City of Jersey City to acquire part of the Property either by purchase or condemnation, all in accordance with the Eminent Domain Act of 1971, N.J.S.A. 20L3-1 et seq.; and

**WHEREAS**, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq., a municipality may acquire easement rights by purchase; and

**WHEREAS**, it is in the best interests of the City of Jersey City to acquire easements for passage over the New Jersey Turnpike Authority and Consolidated Rail Corporation rights of way to provide ingress and egress between Linden Avenue East and the proposed new public works facility in Block 1510;

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

1. The Corporation Counsel of the City of Jersey City or his duly designated agent, and the Business Administrator are hereby authorized to undertake any actions and execute any documents necessary or appropriate to acquire the following property either by purchase or condemnation in accordance with the Eminent Domain Act of 1971, N.J.S.A. 20:3-1 et seq. for a municipal public works facility:

Part of Block 1507, Lots 20, 21 and 20X (AKA 20T01), more commonly known by the address of Linden Avenue; and

**ORDINANCE AUTHORIZING THE PARTIAL ACQUISITION BY PURCHASE OR CONDEMNATION OF BLOCK 1507, LOTS 20, 21 AND 20X (AKA 20T01), AND THE ACQUISITION BY PURCHASE OF EASEMENTS FOR PASSAGE OVER CERTAIN N.J. TURNPIKE AUTHORITY AND CONRAIL RIGHTS OF WAY FOR A NEW MUNICIPAL PUBLIC WORKS FACILITY**

2. The Corporation Counsel of the City of Jersey City or his duly designated agent, and the Business Administrator are hereby authorized to undertake such actions and execute any documents necessary or appropriate to acquire easements for passage over the rights of way of the New Jersey Turnpike Authority and Consolidated Rail Corporation by purchase in accordance with the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq., in order to provide ingress and egress between Linden Avenue East and the proposed new public works facility in Block 1510 as authorized by Ordinance No. 09-039;

3. The Corporation Counsel and the Business Administrator are authorized and directed to solicit proposals to engage the services of surveyors, title insurance companies, appraisers and any other professionals whose services are necessary or appropriate to implement the purposes of this ordinance.

A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

B. This ordinance shall be 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 provided by law, but not before the Corporation Counsel certifies that the agreement authorized by separate Resolution has been fully executed.

D. The City Clerk and 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.

**NOTE:** All new material is underlined. Words in [brackets] are omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

*JM/he*  
7/22/09

APPROVED AS TO LEGAL FORM

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

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

APPROVED: B. O'Reilly  
Business Administrator

Certification Required

Not Required

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

ORDINANCE NO. Ord. 09-089

TITLE: 3.B 7/29/09 4.B



Ordinance authorizing the partial acquisition by purchase or condemnation of Block 1507, Lots 20, 21 and 20X (AKA 20T01) and the acquisition by purchase of easements for passage over certain N.J. Turnpike Authority and Conrail rights of way for a New Municipal Public Works Facility.

RECORD OF COUNCIL VOTE ON INTRODUCTION								JUL 29 2009 8-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	ABSENT			VEGA, PRES.	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
Councilperson				moved, seconded by Councilperson				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ 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			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUL 29, 2009

Adopted on second and final reading after hearing on \_\_\_\_\_

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

APPROVED:

\_\_\_\_\_  
Robert Byrne, City Clerk

\_\_\_\_\_  
Mariano Vega, Jr., Council President

\*Amendment(s):

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

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

\_\_\_\_\_  
Jerramiah T. Healy, Mayor

Date \_\_\_\_\_

Date to Mayor \_\_\_\_\_

City Clerk File No. Ord. 09-090

Agenda No. 3.C 1st Reading

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



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 09-090

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE SUMMIT AND FAIRMOUNT REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Jersey City, by Resolution 08-046, adopted January 23, 2008, authorized the Jersey City Planning Board to conduct a preliminary investigation and hold a Public Hearing to determine if the area known as the St John's on the Hill Study Area met the criteria necessary to be declared an Area in Need of Redevelopment; and

**WHEREAS**, the Jersey City Planning Board, at its meeting of June 23, 2009, recommended to the Municipal Council to reduce the size of the study area and rename it the "Summit and Fairmount Study Area" and recommended to declare the reduced Study Area to be an Area in Need of Redevelopment; and

**WHEREAS**, the Municipal Council, upon the recommendation of the Jersey City Planning Board did declare, by Resolution, the Summit and Fairmount Study Area to be "an Area in Need of Redevelopment;" and

**WHEREAS**, pursuant to *NJSA 40A:12A-4.a.(3)* the governing body is empowered to adopt a redevelopment plan to regulate development within an area declared in need of redevelopment; and

**WHEREAS**, the Planning Board of Jersey City, at a public hearing on July 21, 2009, reviewed and amended the proposed Summit and Fairmount Redevelopment Plan and voted to recommend that the Municipal Council adopt the Summit and Fairmount Redevelopment Plan; and

**WHEREAS**, the proposed Summit and Fairmount Redevelopment Plan, attached hereto and made a part hereof is available for public inspection in the Office of the City Clerk, City Hall, Jersey City, NJ;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the above referenced Summit and Fairmount Redevelopment Plan be, and hereby is, adopted as recommended by the Jersey City Planning Board.

**BE IT FURTHER ORDAINED THAT:**

- 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 set forth fully herein. 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.
- D. The City Clerk and the Corporation Council 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 repealers of existing provisions.

