

City Clerk File No. Ord. 10-063

Agenda No. 3.A 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-063

TITLE: **ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A350
(COUNCIL RULES OF ORDER) RULE V, SECTION 6 (AGENDA -
CONSENT AGENDA)**

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

A. The following amendments and supplements to Chapter A350 (Council Rules of Order) and of the Jersey City Code are adopted.

§ A350-6. Agenda -Consent Agenda.

A. Agenda. All reports, communications, ordinances, resolutions or other matters to be submitted to the Council by the administration or by Council Members must by 3:00 P.M. on Wednesday preceding each Council meeting be delivered to the Clerk, whereupon the Clerk shall immediately prepare a calendar of such matters together with such additional matters that he or she may have to present. He or she shall furnish a copy of the calendar to each member of the Council, the Mayor, the Business Administrator and the Corporation Counsel, prior to the Council meeting, and as far in advance of the meeting as time will permit. No item shall be added to an agenda unless it has been timely submitted in accordance with this rule. However, a late item may be added at a meeting and this rule suspended, but only for reasons of emergency, and by an affirmative vote of at least six (6) Council Members.

B. Through F. No Change.

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. 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.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. 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.

NOTE: New matter is underlined; deleted matter in [brackets] For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he
3/25/10

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator
ABT

Certification Required

Not Required

City Clerk File No. Ord. 10-064

Agenda No. 3.B 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-064

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE MORRIS CANAL REDEVELOPMENT PLAN TO
CREATE TRANSIT ORIENTED DEVELOPMENT (TOD) SUBDISTRICTS**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Morris Canal Redevelopment Plan in March of 1999, and amended the Plan numerous times subsequently, most recently on June 17, 2009; and

WHEREAS, the Planning Board, at its meeting of April 27, 2010, determined that the Morris Canal Redevelopment Plan would benefit from amendments creating several Transit Oriented Development (TOD) subdistricts; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Morris Canal Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Morris Canal Redevelopment Plan be, and hereby are, adopted.

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.
- E. The City Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

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

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____

Business Administrator
ASST:

Certification Required

Not Required

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE MORRIS CANAL REDEVELOPMENT
PLAN TO CREATE TRANSIT ORIENTED DEVELOPMENT (TOD)
SUBDISTRICTS**

2. Name and Title of Person Initiating the Ordinance, etc.:

Carl Czaplicki, Director of Housing, Economic Development, and Commerce

3. Concise Description of the Program, Project or Plan Proposed in the Ordinance:

This ordinance creates new Transit Oriented Development (TOD) subdistricts in the Morris Canal Redevelopment Plan Area.

4. Reasons (Need) for the Proposed Program, Project, etc.:

Transit stops such as the Hudson Bergen Light Rail are opportunities for dense development and walkable communities. The proposed TOD subdistricts are adjacent or proximate to a Light Rail station, and ideal sites for new development.

5. Anticipated Benefits to the Community:

Increased development and investment in the Morris Canal neighborhood.

6. Cost of Proposed Plan, etc.:

\$0.00. Plan was prepared by Division of City Planning staff.

7. Date Proposed Plan will commence:

Upon Adoption.

8. Anticipated Completion Date: N/A

9. Person Responsible for Coordinating Proposed Program, Project, etc.:

Robert D. Cotter, Director, City Planning 547-5050

10. Additional Comments:

I Certify that all the Facts Presented Herein are Accurate.

Robert D. Cotter
Division Director

APRIL 16, 2010
Date

Carl Czaplicki
Department Director Signature

4/16/2010
Date

A. Transit Oriented Development District

The Transit Oriented Development District (TOD) shall generally encompass the eastern portion of the Morris Canal Redevelopment Area in the vicinity of the Hudson Bergen Light Rail Transit (HBLRT) station and adjacent to the RTC Rail Transportation Corridor District. The TOD shall be further sub-divided into four (4) sub-districts: 1. Transit Village, 2. TOD South, 3. TOD North, and 4. TOD West (See Map B).

The purpose of this district is to provide for higher density mid-rise development and lower parking standards in proximity to the HBLRT station in order to take advantage of the mass transit opportunities afforded by the Hudson Bergen Light Rail and local bus routes.

- A.1. Transit Village:** The Transit Village sub-district constitutes the core of the TOD District and is generally located between Communipaw Avenue on the South, Johnston Avenue on the North, former Garabrant Street on the West, and Gateway Drive on the East. The district is directly across Gateway Drive from the Light Rail Station.

NOTE: At this time, specific recommendations have not been fully developed for the Transit Village District. Therefore, for the time being, the requirements of the CP – Commuter Parking district will remain in effect.

- A.2. TOD-South:** The TOD South District is located south of, and has frontage on Communipaw Avenue. This district also has frontage on Suydam Avenue, Pine Street and adjoins the Rail Transportation Corridor district on the south and east.

1. Permitted Uses:

- a. Multi-family Residential
- b. Office
- c. Hotel
- d. Retail Sales & Services
- e. Restaurants (Category One & Two)
- f. Schools
- g. Day Care Centers
- h. Public Parks / Open Space
- i. Mixed use of the above

NOTE: Uses other than Residential and Public Parks shall only be permitted on sites having frontage on, and primary access from, Communipaw Avenue.

2. Accessory Uses:

- a. Off-street parking
- b. Home Occupations

- c. Private Open Space and Recreation Facilities: including indoor & outdoor recreation areas, meeting rooms, gyms & spas, and other similar facilities

3. Minimum Lot Size: 30,000 sq.ft. (Note: All parcels of less than 30,000 square feet shall be governed by the requirements of the Residential District of the Morris Canal Redevelopment Plan).

4. Intensity of Development:

The size and scale of all buildings in this district shall be regulated by the development bulk standards of this district. And further provided that the floor area ratio of any building shall not exceed 6.0.

5. Height Standards: Minimum of 4 stories / 45 feet
Maximum of 8 stories / 90 feet

6. Setback Requirements:

- a. Communipaw Avenue Setback: Zero (Commercial uses should meet the sidewalk, however, the building may be setback where necessary to create additional sidewalk width or outdoor seating areas for restaurants).
- b. Suydam Avenue and Pine Street setback: Minimum of five (5) feet from the street property line except for building lobbies, elevator core and fire staircases which are permitted to be at the front property line.
- c. Side yard setback (perpendicular to Suydam Avenue or Pine Street): No Minimum, except where the side lot line is also a district property line, wherein the minimum side setback shall be five (5) feet.
- d. Side yard setback (perpendicular to Communipaw Avenue): No Minimum.
- e. Rear yard setback: No minimum for the lower level of the building containing off-street parking. 15 feet for floors above the first level.

