

City Clerk File No. Ord. 11-036

Agenda No. 3.A 1st Reading

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



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 11-036  
ORDINANCE SUPPLEMENTING CHAPTER 151 (DRUG-FREE SCHOOL  
AND PARK ZONES), ARTICLE I, OF THE JERSEY CITY MUNICIPAL CODE

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

WHEREAS, pursuant to N.J.S.A. 2C:35-7 and 2C:35-7.1, there is an enhanced penalty for a person convicted of violating Subsection a. of N.J.S.A. 2C:35-5 by distributing, dispensing or possessing with the intent to distribute a controlled dangerous substance or controlled substance analog while on any school property used for school purposes which is owned by or leased to any elementary, or secondary school or school board, or within 1,000 feet of such school property or a school bus, or while on any school bus or on or within 500 feet of the real property comprising a public park; and

WHEREAS, N.J.S.A. 2C:35-7.1 defines "public park" to mean a park, recreational facility or area or playground owned or controlled by a state, county or local government unit; and

WHEREAS, the Municipal Engineer has prepared a map of those properties in the City of Jersey City, coming within the definitions previously set forth, of such areas within 1,000 feet of school property and within 500 feet of public parks as defined by N.J.S.A. 2C:35-7 et seq., and N.J.S.A. 2C:35-7.1 et seq.; and

WHEREAS, in accordance with the Statutes in such case made and provided, the map shall be filed with the City Clerk of the City of Jersey City and maintained as an official record of the City.

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

A. The following supplements to Chapter 151, Drug-Free School and Park Zones, of the Jersey City Code are adopted:

## ARTICLE I

### DRUG-FREE ~~SCHOOL~~ ZONES

§ 151.1 Map adopted; official record; changes; copies.

A. ~~[Pursuant to the authority of L. 1988, c. 44, the Drug-Free School Zone Map produced by the Chief Engineer of the City of Jersey City in December 2009 and revised in April 2010, is hereby adopted as an official record of areas within one thousand (1,000) feet of property which is:~~

~~(1) Used for school purposes; and~~

~~(2) Owned by or leased to any elementary or secondary school or school board, and of the areas on or within one thousand (1,000) feet of such school property.]~~

In accordance with and pursuant to the authority of N.J.S.A. 2C:35-7 and N.J.S.A. 2C:35-7.1, the map consisting of one overall key map at one (1) inch equivalent to 1,000 feet, and eight enlarged scale maps at one (1) inch equivalent to 400 feet as produced by the Municipal Engineer of the City of Jersey City on December 9, 2009 and revised on March 1, 2011, is hereby approved and adopted as an official finding and record of the location and areas on or within one thousand (1,000) feet of school property as defined in N.J.S.A. 2C:35-7, and also is hereby approved and adopted as an official finding and record of the location in, on and or within five hundred (500) feet of the real property comprising a public park defined in N.J.S.A. 2C:35-7.1, hereinafter Drug-Free Zone Map.

**ORDINANCE SUPPLEMENTING CHAPTER 151 (DRUG-FREE SCHOOL AND PARK ZONES), ARTICLE I, OF THE JERSEY CITY MUNICIPAL CODE**

B. ~~[The map adopted pursuant to this chapter shall constitute an official record of the City of Jersey City until such time, if any, that this chapter shall be amended to reflect any additions or deletions to the location and boundaries of school property and Drug-Free School Zones.]~~

The Drug-Free Zone Map adopted by this Ordinance, pursuant to Section 151-1 of the Jersey City Municipal Code, shall continue to constitute an official finding and record of the location and boundaries of the area or areas on or within one thousand (1,000) feet of school property pursuant to Section 151-1.

The Drug-Free Zone Map shall also continue to constitute an official finding and record of the location and boundaries of the area or areas in, on or within five hundred (500) feet of the real property comprising a public park pursuant to Section 151-1 of the Jersey City Municipal Code.

C. The School Board, or the Chief Administrative Officer in the case of any private or parochial school, shall promptly notify the ~~[Chief] Municipal Engineer and the Corporation Counsel of the City of Jersey City of any changes or contemplated changes in the location and boundaries of any property owned by or leased to any elementary or secondary school or school board and used for school purposes pursuant to N.J.S.A. 2C:35-7. The appropriate parks department in the case of a "Public Park" shall notify the Municipal Engineer and the Corporation Counsel of the City of Jersey City of any changes or contemplated changes in the location and boundaries of any "Public Park" pursuant to N.J.S.A. 2C:35-7.1.~~

D. The City Clerk shall provide certified copies of the Drug-Free ~~[School]~~ Zone Map:

(1) No Change.

(2) No Change.

E. Nothing in the within Section shall be construed to preclude the Prosecution from introducing or relying upon any other evidence or testimony to establish any element of this offense, nor shall the within Section be construed to preclude the use or admissibility of any map or any diagram other than one which has been approved by the Governing Body of the City of Jersey City provided that the map or diagram is otherwise admissible pursuant to Rules of Evidence.