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

APPROVED:

Robert D. Cotter, PP, Director  
Division of City Planning

Business Administrator

Certification Required

Not Required



## Summary

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE SUMMIT AND FAIRMOUNT REDEVELOPMENT PLAN**

This ordinance adopts a redevelopment plan for the Summit and Fairmount Study Area. The plan permits the development of residential structures with ground floor retail. The Redevelopment Plan Area consists of Block 1917, Lots 8C, 8E, and 9A and Block 1914, Lots 5 and 7B.

# **SUMMIT AND FAIRMOUNT REDEVELOPMENT PLAN**

**As Recommended by the  
Jersey City Planning Board  
at the meeting of  
July 21, 2009**

**DIVISION OF CITY PLANNING  
Version 07-22-09**

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**I. INTRODUCTION**

The Summit and Fairmount Redevelopment Area (hereinafter also referred to as the Redevelopment Area or the Area) was determined to be “an area in need of redevelopment”, pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.) by resolution [INSERT RESO NUMBER] of the Jersey City Municipal Council following a recommendation by the Jersey City Planning Board on [INSERT DATE].

The Redevelopment Area contains five lots in total on two adjacent blocks. Lots 8E and 9A on Block 1917 were identified in the Summit and Fairmount in Need of Redevelopment Study. Lot 8C on Block 1917 and Lot 5 and Lot on Block 1914 are transferred from the Beacon Redevelopment Plan Area. These five lots are being combined into one Redevelopment Area in order to create a more comprehensive form of redevelopment along Fairmount and Summit Avenues within this Redevelopment Plan.

The Redevelopment Area includes contiguous properties located on the north and south sides of Fairmount Avenue. A dilapidated former hospital structure and a total of seven vacant lots characterize the Redevelopment Area. The Area is currently not in keeping with the otherwise developed residential character of the area.

It would now appear to be appropriate for the City to take a more pro-active approach to redevelopment in this Area, in a manner that is more consistent with the mixed residential and commercial uses found in the surrounding area.

**II. BOUNDARIES**

The Redevelopment Area is located in the Bergen Hill neighborhood of Jersey City. The properties contained in the Redevelopment Area are located on the north and south sides of Fairmount Avenue, on two separate blocks, between Summit Avenue and Clifton Place.

The Area consists of the following Tax Blocks and Lots:

- Block 1917    Lots 8C, 8E, 9A
- Block 1914    Lots 5, 7B

The boundary of the Redevelopment Area is also depicted on Map 1 – Boundary Map. If there is any discrepancy between this list and the boundary map, the map shall take precedence.

**III. REDEVELOPMENT OBJECTIVES AND REQUIREMENTS OF ANY DEVELOPMENT AND CONSTRUCTION WITHIN THE PLAN AREA**

- A.    Encourage the assemblage of lots within the Area in order to create suitable sites for primarily residential development.
- B.    Provide for a variety of housing types affordable to families with a range of incomes.

- C. Integrate new development within the Area into the surrounding community by encouraging the creation of a viable mixed-use residential development that will complement the existing residential community.
- D. The improvement of the pedestrian environment and traffic circulation for the contemplated new development by reducing the number of curb cuts and vehicular ingress and egress points in the Redevelopment Area, and the provision of new side walks, and other pedestrian amenities within the existing street rights-of-way.

#### **IV. PROPOSED REDEVELOPMENT ACTIONS**

These actions are proposed to substantially improve and upgrade the Redevelopment Area through a combination of redevelopment measures that will provide a uniform and consistent attack on blight within the Area by systematically removing blighting influences in an orderly manner and allowing for new construction. These will include but not be limited to:

- A. Acquisition of vacant land, and/or acquisition and demolition of structures, determined to be impediments to sound and comprehensive redevelopment.
- B. The consolidation and/or re-subdivision of land within the Redevelopment Area into suitable parcels for development for proposed new land uses where necessary.
- C. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Area and adjacent areas.
- D. Construction of new structures and complementary facilities that will complement the land use patterns in the surrounding area.

#### **V. GENERAL ADMINISTRATIVE REQUIREMENTS**

The following provisions shall apply to all property located within the Redevelopment Area.

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change to the interior floor plan of any structure, (d) any change in the use of any structure or parcel, or (e) any change in the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No temporary or permanent Building Permit shall be issued for any work associated with a. through e. above, without site plan review and approval of such work by the Planning Board.
- B. The provisions of this Plan specifying the redevelopment of the Area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.

- C. Site plan review shall be conducted by the Planning Board, pursuant to NJSA 40:55D-1 et. seq. Site plan review shall consist of a preliminary and final site plan application. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Land Development Ordinance and this Plan. Applications may be submitted for an entire project or in phases. Final Site plan approval for any phase shall entitle an applicant to building permits.

As part of final site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, and be in a form approved by the Planning Board attorney. The amount of any such performance guarantees shall be determined by the City Engineer in conformance with applicable law, and shall be sufficient to assure completion of site improvements within one (1) year of final site plan approval, or such other time period as determined by the Planning Board if particular circumstances dictate a longer time frame. No Certificate of Occupancy (CO) of any type, either permanent or temporary, shall be issued for any development until any necessary performance bonds have been posted with City.

- D. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements and the Jersey City Land Subdivision Ordinance.
- E. No development or redevelopment of any parcel in the Redevelopment Area that will result in an increase in wastewater from that parcel shall be permitted unless and until the planned project wastewater piping and systems for the removal of effluent and storm water are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority; and the municipal wastewater piping and systems for the removal of effluent and storm water are certified by the City of Jersey City Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as reasonably determined by the Division of Engineering.
- F. Interim uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall only permit uses that it finds will not have an adverse effect upon surrounding existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board. The Board shall establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional one (1) year renewals of interim uses upon application, review, and approval. Commuter or commercial surface parking lots and commuter or commercial parking garages are specifically prohibited and shall not be permitted as interim uses.
- G. The Planning Board may grant deviations from the regulations contained within this Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Plan, would

result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards and/or the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted which will result in permitting: (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a non-conforming use, (3) an increase in height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district, whichever is less, (4) an increase in the permitted floor area ratio, (5) an increase in the permitted density. An application requesting a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.