7. Design Standards:

- a. Façade materials must primarily consist of standard brick with stone accents, and of a color that is compatible with the surrounding built residential environment. Other materials such as metal panels, cementitious board siding and similar materials may be used on window bays and as accents on the façade to provide architectural interest and variety. Windows and doors shall have stone or brick lintels and sills except where metal panels or other non-masonry

materials are used, or where the window are more minor (i.e. smaller) in scale, such as windows on exit stairways or bathrooms .

- b. The structure must contain vertical elements in the façade to break up the horizontal lines of the building and create architectural interest and variety such that the structure does not read as a continuous slab along the streetscape.
- c. A corner bay above the ground floor shall be permitted to encroach upon the required setback area or into the ROW a maximum of 3 feet at the corner of Suydam and Communipaw Avenues provided that the lowest point of the bay is at least 15 feet above grade and subject to compliance with local ordinances and City Council approval if applicable.
- d. Window bays serving residential uses may be incorporated into the structure, with the bays subject to the following conditions:
 - i. Must align vertically with the façade section
 - ii. Maximum protrusion from primary façade of two (2) feet.
- e. Only “French Balconies” shall be permitted on facades fronting on a public street.
- f. Parking levels must be constructed of the same materials as the overall structure and contain fenestration and other detailing that is consistent with the architectural design of the overall structure. Entrances to the parking area must be limited to a single bay opening, or one set of adjacent double bay openings. The combined width of a vehicular bay opening in the façade may not exceed twenty (20) feet.
- g. Story height for residential use must be a minimum of nine (9) feet from floor to ceiling, but may not exceed twelve (12) feet from floor to ceiling. First floor story height for a non-residential use must be a minimum of twelve (12) feet from floor to ceiling.
- h. Windows in residential portions of a building shall be arranged in a contemporary and organized manner. The tops of windows and doors shall be designed to avoid confusing perspectives. Windows shall not be scattered in a haphazard manner in the façade. Bay windows and other window features may be incorporated into the façade to provide architectural interest and character. The window sill of any residential window shall not be less than five (5) feet above the elevation of the adjoining sidewalk
- i. Ground Floor retail fenestration shall constitute a minimum of seventy-five (75) percent of the ground floor façade area.

- j. Where a parapet is used, a cornice must be provided along all building facades and sides. Cornice must be sympathetic in scale and design to the nearby residential architecture. A cornice shall be permitted to encroach upon the required setback area or into the ROW a maximum of 2 feet, subject to compliance with local ordinances and City Council approval if applicable.
- k. All rooftop mechanicals and equipment shall be encompassed by opaque screening that is consistent in materials and style with the structure below, set back at least ten (10) feet from the building and penthouse facades, and may not be visible from an elevation of five (5) feet on the opposite side of the adjacent public right of way.
- l. Rooftop stairwell and elevator enclosures must be designed to be consistent with the overall architectural design and materials of the building.
- m. Adequate facilities for storage of refuse must be indicated on the site plan. The method of collection must also be indicated on said plan. All such storage areas must be screened from view from street and from adjoining properties using opaque materials.
- n. Common area indoor bicycle storage facilities shall be designed so that bicycles can be easily and properly secured.
- o. Utility meters must not be visible from the public right-of-way.
- p. Exterior utility boxes must be installed below grade.
- q. Security gates may be installed in the shop front. All security gates must be installed in the interior of the storefront and must be of the open link variety.

8. Parking Requirements:

- a. Residential – Maximum of 1.0 auto parking space per unit, and Minimum of 1.0 bicycle space per bedroom.
- b. Hotel – Maximum of 1.0 auto parking space per room.
- c. Other Commercial – Maximum of 2.5 auto parking spaces per 1,000 sq. ft.
- d. Schools – Maximum of 1.0 per classroom.

9. Street Circulation Improvements

- a. All existing streets shall remain open to the public.

- b. A new vehicular / pedestrian street or alley shall be created at the southern end of Suydam Avenue and extending in an easterly and then northerly direction to connect with Communipaw Avenue.
- c. Additional streets, alleys, or other rights-of-way may be constructed in order to create an urban grid street pattern consistent with “New Urbanism” planning principals.
- d. The locations of all new streets, alleys and rights-of-way shall be subject to review and approval by the Jersey City Planning Board and the appropriate departments, divisions and agencies of the City of Jersey City.
- e. All new streets, alleys and rights-of-way shall be constructed to applicable Municipal and State standards and the standards of this Plan.

A.3. TOD-West: The TOD West district is located just west of the Transit Village district between Communipaw and Johnston Avenues. It is comprised of existing industrial structures as well as parcels that consist of completely vacant land and blocks that are partially vacant and partially underutilized. Therefore, the development regulations of this district have been established on a parcel or block basis.

- 1. Block 2049 & Block 2071, Lot 2** – This parcel contains a former industrial structure that is currently under renovation and redevelopment pursuant to the requirements of the Adaptive Reuse Overlay Zone “D”. Therefore, redevelopment of this property will continue to be governed by the requirements and standards of the Adaptive Reuse Overlay Zone”.
- 2. Block 2071, Lot B.3** - This parcel contains an existing industrial structure and therefore may be developed in conformance with the requirements of the Adaptive Reuse Overlay Zone “A”. Or if the structure is demolished, the property may be developed in conformance with the requirements of paragraph 4, below.
- 3. Block 2071, Lots 3 through 12** – These lots shall be governed by the requirements of the residential district.
- 4. Block 2070, Lots A, B1, B2, 15, 16, 17 & 19**
 - a. Permitted Principal Use –
 - Multi-family Residential
 - b. Accessory Uses
 - Off-street parking, only within the principal structure
 - Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.
 - c. Maximum Height
 - The maximum height shall be 5 stories and 55 feet.

- Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.
- d. Maximum Density – 110 dwelling units per acre.
 - e. Streetfront Setbacks – Buildings must be setback at least five (5) feet from any street line in order to provide a landscaped front yard between the building and the sidewalk area. Bay windows on upper level residential floors may partially extend into this setback area in order to provide architectural interest and character.
 - f. Side Setback – Zero (note where only one interior lot line exists i.e. where a property has frontage on three streets), that lot line shall be considered a rear lot line. On corner lots, the lot line opposite the front lot line shall be the rear lot line and the other interior lot line shall be the side lot line.
 - g. Rear Setback – The setback from any interior lot line shall be 15 feet. Parking may extend into the required yard area provided that the floor of the parking level is located at least three feet below grade and the parking is enclosed within the principal structure or extension thereof. The roof of the parking portion of the structure may be no more than ten (10) feet above grade and shall be designed and/or landscaped for use as an outdoor terrace area.

5. Block 2072

- a. Permitted Principal Use –
 - Multi-family Residential
 - Retail sales of goods and services and Restaurants (Category One & Two) only along the Johnston Avenue frontage, and as part of a mixed use building.
 - Child care centers.
 - Mixed use of the above.
- b. Accessory Uses
 - Off-street parking, only within the principal structure.
 - Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.
- c. Maximum Height
 - Along Johnston Avenue for a depth of 100 feet, the maximum height shall be 14 stories and 150 feet.
 - Along Maple Street for a depth of 100 feet, the maximum height shall be 8 stories and 90 feet.

- Along Garabrant Street, the maximum height shall be 6 stories and 65 feet. In addition, a 7th floor penthouse may be constructed provided that it is setback at least five (5) feet from the front façade.
 - Along Monitor Street, the maximum height shall be 5 stories and 55 feet. In addition, a 6th floor penthouse may be constructed provided that it is setback at least five (5) feet from the front façade.
 - Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.
- d. Maximum Density – 125 dwelling units per acre, inclusive of the vacated portions of Garabrant and Maple Streets.
- e. Required Front Setbacks – All first floor residential portions of the building must be setback at least five (5) feet from the property line in order to provide a landscaped area / front yard between the building and the sidewalk area. Commercial frontages may adjoin the sidewalk line. Upper level residential floors may partially extend into the setback area and over the commercial areas in an articulated fashion in order to provide architectural interest and character.
- f. Required Rear Setbacks – The rear wall of any residential portion of the building may not be located any further than seventy-five (75) feet from the front property line parallel to and nearest to said rear wall. The distance between any two rear walls parallel to, or nearly parallel to each other shall not be less than fifty (50) feet.
- g. Required Building Stepbacks – Buildings fronting on Maple Street and Johnston Avenue shall provide a stepback of at least five (5) feet from the front property line at a height between twenty (20) and fifty (50) feet. Additional stepbacks near the buildings top are also required in order to provide architectural interest.
- h. Additional Design Standards – Buildings constructed in this area may incorporate contemporary materials and design features, such as glass and metal panels in order to provide architectural interest. All parking use areas shall be ringed with active use areas such as residential or commercial and shall be covered by a roof deck. The roof deck over parking areas shall be landscaped and designed for use as an outdoor amenity space.

6. Block 2073

- a. Permitted Principal Use –
- Multi-family Residential
 - Retail sales of goods and services and Restaurants (Category One & Two) only along the Johnston Avenue frontage and as part of a mixed use building.

- Child care centers.
 - Mixed use of the above.
- b. Accessory Uses
- Off-street parking, only within the principal structure
 - Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.
- c. Maximum Height
- Along Johnston Avenue and along Maple Street for a depth of 100 feet, the maximum height shall be 8 stories and 90 feet.
 - Along Monitor Street and Pine Street, the maximum height shall be 5 stories and 55 feet. In addition, a 6th floor penthouse may be constructed provided that it is setback at least five (5) feet from the front façade.
 - Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.
- d. Maximum Density – 125 dwelling units per acre.
- e. Required Front Setbacks – All first floor residential portions of the building must be setback at least five (5) feet from the property line in order to provide a landscaped area / front yard between the building and the sidewalk area. Commercial frontages may adjoin the sidewalk line. Upper level residential floors may partially extend into the setback area and over the commercial areas in an articulated fashion in order to provide architectural interest and character.
- f. Required Rear Setbacks – The rear wall of any residential portion of the building may not be located any further than seventy-five (75) feet from the front property line parallel to and nearest to said rear wall. The distance between any two rear walls parallel to, or nearly parallel to each other shall not be less than fifty (50) feet.
- g. Required Building Stepbacks – Buildings fronting on Maple Street and Johnston Avenue shall provide a stepback of at least five (5) feet from the front property line at a height between twenty (20) and fifty (50) feet. Additional stepbacks near the buildings top are also required in order to provide architectural interest.
- h. Additional Design Standards – Buildings constructed in this area may incorporate contemporary materials and design features, such as glass and metal panels in order to provide architectural interest. All parking use areas shall be ringed with active use areas such as residential or commercial and shall be covered by a roof deck. The

roof deck over parking areas shall be landscaped and designed for use as an outdoor amenity space.

7. **Parking Requirements** (other than for reuse overlay districts):
 - a. Residential – Maximum of 1.0 auto parking space per unit, and Minimum of 1.0 bicycle space per bedroom.
 - b. Commercial – Maximum of 2.5 auto parking spaces per 1,000 sq. ft.

8. **Street Circulation Improvements for redevelopers**

- a. Garabrant Street shall be re-opened in its original location, or reconstructed to the east of and parallel to its original alignment and shall have a R.O.W. width of at least 60 feet.
- b. Maple Street shall be re-opened and extended to the Transit Village district and shall have a R.O.W. width of at least 60 feet.
- c. All existing streets shall remain open to the public.
- d. Additional streets, alleys, or other rights-of-way may be constructed in order to create an urban grid street pattern consistent with “New Urbanism” planning principals.
- e. The locations of all new streets, alleys and rights-of-way shall be subject to review and approval by the Jersey City Planning Board and the appropriate departments, divisions and agencies of the City of Jersey City.
- f. All new streets, alleys and rights-of-way shall be constructed to applicable Municipal and State standards and the standards of this Plan.