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 shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect in the manner as prescribed 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:** 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*.

VS/he  
3/16/11

APPROVED AS TO LEGAL FORM \_\_\_\_\_  
Corporation Counsel

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

Certification Required   
Not Required



**CITY OF JERSEY CITY**  
**Office of the Corporation Counsel**

280 Grove Street  
Jersey City, New Jersey 07302  
Telephone: (201) 547-4667  
Fax: (201) 547-5230

Jerramiah Healy, Mayor

Bill Matsikoudis, Corporation Counsel

March 16, 2011

Municipal Council President and Members of the Municipal Council  
City Hall-280 Grove Street  
Jersey City, NJ 07302

**Re: Ordinance/Drug Free Zone Map**

Dear Municipal Council President and Members of the Municipal Council:

The Drug Free Zone ordinance is being presented to the Municipal Council for the purpose of adopting the revised map prepared by the Municipal Engineers on March 1, 2011. The map was updated to include areas on or around 500 feet of public parks in addition to 1,000 feet of school properties. The amendment to the Ordinance is required so that the map can be used in Court as an official finding and record of the location and boundaries of area within 1,000 feet of a school and 500 feet of a public park. Under New Jersey Laws N.J.S.A. 2C:35-7 and N.J.S.A. 2C:35-7.1 there is an enhanced penalty for a person convicted of violating the law by distributing, dispensing or possessing with the intent to distribute a controlled dangerous substance or controlled substance analog within or on school property or within 1,000 feet of such property or in or within 500 feet of a public park. The maps upon adoption will be on file with the City Clerk.

Very truly yours,

A handwritten signature in black ink, appearing to read "WILLIAM MATSIKOU", with a long horizontal flourish extending to the right.

**WILLIAM MATSIKOU  
CORPORATION COUNSEL**

WM/igp

c: John Kelly, Business Administrator  
Robert Byrne, City Clerk

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

ORDINANCE NO. Ord. 11-036  
 TITLE: 3. A. MAR 23 2011 4. A.



Ordinance supplementing Chapter 151 (Drug-Free)  
 School and Park Zone Article I, of the Jersey City  
 Municipal Code.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAR 23 2011 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

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

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

Adopted on first reading of the Council of Jersey City, N.J. on MAR 23 2011  
 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

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

APPROVED: \_\_\_\_\_  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_  
 Jerramiah T. Healy, Mayor

Date \_\_\_\_\_

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

City Clerk File No. Ord. 11-037

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 11-037

**TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE AT 33 BARTHOLDI AVENUE; 163 BEACH STREET; 82-84 BOSTWICK AVENUE; 33-35-37 COURT HOUSE PLACE; 12-14 CORBIN AVENUE; 174-176 DWIGHT STREET; 301 EGE AVENUE; 107 FULTON AVENUE; 238-240 HALLADAY STREET; 38 MORTON PLACE; 87 SANFORD PLACE; 57 STEVENS AVENUE; 47 TERHUNE AVENUE; 98-100 WESTERN AVENUE AND AMEND THE RESERVED PARKING SPACE AT 644 BERGEN AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 105 FULTON AVENUE; 101 HAGUE STREET AND 185 LINDEN AVENUE**

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

1. Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code is hereby supplemented as follows:

Section 332-29 Disabled Parking Manual  
Section 332-69 Restricted parking zones in front of or near residences of disabled drivers.

### 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>Malissa S. Austin</u>	<u>33 Bartholdi Avenue</u> [ <u>185 Linden Avenue</u> ]
<u>Ariel Morales</u>	<u>163 Beach Street</u> [ <u>101 Hague Street</u> ]
<u>[Callie] Mamie Cheek</u>	<u>644 Bergen Avenue</u>
<u>Catherine Harris</u>	<u>82-84 Bostwick Avenue</u>
<u>Lily Ibrahim</u>	<u>12-14 Corbin Avenue</u>
<u>Jaypakras Patel</u>	<u>33-35-37 Court House Place</u>
<u>Diane Anderson</u>	<u>174-176 Dwight Street</u>
<u>Theodore White, Jr.</u>	<u>301 Ege Avenue</u>
<u>Esther Whitaker</u>	<u>[105] 107 Fulton Avenue</u>
<u>James Dawson</u>	<u>238-240 Halladay Street</u>
<u>Demetrius Porter</u>	<u>38 Morton Place</u>
<u>Nicholas J. Pekar</u>	<u>87 Sanford Place</u>
<u>Diane Byrd</u>	<u>57 Stevens Avenue</u>
<u>Julius DeLaRosa</u>	<u>47 Terhune Avenue</u>
<u>Kristen Black</u>	<u>98-100 Western Avenue</u>

continued.....

JDS:pc1  
(03.03.11)

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.

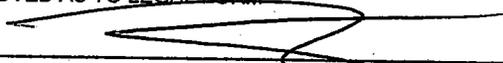
**NOTE:** The new material to be inserted is underscored; the material to be repealed is in *[brackets]*.