- H. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- I. No building shall be constructed over an easement in the Redevelopment Area without site plan review and approval of the Jersey City Planning Board and prior written approval from the Division of Engineering.
- J. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

## **VI. GENERAL DESIGN REQUIREMENTS AND RESTRICTIONS**

The following standards and requirements shall apply to all applications, including but not limited to: developments, re-developments, rehabilitation, and or re-use applications within the Redevelopment Plan area:

- A. All utility service connections to utility distribution lines within the Redevelopment Area; and all utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted in sidewalk areas or exterior to the building. Remote readers are required for all utilities, in lieu of external location of the actual metering

devices. Developers are required to arrange for connections to public and private utilities.

- B. Chain link fencing shall be prohibited within the Redevelopment Area, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- C. No Billboard shall be permitted on any property within the Redevelopment Area.
- D. No signage shall be permitted within the Redevelopment Area, which includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations.
- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way.
- F. Upon demolition of any existing structures, the site shall be graded, planted, sodded, and/or developed, in accordance with this Plan.
- G. All trash dumpsters and/or compactors shall be located within a building. All outdoor storage shall be prohibited.
- H. All buildings within the Redevelopment Area must display the street address of the building such that it is clearly visible from the adjoining street right of way.

## **VII. URBAN DESIGN REQUIREMENTS**

### **A. Building Design Requirements**

1. All structures within the Redevelopment Area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk.
2. Buildings shall be designed to be attractive from all vantage points, such that similar façade materials and detailing are used on all facades.
3. Front façade detailing and/or treatment shall carry around to all sides with street frontages. This will include such items as cornices, window treatments and details, façade materials, etc.
4. Building entrances shall be prominent, easily identifiable, elegantly proportioned and connect directly to the public sidewalk so as to contribute to the overall liveliness of the pedestrian environment.

5. All doors that are visible from the public right-of-way (including doors leading to utility and similar areas) shall be decorative doors and the doorways shall be designed to be consistent with and enhance the architecture of the building. All doorways must include features similar to the primary entrance doorway.
6. The windows and glazing of a building are a major elements of a building. Windows in residential portions of a building shall be arranged such that the vertical dimension, or height, is greater than the horizontal dimension, or width. However, bay windows, bow windows or other window features may also be incorporated into the façade to provide architectural interest and character, provided that the overall verticality of the structure is not adversely affected. Scattered window facades shall not be allowed. Each façade shall present a unified, rational composition. Corner buildings shall have windows on both street frontages. All frontages shall be treated as a primary façade. The window sill of any residential window sill facing a public street shall not be less than 5 feet above the elevation of the adjoining sidewalk, except where a low fence, a min of 5 feet from the window face, defines the edge of the sidewalk and the private garden area adjacent to the windows.
7. Balconies shall not be located on any façade fronting a public street, although French style balcony structures may be used on upper story windows to provide architectural variety and interest, provided that they do not protrude more than eight (8") inches from the façade.
8. EIFS (Exterior Insulating Finishing Systems, artificial stone and artificial brick veneer ("Permastone" & "Brickface"), vinyl, plastic, or other artificial type siding or cladding panels materials are prohibited on any building face within this Redevelopment Area.
9. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable standards as defined by the State of New Jersey for residential zones. They shall be located interior to the building wherever possible and entirely screened from view from surrounding streets and buildings if located on a rooftop. This shall be achieved through creative disguises within the basic architecture of the building, such that it does not negatively impact the appearance of the building. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building or complimentary materials as approved by the Planning Board, such that the screening appears to be an integral part of the building. Said equipment shall be located so as to minimize or eliminate the need for screening.
10. All ground level mechanical equipment must be located within the building.

**B. Off-street Parking Design Requirements**

1. All on-site off-street parking shall be located within proposed buildings. Access to parking areas shall be limited to the least number of driveways possible to service the building.

2. Where an occupied active building use is not utilized to mask the parking within the building, the façade of the parking structure shall be designed to disguise the parking use to the greatest degree possible. The exterior wall of the parking structure shall be architecturally designed to complement the occupied portions of the building in terms of articulation and materials. All window openings in the parking structure facade shall be of the punched style. These openings shall be consistent with or compliment the rhythm of the window openings serving the principal uses within the building. They shall be covered by glass or metal in such a way that the exterior design is compatible with the overall design composition of the building. In lieu of glass, the openings may be covered by a hinged solid metal plate/shutter, or recessed decorative grill, louvers or mesh acceptable to the Planning Board. Blind windows, where appropriate shall also be permitted. Where louvers are needed or proposed to mask exhaust equipment, passive ventilation openings or otherwise; decorative grills shall be installed over functional louvers, or other comparable decorative material shall be used in openings or portions of the openings resembling the windows provided above and/or below parking levels.
3. In order to preserve the maximum number of on-street parking spaces possible, driveway widths and curb cuts shall be limited to the minimum width and number necessary. Driveway / curb cut widths leading to parking areas should be no more than ten (10) feet for one-lane ingresses or egresses or twenty (20) feet for two-lane entrances.
4. All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep. The placement of a curb up to two (2) feet within the required 18 foot depth of the parking space is permitted, provided that there is adequate area for an automobile occupying the parking space to over-hang said curb a like distance without infringing on required landscaping or pedestrian areas. All aisles shall be a minimum of 22 feet wide. Compact spaces may be provided only with the approval of the Planning Board and shall be a minimum of 8 feet wide by 16 feet deep. Up to 25% of the total spaces may be compact.
5. Off-street parking and loading areas shall be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.
6. Light fixtures within any parking level shall be screened so as to not be visible from the exterior of the building either from the street or from other surrounding buildings and properties. Identification of the internal fixture and its location must be provided in order for any application to the Planning Board for site plan to be deemed complete.
7. Parking provided within the Redevelopment Area shall be for the use of the residents or tenants of the building in which the parking is located. Any parking in excess of that required for the project may be leased to residents of the surrounding neighborhood.