A.4. TOD-North: The TOD North District is located north of, and has frontage on Johnston Avenue. This district also has frontage on Garabrant Street, Monitor Street, Pine Street and Whiton Street; and adjoins the Rail Transportation Corridor district on the north and east. It is comprised of existing industrial structures as well as parcels that consist of completely vacant land and blocks that are partially vacant and partially underutilized. In addition, a portion of this district at the intersection of Johnston Avenue and Garabrant Street has been redeveloped with townhouses. Therefore, the development regulations of this district have been established on a parcel or block basis.

1. **Blocks 2093 and 2095**

- a. Permitted Principal Use –
 - Multi-family Residential
 - Retail sales of goods and services and Restaurants (Category One & Two) only along the Johnston Avenue frontage and as part of a mixed use building.
 - Child care centers.
 - Mixed use of the above.
- b. Accessory Uses

- Off-street parking, within the principal structure and as surface parking at the rear of the building with appropriate landscaping; including shade trees.
 - Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.
- c. Minimum Lot Size – 10,000 square feet. (Note: All parcels of less than 10,000 square feet shall be governed by the requirements of the Residential District of the Morris Canal Redevelopment Plan).
- d. Maximum Height
- The maximum height shall be 8 stories and 85 feet.
 - Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.
- e. Intensity of Development – The size and scale of all buildings on these blocks shall be regulated by the bulk standards herein and further provided that the floor area ratio of any building shall not exceed 6.0 on block 2095 and 5.5 on block 2093.
- f. Required Front Setbacks – Minimum five feet (5). Bay windows on upper level residential floors may partially extend into the front setback area a maximum of 2 feet in order to provide architectural interest and character.
- g. Side Yard Setback- Minimum zero feet (0).
- h. Rear Yard Setback- Zero Feet (0) for Parking level
Twenty-five Feet (25) for Residential Floors
- i. Additional Design Standards – Buildings constructed in this area may incorporate contemporary materials and design features such as glass and metal panels in order to provide architectural interest. The roof deck over parking areas shall be landscaped and designed for use as an outdoor amenity space.
2. **Block 2094** – This Block contains a former industrial structure that has received site plan approval to begin redevelopment pursuant to the requirements of the Adaptive Reuse Overlay Zone “A”. Therefore, redevelopment of this property will continue to be governed by the requirements and standards of Adaptive Reuse Overlay Zone “A”.
3. **Block 2096** - Lots D, E, F, G and 11 shall be governed by the following regulations. All other portions of Block 2096 shall be governed by the

regulations of the Residential District within the Morris Canal Redevelopment Plan.

- a. Permitted Principal Use –
 - Multi-family Residential
 - Retail sales of goods and services and Restaurants (Category one & Two) as part of a multi-story mixed-use building.
- b. Accessory Uses
 - Off-street parking, only within the principal structure
 - Health club, meeting & recreation rooms, and other similar facilities; which may also be open to the community.
- c. Maximum Height - 175 feet, consisting of not more than a three (3) level building base containing off-street parking, lobby area and retail space; not more than thirteen (13) stories of residential dwelling units. Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling. When an automated mechanical parking system is utilized, the number of parking levels within the base may be increased, provided that the height of the base maintains its three (3) story appearance.
- d. Maximum Density –290 dwelling units per acre.
- e. Required Setbacks – None for the three (3) level base of the building.
- f. Required Building Stepbacks – The residential portion of the building above the base shall be setback at least ten (10) feet from the western side property line. The residential portion of the building above the base shall be setback at least fifteen (15) feet from the rear property line running along the railroad right-of-way, except that vertical circulation (i.e. fire stairs, elevator cores, etc.) may be built within this stepback area. The front façade may be built to the front property line.
- g. Additional Design Standards – The design of any building in this area may incorporate more contemporary materials and design features. However, materials used in the base of the building and in that portion of the building in closer proximity to the existing townhouses to the west shall consist primarily of masonry. The design of the building shall incorporate visual cues, material changes and/or stepbacks in order to provide an architectural transition from the existing townhouse structures to the higher rise residential structure permitted in this sub-district.

5. Blocks 2097 –

- a. Permitted Principal Use –
 - Multi-family Residential
- b. Accessory Uses
 - Off-street parking, both within the principal structure and as surface parking behind the building and adjacent to the railroad right-of-way, with appropriate landscaping; including shade trees.
 - Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.
- c. Maximum Height
 - The maximum height shall be 8 stories and 85 feet.
 - Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.
- d. Intensity of Development – The size and scale of buildings on this blocks shall be regulated by the bulk standards herein and further provided that the floor area ratio of any building shall not exceed 5.0.
- e. Minimum Lot Area – Entire Block.
- f. Required Front Setbacks – Minimum 5 feet. Bay windows on upper level residential floors may partially extend into the yard area a maximum of 2 feet in order to provide architectural interest.
- g. Side Yard Setback- Minimum zero feet (0).
- h. Rear Yard Setback- Zero Feet (0) for Parking level
Twenty-five Feet (25) for Residential Floors
- i. Additional Design Standards – Buildings constructed in this area may incorporate more contemporary materials and design features such as glass and metal panels in order to provide architectural interest. The roof deck over parking areas shall be landscaped and designed for use as an outdoor amenity space.

7. Parking Requirements (other than for reuse overlay districts):

- a. Residential – Maximum of 1.0 auto parking space per unit, and Minimum of 1.0 bicycle space per bedroom.
- b. Commercial – Maximum of 2.5 auto parking spaces per 1,000 sq. ft.

8. Street Circulation Improvements

- a. All existing streets shall remain open to the public, except that the “stub” ends of Whiton Street and Pine Street located north of Ash Street may be vacated and incorporated into adjacent properties.

- b. Additional streets, alleys, or other rights-of-way may be constructed in order to create an urban grid street pattern consistent with “New Urbanism” planning principals.
- c. The locations of all new streets, alleys and rights-of-way shall be subject to review and approval by the Jersey City Planning Board and the appropriate departments, divisions and agencies of the City of Jersey City.
- d. All new streets, alleys and rights-of-way shall be constructed to applicable Municipal and State standards and the standards of this Plan.

Proposed Amendments Dated April 5, 2010

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE MORRIS CANAL
REDEVELOPMENT PLAN TO CREATE TRANSIT ORIENTED
DEVELOPMENT (TOD) SUBDISTRICTS**

This ordinance amends the Morris Canal Redevelopment Plan to create several Transit Oriented Development (TOD) subdistricts. This change will encourage dense development in the areas near the Light Rail station.

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.

NOTE: All new material is underlined; words in {brackets} are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

RR/cw
4-7-10

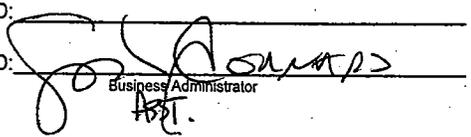
APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED:

APPROVED:



Business Administrator

Certification Required
Not Required



CITY OF JERSEY CITY
DEPARTMENT OF HEALTH & HUMAN SERVICES
201 CORNELISON AVENUE JERSEY CITY, NJ 07304
PHONE: 201-547-6800 ■ FAX: 201-547-6816

JERRAMIAH HEALY
MAYOR

HARRY MELENDEZ
DIRECTOR

April 21, 2010

The Hon. Peter Brennan
President
City of Jersey City Municipal Council
280 Grove Street
Jersey City, New Jersey 07302

Dear Council President Brennan:

I write to express my support for the Ordinance Amending City Ordinance 04-004 authorizing a forty five (45) year lease of 235 Jersey City Boulevard to Liberty Humane Society, Inc. (LHS). The Ordinance is being amended to permit LHS to provide animal control services to another municipality.

As you are aware, the City of Jersey City has contracted LHS to provide impoundment and shelter services for the Department of Health and Human Services, Division of Health, Animal Control Bureau at the location identified above. The Municipal Council has approved funding for these services and recently approved a one (1) year contract in the amount of \$283,000.00 to begin November 1, 2009 and terminate October 31, 2011. The Ordinance being presented to the council for amendment will allow LHS to maximize its earning potential by expanding their services. Once approved by the Municipal Council, LHS will provide animal control services for the City of Hoboken at a cost of \$96,000.00

We have been assured by LHS that contracting with the City of Hoboken will not interfere or reduce any of the services it currently provides to the City of Jersey City. Moreover, it is envisioned that the additional income derived with this new contract will serve to off-set some of the financial responsibility currently carried exclusively by the City of Jersey City.

I respectfully request the Municipal Council to approve the Ordinance.

Sincerely,

Harry Melendez
Director

FIRST ADDENDUM TO LEASE AGREEMENT DATED OCTOBER 28, 2004 BETWEEN THE CITY OF JERSEY CITY AND LIBERTY HUMANE SOCIETY, INC., FOR PREMISES AT 235 JERSEY CITY BOULEVARD

THIS ADDENDUM made this ____ day of _____, 2010, between the **CITY OF JERSEY**, City Hall-280 Grove Street, Jersey City, New Jersey, 07302, a municipal corporation of the State of New Jersey, as “**LESSOR**”, and **LIBERTY HUMANE SOCIETY, INC.**, a non-profit corporation of the State of New Jersey, with offices as P.O. Box 3766, Jersey City, New Jersey, 07303, as “**LESSEE**” .

WHEREAS, the City of Jersey City (Lessor or City) by Ordinance 04-004 adopted on February 11, 2004 authorized the leasing of public property located at 235 Jersey City Boulevard, also known as Block 2151, Lots A8, A12, A13, B6, B11, C6 and Block 2152, Lot B7; and

WHEREAS, Liberty Humane Society, Inc. (Lessee or LHS), is a non-profit corporation whose corporate purpose is to provide animal shelter and associated services such as veterinary care, animal boarding and grooming so as to foster the general well being and health of various companion animals such as cats, dogs and birds; and

WHEREAS, Ordinance 04-004 authorized a forty-five (45) year lease with LHS commencing on November 1, 2004 and terminating on October 31, 2049; and

WHEREAS, pursuant to Ordinance 04-004, the property is to be used solely for animal shelter services for the benefit of the citizens of Jersey City, including, but not limited to veterinary care, euthanasia, animal boarding and exercise; and

WHEREAS, LHS desires to enter into an agreement with the City of Hoboken to provide animal control and shelter services to the City of Hoboken for an annual cost of \$96,000.00 which will be used to fund the operations of LHS; and

WHEREAS, the parties desire to amend the Lease Agreement to permit LHS to provide services to the City of Hoboken.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein, the parties agree as follows:

1. In Section V entitled "Use of Property", the first sentence of the paragraph is replaced by the following: LHS shall use the Premises for the exclusive public purpose of providing an animal shelter, primarily for the benefit of the residents of Jersey City, and to meet the needs of the City of Jersey City, and for all purposes incidental thereto and shall be limited to same, excepting that LHS is permitted to use the premises for the purpose of providing both animal control and sheltering services for the City of Hoboken.
2. All other terms, covenants, conditions, rights and liabilities of the parties is set forth in the Lease Agreement dated October 28, 2004 shall remain in full force and affect.

IN WITNESS WHEREOF, the City of Jersey City by its Mayor or Business Administrator and Liberty Humane Society, Inc., by an authorized representative, have executed this First Addendum to the Lease Agreement and affix their corporate seals thereto the day and month first above written.

ATTEST

CITY OF JERSEY CITY

By: _____
ROBERT BYRNE, CITY CLERK

By: _____
BRIAN O'REILLY
BUSINESS ADMINISTRATOR

ATTEST

LIBERTY HUMANE SOCIETY, INC.

By: _____

By: _____
Title:



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-066

TITLE:

ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO EXECUTE A FIVE (5) YEAR LEASE WITH RAND PARKING, INC., FOR PARKING SPACES LOCATED AT JOURNAL SQUARE PLAZA II

WHEREAS, Ordinance 05-015 approved on February 23, 2005 authorized the City of Jersey City to lease parking spaces at a street level parking business located on the deck behind the building commonly known as Journal Square Plaza II on Kennedy Boulevard in Jersey City (Premises); and

WHEREAS, the City executed a lease agreement for monthly parking with the owner of the Premises, Rand Parking, Inc. (Rand) for a period of five (5) years beginning on June 1, 2005 and ending on May 31, 2010; and

WHEREAS, the City desires to enter into a new lease agreement with Rand for a five (5) year period beginning on June 1, 2010 and ending on May 31, 2015; and

WHEREAS, Rand agrees to provide 100 parking spaces at the premises at \$140.00 per space or \$14,000.00 per month or \$168,000.00 per year; and

WHEREAS, the parking spaces rented by the City will be exempt from the tax on parking lot spaces authorized pursuant to Section 304-1 et seq. of the City Code; and

WHEREAS, the sum of \$14,000.00 is available in Account No. 01-201-31-432-304 ; and

WHEREAS, the balance of the lease funds will be made available in the 2010 Permanent Budget and in subsequent Fiscal Year budgets.