C. Streetscape, Landscape and Open Space Requirements

1. A streetscape plan is required for all projects and shall include proposed sidewalk and curbing materials and treatments, street trees, tree pit grates and/or treatments, and any proposed street furniture, lighting or other features to be provided. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval as part of the site plan application and implemented as part of the construction of the project.
2. Sidewalk areas must be provided along the street right of way and shall be properly sized based on the anticipated use for the safe and convenient movement of pedestrians through the Redevelopment Area.
3. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Sidewalk materials shall be either scotland charcoal or French gray. Decorative concrete paving materials shall be incorporated into the design. At a minimum decorative elements shall be introduced at building entrances and along the curb line to accent and channel pedestrian flow.
4. All landscaped and turf areas shall be separated from the abutting streetline or sidewalk by a four (4) inch high curb.
5. All plant material used must be able to withstand the urban environment and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. All landscaping shall be guaranteed for a period of two (2) years. The developer or property owner shall replace any landscaping which is not resistant to the urban environment or that dies during this period.
6. Street trees shall be planted along all curb lines of streets within the Redevelopment Area at a maximum of 35 feet on center. Each tree pit shall contain a decorative metal grate and/or decorative paving treatment.
7. All areas not covered by a building or pavement shall be landscaped with trees, shrubs, groundcovers or other appropriate plant material.
8. Lighting within the Redevelopment Area shall sufficiently illuminate all areas to prevent "dark corners". All lighting sources must be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot-candles.
9. All street furniture and treatments, including any street furniture, bollards, etc. associated with a sidewalk café must be coordinated with the design of the adjoining structure and be of a consistent design theme throughout the redevelopment area

D. Signage

1. Permitted Signage:

- a. Each building shall display the street address of the building on the front facade or front door of the building such that it is visible from the adjoining street right-of-way.
- b. Each residential building may provide any necessary signage required for proper mail delivery indicating the name(s) of the resident(s) of the building on the mailbox or doorbell.
- c. Each major residential building may have one (1) exterior sign flush mounted to the façade at the entrance to the building indicating the building's name, if any, not to exceed eight (8) square feet.
- d. Commercial Uses: Each establishment is allowed one sign, not to exceed ten (10%) of the area of first floor façade to which it is attached or fifty (50) square feet, whichever is less. One (1) use shall be permitted no more than one (1) sign. Buildings with multiple uses shall not have more than one (1) sign per use. Uses located on a corner may have one (1) sign on each street frontage.
- e. Accessory Parking: The location of parking facilities may only be indicated by use of the international parking symbol. Said signage may not exceed five (5) square feet and must be flush mounted to the building. Informational, pricing and directional signage may also be provided for municipal garages and/or parking garages within the medical district but must be flush mounted to the building.

2. Additional Signage Regulations and Requirements:

- a. All signs are subject to minor site plan review when not included as part of a major site plan application. Signage that conforms to permitted standards does not require review.
- b. All signs shall be flush mounted and project no more than twelve (12) inches.
- c. All signs may be attached to the first floor level of the building only. Where there is a two-story lobby or mezzanine space incorporated into the design of the building, the sign may be permitted to be placed above the lobby at the equivalent of the second floor or level with Planning Board approval.
- d. Permitted signage material includes: 1.) Painted wood; 2.) Painted metals including aluminum and steel; 3.) Brushed finished aluminum, stainless steel, brass, or bronze; 4.) Carved wood or wood substitute.
- e. Sign Lighting: Signs may be lit from gooseneck fixtures, backlit halo, and up-lights. Internally lit signs and sign boxes are prohibited.
- f. Temporary construction and marketing signs shall be permitted subject to the following regulations: Temporary construction and marketing signs shall not exceed thirty-two (32) square feet; no person shall exhibit more than one (1) such sign per property, advertising the name of the building or project, general contractor, subcontractor, financing institution, public agencies and officials, and professional personnel; and such signs shall only be permitted beginning with the issuance of a building permit and terminating with the issuance of a certificate of occupancy for the building or project.

3. Prohibited Signage: The following signs and devices shall not be permitted within the Redevelopment Area: monument signs and internally or externally illuminated box signs, flashing or animated signs, spinners, pennants, reflective materials that sparkle or

twinkle, roof signs, billboards, signboards, window signs, posters, plastic or paper that appear to be attached to the window, pole signs, free-standing signs, fluorescent and/or glowing paint for any signage or building within the redevelopment area, waterfall style awnings, plastic awnings, product advertising signage of any kind. Product advertising signage is defined here to include, but not be limited to signage on: parking meters, signage in windows, on light poles, benches or other street furniture within the redevelopment area. Nothing in this paragraph shall be deemed to prohibit either lamppost mounted seasonal banners or traditional residential holiday decorations.

## VIII. SPECIFIC LAND USE REGULATIONS

The Redevelopment Area contains three districts as noted below.

### 1) ZONE 1 (Block 1917, Lots 8C, 8E, 9A)

#### A. Principal Permitted Uses

1. Residential
2. Retail sales of goods and services, limited to grade level.
3. Restaurants, limited to grade level.
4. Bank and financial institutions, limited to grade level.
5. Community facilities, limited to grade level.
6. Offices, limited to grade level.
7. Daycare facilities, including after school care.
8. Any combination of the above.

#### B. Uses incidental and accessory to the principal use, including:

1. Off-street parking and loading.
2. Meeting rooms, which may also be available to the community.
3. Outdoor and Indoor recreation and amenity areas.

#### C. Maximum Permitted Height: Five (5) stories along the Summit Avenue frontage and 12 stories along the Clifton Place frontage. (Also see stepback requirements)

##### 1. Additional Height Regulations:

- a. Parapets, bulkheads and other roof-top appurtenances may exceed the permitted height within the limitations imposed by the Jersey City Land Development Ordinance.
- b. Ground floor commercial units shall be a minimum of 12 feet tall and a maximum 22 feet tall as measured floor to ceiling.
- c. Residential floors shall be a minimum of 8 foot 6 inches (8'6") tall measured and a maximum of 10 feet tall as measured floor to ceiling.

#### D. Minimum Lot Size: 25,000 sq. ft.

E. Maximum Building Coverage: 90%

F. Setbacks and Stepbacks

1. Summit Avenue

- a. Minimum Average Setback: due to the angled and irregular lot line along Summit Avenue, a portion of the building may be allowed to touch the front lot line along Summit Avenue. However, the average setback along this street frontage shall not be less than 5 feet.
- b. A stepback of at least 5 feet shall be provided at the top of any commercial level, or at a height of not more than 25 feet whichever is less, such that the building facade of the residential floors above are setback at least 5 feet from the façade of the commercial portion of the structure.
- c. At the roof level of the residential portion of the building, or at the top of the 5<sup>th</sup> story, whichever is less, a second stepback of at least 50 feet shall be provided; such that the building facade of the residential floors above the 5<sup>th</sup> floor are setback at least 55 feet from the Summit Avenue façade of the commercial portion of the structure.

2. Fairmount Avenue

- a. Minimum Average Setback: due to the irregular shape of the lot, less than one third of the building facade may adjoin the Fairmount Avenue lot line, provided that the average setback along Fairmount Avenue is at least 5 feet. At street corner locations, it is desirable to adjoin the front lot line.

3. Clifton Place

- a. Minimum Setback: 3 feet.
- b. Above the parking level, an additional building stepback of 5 feet or greater shall be provided.

4. Interior Lot Line

- a. Minimum Average Setback: 5 feet
- b. Above the third floor (i.e. above the base of the building) additional stepbacks shall be provided such that the average setback of the upper levels of the building is at least 10 feet.

G. Intensity of Development – Permitted residential density shall be 170 dwelling units per acre. Non-residential uses may be provided on the ground floor levels of the building in addition to the permitted residential density.

- H. Parking Requirements:
  - a. Minimum of 0.75 parking spaces for each dwelling unit, maximum of 1 parking space for each dwelling unit.
  - b. Minimum of 0.0 parking spaces for non-residential.
  - c. Minimum of 0.75 bicycle parking spaces for each dwelling unit.
- I. Loading Requirements - Developers shall demonstrate to the Board's satisfaction that sufficient off-street loading is provided to meet the needs of the proposed uses.

**2) Zone 2 (Block 1914, Lots 5 and 7B)**

- A. Principal Permitted Uses:
  - 1. Residential.
- B. Uses incidental and accessory to the principal use, including:
  - 1. Off-street parking and loading.
  - 2. Meeting rooms, recreation and amenity areas.
- C. Zone 2 may be developed according to the R-1 zoning standards, or may be developed according to the standards below:
- D. Maximum Permitted Height : six (6) stories and sixty-five (65') feet.
  - 1. Additional Height Regulations:
    - a. Parapets, bulkheads and other roof-top appurtenances may exceed the permitted height within the limitations imposed by the Jersey City Land Development Ordinance.
    - b. Residential floors shall be a minimum of 9 feet tall and a maximum of 12 feet tall as measured floor to ceiling. Commercial floors shall be a minimum of 12 feet and a maximum of 15 feet floor to ceiling.
- E. Minimum Lot Size: 10,000 sq. ft.
- F. Maximum Building Coverage: 85%
- G. Setbacks and Stepbacks
  - 1. Summit Avenue Front Yard
    - a. Minimum Setback: Prevailing setback on the block.
  - 2. Fairmount Avenue Front Yard

- a. Minimum Setback: 0 feet.
- 3. Clifton Place Front Yard
  - a. Minimum Setback: Prevailing setback on the block.
- 4. Rear Lot Line
  - a. Minimum Setback: 15 feet
- 5. Side Yard
  - a. Minimum Setback: 0 feet
- H. Intensity of Development: Permitted residential density shall be 80 dwelling units per acre.
- I. Parking Requirements:
  - a. Minimum of 0.75 parking spaces for each dwelling unit, maximum of 1 space per dwelling unit.
  - b. 0.0 parking spaces for non-residential.
  - c. Minimum of 0.75 bicycle parking spaces for each dwelling unit.
- J. Loading Requirements: Developers shall demonstrate to the Board's satisfaction that sufficient off-street loading is provided to meet the needs of the proposed uses.

**IX. ACQUISITION PLAN**

All properties within the Redevelopment Area are listed as Not to be Acquired.