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

1. The Mayor or Business Administrator is authorized to execute a Lease Agreement with Rand Parking, Inc., for 100 parking spaces at a street level parking lot located on the deck behind the building commonly known as Journal Square Plaza II on Kennedy Boulevard.
2. The term of the lease shall take effect on June 1, 2010 and shall end on May 31, 2015.
3. The rent for the parking spaces shall be \$140.00 per space or \$14,000.00 per month or \$168,000 per year.
4. The parking spaces rented by the City shall be exempt from the parking space tax authorized pursuant to Section 304-1 et seq. of the City Code.

2010062

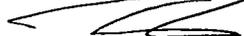
- 5. The Lease shall be in substantially the form attached, subject to such modifications as may be deemed necessary or appropriate by the Business Administrator or Corporation Counsel
 - A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
 - B. This ordinance shall be 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.

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

I, _____, Donna Mauer, as Chief Financial Officer, hereby certify that funds in the amount of \$ 14,000.00 are available for this expenditure in Purchase Order No. 96978 in accordance with the Local Budget Law, N.J.S.A. 40A:4-1 et seq.

RR/cw
4-20-10

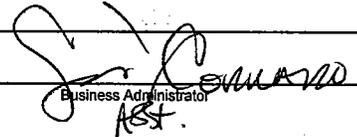
APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____

APPROVED: _____



Business Administrator
AST

Certification Required
Not Required

AGREEMENT DATED MAY , 2005 BETWEEN RAND PARKING, INC., A NEW JERSEY CORPORATION, HAVING AN OFFICE LOCATED AT 87 CENTRAL AVENUE EAST BRUNSWICK, NEW JERSEY 08816 ("RAND") AND THE CITY OF JERSEY CITY, A BODY CORPORATE AND POLITIC, ORGANIZED UNDER THE LAWS OF THE STATE OF NEW JERSEY, HAVING AN OFFICE AT 280 GROVE STREET, JERSEY CITY, NEW JERSEY 07302 ("CITY")

WHEREAS, Rand is the owner of the street level parking business located on the deck behind the building commonly known as Journal Square Plaza II on Kennedy Boulevard in the City of Jersey City, New Jersey; (Premises); and

WHEREAS, the City is desirous of entering into an Agreement with Rand for a period of five years commencing June 1, 2010 and ending May 31, 2015 for monthly parking as hereinafter provided; and

WHEREAS, Rand is willing to enter into an agreement with the City.

NOW THEREFORE, in consideration of the promises and conditions herein contained, the parties hereto agree as follows:

1. Rand shall provide to the City with 100 unreserved parking spaces for the period commencing June 1, 2010 and ending May 31, 2015.
2. The City shall pay to Rand the sum of \$120.00 per parking space, without taxes thereon, for a total of \$12,000.00 for each and every month thereafter commencing July 1, 2005 and ending May 31, 2010.
3. The City shall pay to Rand the sum of \$140.00 per parking space, without taxes thereon for a total of \$14,000.00 for each and every month thereafter commencing June 1, 2010 and ending May 31, 2015.
4. Payment shall be due on or before the first day of each and every month during the term, in advance.
5. The City shall be responsible for obtaining the tax exemption as provided herein. In the event that the City is unable to obtain same, the City shall pay all applicable taxes in addition to the amounts set forth herein.
6. This Agreement shall be subject to the rules and regulations of Rand as posted in the Premises.
7. This Agreement is not assignable by the City.

8. Rand shall continue to maintain its existing underlying and excess insurance coverage as set forth on the declaration page of Policy No. XL 2110240 issued by Mount Vernon Fire Insurance Company, a copy of which is annexed hereto.

ATTEST:

RAND PARKING, INC.

President

ATTEST:

CITY OF JERSEY CITY

City Clerk File No. Ord. 10-067

Agenda No. 3.E 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-067

TITLE:

AN ORDINANCE SUPPLEMENTING CHAPTER 26 (VEHICLES AND TRAFFIC) ARTICLE X (SCHEDULES) OF THE JERSEY CITY CODE AMENDING SCHEDULE 13A (MULTI WAY STOP INTERSECTIONS) DESIGNATING MONMOUTH STREET AND BRIGHT STREET AS A MULTI WAY STOP

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

1. Chapter 26 (Vehicles and Traffic) Article X (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 26-95

SCHEDULE 13A

MULTI WAY STOP INTERSECTION

The following described intersection is hereby designated as a "MULTI WAY STOP INTERSECTION". Stop signs shall be installed on the approaches listed.

INTERSECTION:

STOP SIGNS ON:

Monmouth Street and
Bright Street

The right side of each approach

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

3. 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 accidental repealers of existing provisions.

4. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

NOTE: All material to be inserted is new and underscored.

JDS:pcl
(04.19.10)

APPROVED: _____
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____ 4/19/10
Municipal Engineer
APPROVED: _____
Business Administrator
AST.

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 26 (Vehicles and Traffic) Article X(Schedules) of the Jersey City Code amending Schedule 13A(Multi Way Stop Intersections) designating Monmouth Street and Bright Street as a multi way stop intersection.

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

Joao D'Souza, Director of Traffic & Transportation, Division of Engineering, Traffic and Transportation at the request of Dominick Pandolfo, Chief of Staff to Mayor Healy.

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

Designate Monmouth Street and Bright Street as a multi way stop intersection

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

Increase traffic and pedestrian safety.