**X. RELOCATION PLAN**

Most of the lots within the Redevelopment Area consist of vacant land, and one building within the Redevelopment Area is vacant. In addition, it is anticipated that all acquisition within the Redevelopment Area will be conducted by private means. However, should relocation of persons or businesses become necessary, the process of relocating the affected persons and businesses will receive the careful attention of local officials and the Jersey City Redevelopment Agency, and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.

**XI. CIRCULATION PLAN**

All streets and rights of way within the redevelopment area shall remain open to the public. No modification of the street configuration or rights of way is anticipated to be necessary to effectuate the implementation of this Redevelopment Plan.

Sidewalk areas must be provided within the Redevelopment Area, and shall be properly sized for the safe and convenient movement of pedestrians through and around the Area. It is the intent of this Circulation Plan to provide pedestrian friendly streets and public rights-of-way in order to minimize automobile use and maximize the appeal of mass transit and encourage reduced parking demand.

To the greatest extent practical, all streets should provide on street parking on both sides of the street unless restricted by local ordinance.

## **XII. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS**

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- C. The Plan has given proposed land uses and building requirements for the Redevelopment Area.
- D. The Acquisition Plan (Section IX), which is a part of this Plan, indicates all property to be acquired as a result of this Plan.
- E. The Plan is in general compliance with the Master Plan of the County of Hudson. The Hudson County Master Plan encourages "the redevelopment process to target specific neighborhoods for development assistance" as well as encouraging "municipalities to use creative planning tools such as redevelopment, special improvement districts (SID's) and urban enterprise zones to promote their goals and objectives."

The Plan is not contrary to the goals and objectives of the Jersey City Master Plan. The Master Plan states amongst its Goals and Objectives "Provide unique, attractive and high quality residential areas that would serve existing and attract new residents with a wide range of housing and life-style choices" and "Continue efforts to stabilize and upgrade residential neighborhoods." This Redevelopment Plan supports both of these and other goals by encouraging the redevelopment of vacant parcels and abandoned, dilapidated buildings into new, mixed-use development.

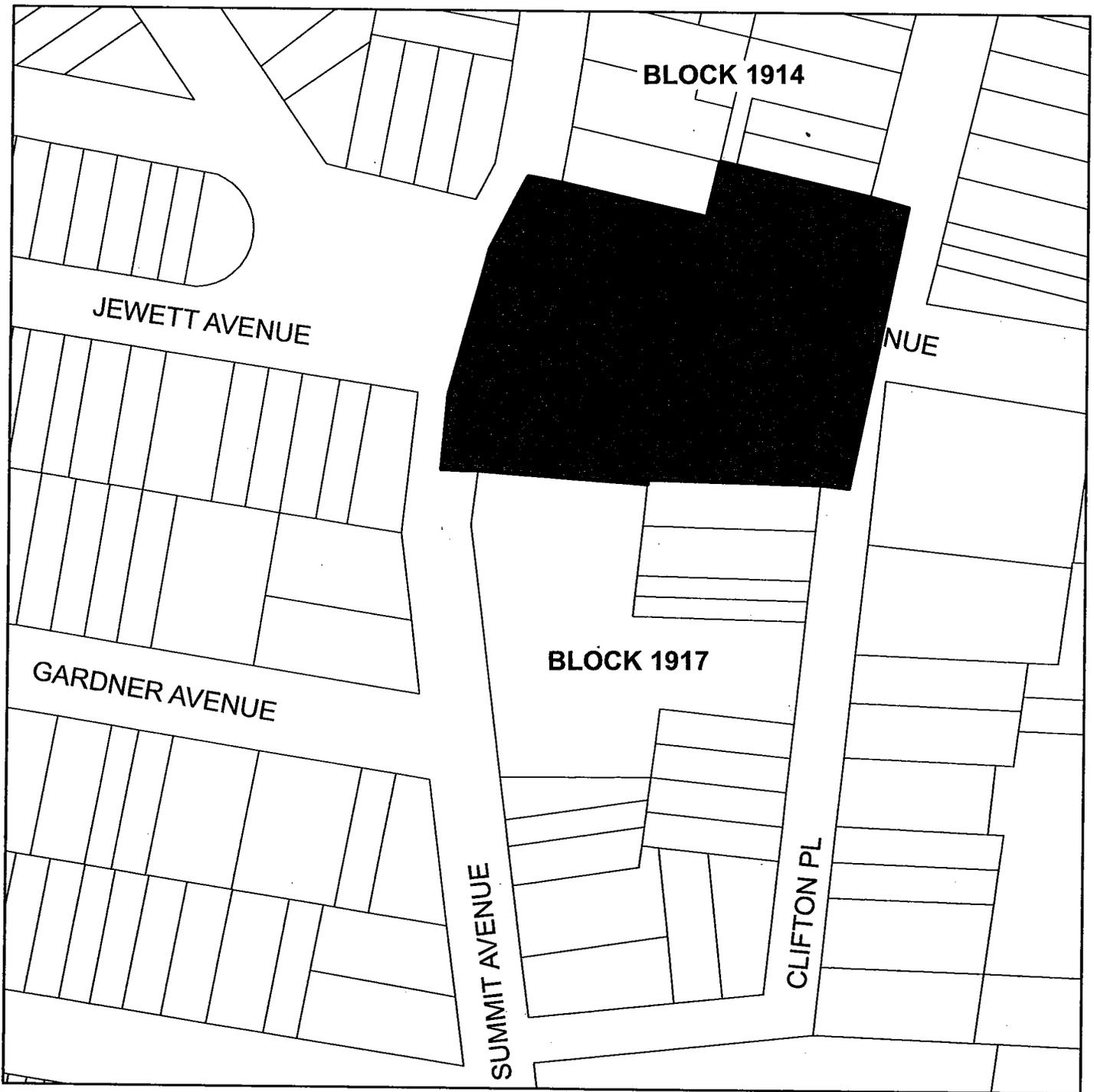
The Plan is not contrary to the goals and objectives of the Jersey City Land Development Ordinance, as the Plan calls for primarily residential use within a residential district. While the Plan also contains small-scale retail/commercial units and development at a larger scale than permitted in the R-1 zone, the Plan nonetheless supports the intent of the Master Plan by stabilizing and revitalizing a residential area and offering affordable housing stock, an important part of the diverse range of housing envisioned by the Master Plan. Furthermore, this Plan places higher density housing stock in an appropriate location, fronting on a major street at the end of a residential block and in close proximity to the high-density Beacon Redevelopment Area as well as a variety of public transportation options. Finally, the small-scale retail / commercial units are a welcome

addition to the neighborhood, providing quality spaces for neighborhood commercial development or community services such as childcare.

- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Land Development Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Land Development Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

### **XIII. PROCEDURE FOR AMENDING THE PLAN**

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of one thousand dollars (\$1,000), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If a municipal or other public agency requests an amendment to this plan, no fee shall be payable.
- B. No amendment to this Plan shall be approved without the review and recommendation of the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.



**SUMMIT AND FAIRMOUNT REDEVELOPMENT PLAN AREA  
BOUNDARY MAP**

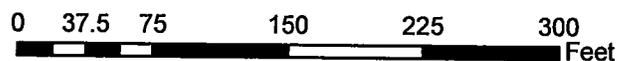
JULY 17, 2009

**Legend**

 **Redvelopment Plan Boundary**



1 inch = 100 feet



**Jersey City  
Planning Division**  
30 Montgomery Street Suite 1400  
Jersey City, NJ 07302-3821  
Phone: 201.547.5010  
Fax: 201.547.4323



**SUMMIT AND FAIRMOUNT REDEVELOPMENT PLAN AREA  
ZONE MAP**

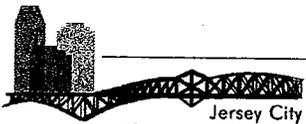
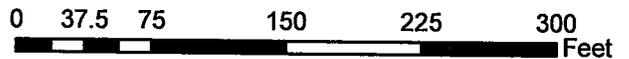
JULY 17, 2009

**Legend**

-  ZONE 1
-  ZONE 2



1 inch = 100 feet



Jersey City  
**Planning Division**  
 30 Montgomery Street Suite 1400  
 Jersey City, NJ 07302-3821  
 Phone: 201.547.5010  
 Fax: 201.547.4323

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

ORDINANCE NO. Ord. 09-090

TITLE: 3.C 7/29/09 4.C



Ordinance of the Municipal Council of the City of Jersey  
City adopting the Summit and Fairmount Avenues  
Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION								JUL 29 2009 8-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	ABSENT			VEGA, PRES.	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
Councilperson _____				moved, seconded by Councilperson _____				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ 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			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUL 29 2009

Adopted on second and final reading after hearing on \_\_\_\_\_

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

APPROVED:

\_\_\_\_\_  
Robert Byrne, City Clerk

\_\_\_\_\_  
Mariano Vega, Jr., Council President

\*Amendment(s):

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

APPROVED:

\_\_\_\_\_  
Jerramiah T. Healy, Mayor

Date \_\_\_\_\_

Date to Mayor \_\_\_\_\_

City Clerk File No. Ord. 09-091

Agenda No. 3.D 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 09-091

TITLE: ORDINANCE AMENDING CHAPTER 345 (ZONING), ARTICLE III (APPLICATION REQUIREMENTS, DEVELOPMENT PROCEDURES AND CHECKLISTS), SECTION 31 (APPLICATIONS AND CHECKLISTS) AND ARTICLE IV (FEES, DEPOSITS AND INSPECTIONS), SECTION 33 (FEES) OF THE JERSEY CITY CODE

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

A. The following amendments to Chapter 345 (Zoning) Article III (Application Requirements, Development Procedures and Checklists) are hereby adopted:

## ZONING

### ARTICLE III

#### Application Requirements, Development Procedures and Checklists

#### § 345-31 Applications and Checklists

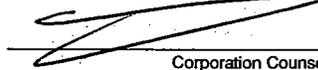
A. Through I. No Change.

J. Subdivision Map Digital Submission Standards.

Applicant shall submit a Digital Subdivision map that meets or exceeds the standards of the New Jersey Division of Taxation and common New Jersey Land Surveying practices. The digital subdivision map shall meet or exceed the standards set forth below. Submissions which do not meet these standards or are unreadable will be returned to the Applicant.

1. It is the City's intention to use the Subdivision Map digital CAD deliverables for inclusion in the Jersey City GIS database and for maintenance of the City's Tax Maps. The digital data submitted shall be such that it will be capable of being processed through typical GIS feature development techniques, for both linework and attribute data, with minimal to no editing of the source CAD data, translation, or other manipulation.
2. Subdivision map information shall be input into a computer utilizing a commercially available computer drafting package. The CAD software output shall be readable by AutoCAD release 2000 or greater.
3. Each Subdivision map sheet shall be constructed full scale and georeferenced to the New State Plane Coordinate NAD83.
4. Subdivision map shall be prepared in such a way that all different types of lines and text are placed on separate layers. The layers are to include dimensions/verbiage and locating arrows or directional indicators.