5. Anticipated benefits to the community:

Reduce the number of motor vehicle accidents and increased traffic and pedestrian safety at the intersection of Monmouth Street and Bright Street

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:

Approximately \$200.00 per channel/sign post installation.
Approximately 4 signs and 2 channels for a total of \$600.00

7. Date proposed program, or project will commence:

Upon adoption by the Jersey City Municipal Council

8. Anticipated completion date:

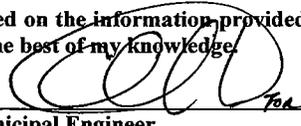
Twenty days after adoption by the Jersey City Municipal Council

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

Patricia Logan, Supervising Traffic Investigator, Division of Engineering, Traffic and Transportation, @ ex. 4492

10. Additional comments:

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

4/17/10

Date

Signature of Department Director

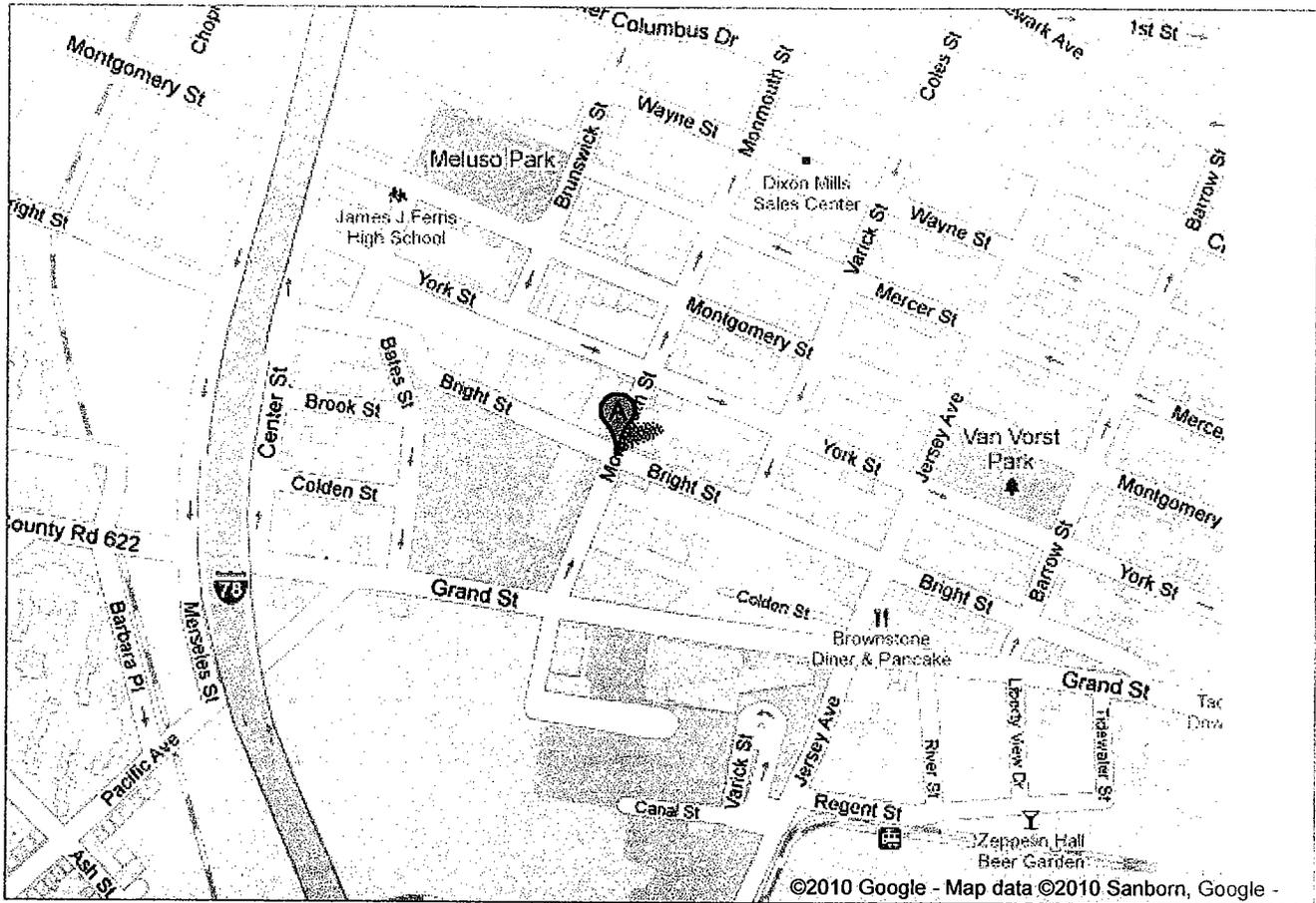
Date

Google maps Address

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[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



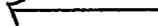
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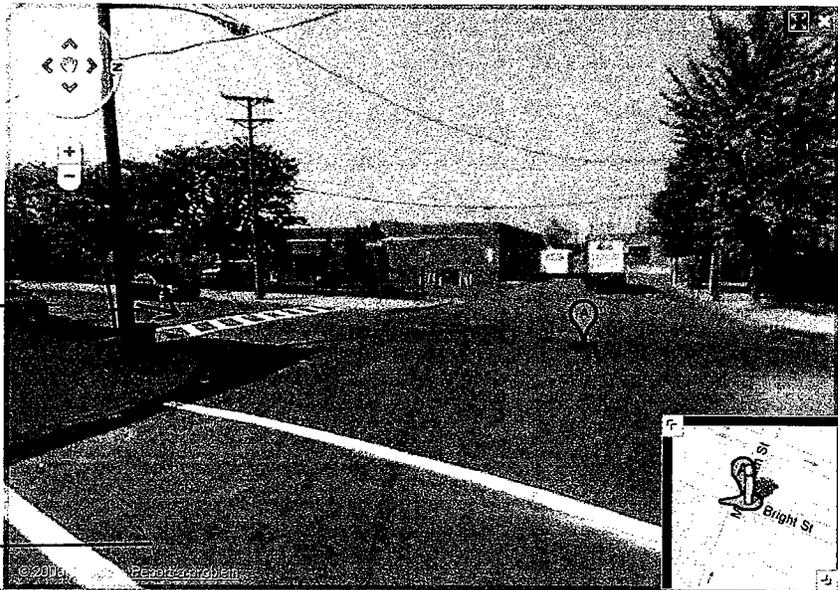
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MONMOUTH ST



BRIGHT ST



[Find a Dentist Now](#) - www.1800dentist.com - Find a Great Dentist That's Not Too Far Away. Call Us Anytime! - New York, NY