APPROVED AS TO LEGAL FORM

  
Corporation Counsel

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

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required

Not Required

ORDINANCE AMENDING CHAPTER 345 (ZONING), ARTICLE III (APPLICATION REQUIREMENTS, DEVELOPMENT PROCEDURES AND CHECKLISTS), SECTION 31 (APPLICATIONS AND CHECKLISTS) AND ARTICLE IV (FEES, DEPOSITS AND INSPECTIONS), SECTION 33 (FEES) OF THE JERSEY CITY CODE

5. Layering shall be the same for all Subdivision sheets with each sheet containing the full layer set even though some layers may be void of data. Layer names shall be all upper case and contain no spaces. Underscores may be used to separate portions of the layer names.
6. The Subdivision map shall not contain any duplicate linework (i.e. no lines on top of lines). All intersecting lines shall be snapped to within 0.01 feet. There shall be no undershoots or overshoots, and all short line segments shall be deleted.
7. All curves including those along street centerlines shall be true curves. All straight lines between lot corners shall consist of a single line segment with no intermediate nodes. All property boundaries shall be broken at lot line intersections.
8. All files pertaining to the project are to be submitted on one or more CDs or DVDs with an attached table of contents of files including file names and descriptions.

**ARTICLE IV  
Fees, Deposits And Inspections**

B. The following amendments to Chapter 345 (Zoning) Article IV (Fees, Deposits And Inspections) are hereby adopted:

**§ 345-33 Fees.**

- A. No Change.
- B. Schedule of Fees.

**Fee Table I**

Application Type	Application Fees Non-Refundable
<b>Planning Board and Board of Adjustment Applications</b>	
SITE PLAN	
Minor Site Plan – Cell Antenna Application	\$2,000
Minor Site Plan – Other	\$350
Preliminary Major Site Plan; Residential	\$50 per Dwelling Unit or a Minimum of \$500
Preliminary Major Site Plan; Non Residential	With principal buildings over 1,000 sq. ft. GFA: \$50 per 1,000 sq. ft. GFA or part thereof or a minimum of \$500
Preliminary Major Site Plan; Non Residential	Without principal building over 1,000 sq. ft. GFA: \$50 per 1,000 sq. ft. lot area or part thereof or a minimum of \$500
Final Major Site Plan	50% of Preliminary Major Site Plan Fee
Site Plan Amendment	50% of the total original application fee or a minimum of \$1,000
Conceptual Site Plan	\$500 (to be deducted from Fees for formal Application for Development)
Extension of Site Plan Approval	\$300

APPROVED AS TO LEGAL FORM

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

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

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required

Not Required

ORDINANCE AMENDING CHAPTER 345 (ZONING), ARTICLE III (APPLICATION REQUIREMENTS, DEVELOPMENT PROCEDURES AND CHECKLISTS), SECTION 31 (APPLICATIONS AND CHECKLISTS) AND ARTICLE IV (FEES, DEPOSITS AND INSPECTIONS), SECTION 33 (FEES) OF THE JERSEY CITY CODE

SUBDIVISION	
<b>Tax Map Maintenance and Update Fee</b>	<b>\$250 per Assessor's line item change (digital submission)</b> <b>\$275 per Assessor's line item change (non digital submission)</b>
Minor Subdivision	\$500
Preliminary Major Subdivision	\$1,000 plus \$100 per lot
Final Major Subdivision	50% of Preliminary Major Subdivision fee
SPECIAL MEETING REQUESTED BY APPLICANT	\$1,000
REZONING OR REDEVELOPMENT PLAN AMENDMENT REQUESTED BY DEVELOPER	Fees as specified in applicable redevelopment plan, or \$1,000, if no fee specified in plan
APPEALS, INTERPRETATIONS AND VARIANCES	
"a" & "b" Appeals and Interpretations as per N.J.S.A. 40:55D-70 a & b	\$150
"c" Variance as per N.J.S.A. 40:55D-70(c) & deviation from redevelopment plan	\$500 for the first variance or deviation when not accompanied by a Major or Minor Site Plan \$300 for the first variance or deviation for variance application only \$150 for each additional
"d" Variance as per N.J.S.A. 40:55D-70(d)	\$1,000 for the first variance; \$250 for each additional
Extension of Variance Approval	\$300 (when not filed concurrently with extension of Site Plan)

- C. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- D. This ordinance shall be 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.
- E. This ordinance shall take effect at the time and in the manner provided by law, and after review and recommendation of the Planning Board pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.
- F. The City Clerk and 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.

**NOTE:** All new material is underlined. Words in [brackets] are omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

RR/he  
7/07/09

APPROVED AS TO LEGAL FORM

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

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

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required   
Not Required

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

ORDINANCE NO. Ord. 09-091

TITLE: 4.D 7/29/09 4.D



Ordinance amending Chapter 345 (Zoning) Article III  
(Application Requirements Development Procedures and  
Checklists) Section 31 (Applications and Checklists) and  
Article IV (Fees, Deposits and Inspections) Section 33  
(Fees) of the Jersey City Code.

RECORD OF COUNCIL VOTE ON INTRODUCTION								JUL 29 2009 8-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	<b>ABSENT</b>			VEGA, PRES.	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
Councilperson _____				moved, seconded by Councilperson _____				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ 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			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUL 29, 2009

Adopted on second and final reading after hearing on \_\_\_\_\_

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

APPROVED:

\_\_\_\_\_  
Robert Byrne, City Clerk

\_\_\_\_\_  
Mariano Vega, Jr., Council President

\*Amendment(s):

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

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

\_\_\_\_\_  
Jerramiah T. Healy, Mayor

Date \_\_\_\_\_

Date to Mayor \_\_\_\_\_