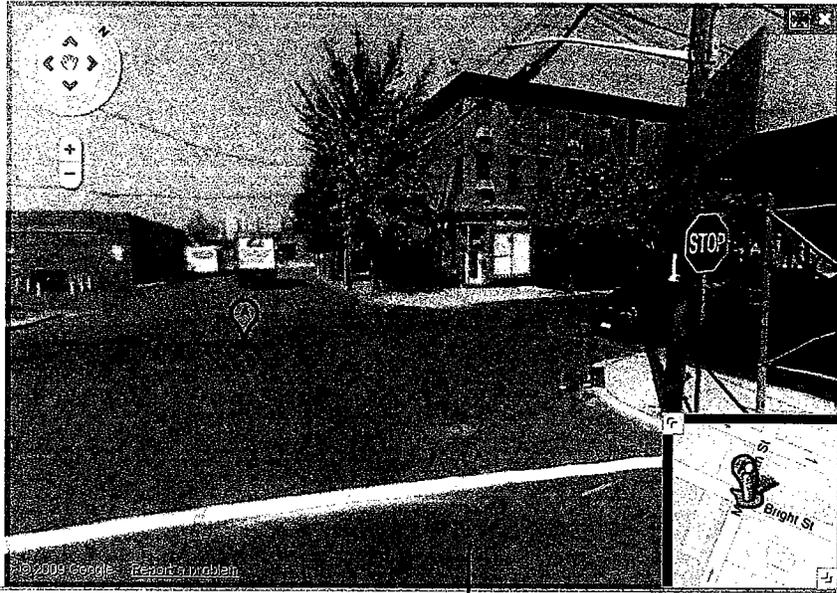
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Google maps Address

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[Print](#) [Send](#) [Link](#)



[Find a Dentist Now](#) - www.1800dentist.com - Find a Great Dentist That's Not Too Far Away. Call Us Anytime! - New York, NY

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BRIGHT ST At Monmouth St

City Clerk File No. Ord. 10-068

Agenda No. 3.F 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-068

TITLE:
AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE XI (SCHEDULES) SCHEDULE 25 (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE AT 289 CLAREMONT AVENUE; 61 CLARKE AVENUE; 202 CLENDENNY AVENUE; 97A CONGRESS STREET; 182 CONGRESS STREET; 219 GRANT AVENUE; 207 LINDEN AVENUE; 127 MYRTLE AVENUE; 98 NORTH STREET; 146 PROSPECT STREET; 55 RANDOLPH AVENUE; 152 SEAVIEW AVENUE; 164 SEAVIEW AVENUE; OPPOSITE 14 SMITH STREET; 21 STEVENS AVENUE; 95 STEVENS AVENUE; 147 TERRACE AVENUE AND 158 VAN REIPEN AVENUE AND AMEND THE RESERVED PARKING SPACE AT 169 ARMSTRONG AVENUE; 311 CATOR AVENUE; 190 CLENDENNY AVENUE; 130 CONGRESS STREET; 64 SHERMAN PLACE; 248 STEGMAN STREET AND 161 VAN HORNE STREET AND REPEAL THE RESERVED PARKING SPACE AT 112 BERGEN AVENUE AND 52-50 NELSON AVENUE

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

1. Chapter 332 (Vehicles and Traffic) Article XI (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 332-77

SCHEDULE 25

PARKING FOR THE DISABLED

Restricted parking spaces, (measuring approximately 22 feet in length) in front of residential building for use by persons who have been issued special vehicle identification cards by the Division of Motor Vehicles and handicapped parking permits issued by the Traffic Division.

| | |
|--------------------------------------|---|
| <u>Ethel [John] Daniels</u> | 169 Armstrong Avenue |
| <u>Linda [John] Zupko</u> | 311 Cator Avenue |
| <u>Maria Aviles</u> | 289 Claremont Avenue |
| <u>Corinne Irvine</u> | 61 Clarke Avenue |
| <u>Yolanda Ruggiero [Mary Muniz]</u> | 190 Clendenny Avenue |
| <u>Panchwatie Norcia</u> | 202 Clendenny Avenue |
| <u>Jerry DiTrapani</u> | 97A Congress Street |
| <u>Catherine [Frank] Donato</u> | 130 Congress Street |
| <u>Jorge Regalado</u> | 182 Congress Street |
| <u>Willie Harvey</u> | 219 Grant Avenue |
| <u>Katherine Clark</u> | 207 Linden Avenue |
| <u>Mildred McCall</u> | 127 Myrtle Avenue |
| <u>Amelia Medina-Velez</u> | 98 North Street |
| <u>Ramonita Perez</u> | 146 Prospect Street [52-50 Nelson Avenue] |
| <u>Martha Diggs</u> | 55 Randolph Avenue |
| <u>Susan Alston-Hall</u> | 152 Seaview Avenue |
| <u>Bertha Smallwood</u> | 164 Seaview Avenue |
| <u>Henry [Claire] Carey</u> | 64 Sherman Place |

JDS:pcl
(04.15.10)

continued.....

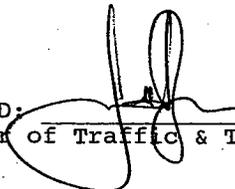
William Horan
Wayne Robertson
[Delfin Manalastas]
Samuel Friday
Harold Foster
Robert White
Heriberto [Carmen] Navarro
James Visitacion

Opposite 14 Smith Street
248 Stegman Street [112 Bergen Avenue]
248 Stegman Street
21 Stevens Avenue
95 Stevens Avenue
147 Terrace Avenue
161 Van Horne Street
158 Van Reipen Avenue

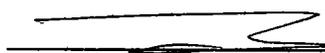
- 2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- 3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
- 4. This ordinance shall take effect at the time and in the manner as prescribed by law.
- 5. 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 accidental repealers of existing provisions.

NOTE: The new material to be inserted is underscored; the material to be repealed is in [brackets].

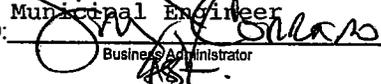
JDS:pcl
(04.15.10)

APPROVED: 
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED:  4/16/10
Municipal Engineer
APPROVED: 
Business Administrator

Certification Required
Not Required