JDS:pcl  
(03.03.11)

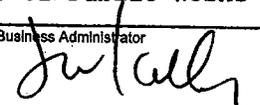
APPROVED:   
Director of Traffic & Transportation

APPROVED:  3/8/11  
Municipal Engineer

APPROVED AS TO LEGAL FORM

  
Corporation Counsel

APPROVED:   
Director, Dept. of Public Works

APPROVED:   
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:**

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code designating a reserved parking space at 33 Bartholdi Avenue; 163 Beach Street; 82-84 Bostwick Avenue; 33-35-37 Court House Place; 12-14 Corbin Avenue; 174-176 Dwight Street; 301 Ege Avenue; 107 Fulton Avenue; 238-240 Halladay Street; 38 Morton Place; 87 Sanford Place; 57 Stevens Avenue; 47 Terhune Avenue; 98-100 Western Avenue and amend the reserved parking space at 644 Bergen Avenue and repeal the reserved parking space at 105 Fulton Avenue; 101 Hague Street and 185 Linden Avenue

**2. Name and title of person initiating the ordinance:**

Joao D'Souza, Director of Traffic & Transportation, Division of Engineering, Traffic and Transportation on behalf of the Municipal Council Committee for Disabled Parking

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

Designate a reserved parking space for the disabled at various locations throughout the City, for those disabled individuals whose applications have been reviewed and approved by The Municipal Council Committee for Disabled Parking.

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

To provide a reserved parking space for a disabled individual who has documented that his or her disability is severe enough to limit his mobility or so severe that he or she cannot be left unattended while the designated driver brings the vehicle to him or her or parks the vehicle.

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

Allow those disabled individuals, whose application was approved by The Municipal Council Committee for Disabled Parking, to have a reserved parking space designated at his or her residence, therefore, improving the quality of his or her life.

**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 sign/post installation for an approximate total of \$5,300.00  
26 disabled parking signs @ 100.00 ea. \$2,600.00  
27 channels @ \$100.00 ea. \$2,700.00

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

Pending 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.

	<u>3/8/11</u>
Municipal Engineer	Date
	<u>3/8/11</u>
Signature of Department Director	Date

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

ORDINANCE NO. Ord. 11-037  
**3. B. MAR 23 2011** *4.B.*



An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code designating a reserved parking space at 33 Bartholdi Avenue; 163 Beach Street; 82-84 Bostwick Avenue; 33-35-37 Court House Place; 12-14 Corbin Avenue; 174-176 Dwight Street; 301 Ege Avenue; 107 Fulton Avenue; 238-240 Halladay Street; 38 Morton Place; 87 Sanford Place; 57 Stevens Avenue; 47 Terhune Avenue; 98-100 Western Avenue and amend the reserved parking space at 644 Bergen Avenue and repeal the reserved parking spaces at 105 Fulton Avenue; 101 Hague Street and 185 Linden Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION								MAR 23 2011 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

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

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 23 2011

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

\_\_\_\_\_  
Peter M. Brennan, Council President

\*Amendment(s):

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

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

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

Date \_\_\_\_\_

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

City Clerk File No. Ord. 11-038

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 11-038

TITLE: **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE SUMMIT AND FAIRMOUNT REDEVELOPMENT PLAN ADDING AN ACQUISITION LIST**

**WHEREAS**, the Municipal Council of the City of Jersey City, adopted the Summit and Fairmount Redevelopment Plan at its meeting of August 12, 2009; and

**WHEREAS**, eighteen months after the adoption of the redevelopment plan, no redevelopment activity has taken place; and

**WHEREAS**, the Municipal Council seeks to advance and promote new construction within the Redevelopment Plan by adding an acquisition map and list to the redevelopment plan; and

**WHEREAS**, a copy of the amended text is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

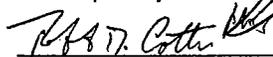
**WHEREAS**, the attached amendment to the Summit and Fairmount Redevelopment Plan were reviewed by the Jersey City Planning Board at its meeting of January 25, 2011; and

**WHEREAS**, the Planning Board voted to recommend adoption of this amendment by the Municipal Council;

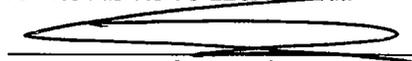
**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the recommended amendments to the Summit and Fairmount Redevelopment Plan be, and hereby are, adopted.

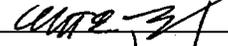
**BE IT FURTHER ORDAINED THAT:**

- 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 Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson 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 hereby 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. 40:49-27.

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

APPROVED AS TO LEGAL FORM

  
Corporation Counsel

APPROVED: 

APPROVED:   
Business Administrator

Certification Required

Not Required

**ORDINANCE FACT SHEET**

1. Full Title of Ordinance/Resolution/Cooperation Agreement:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE SUMMIT AND FAIRMOUNT REDEVELOPMENT PLAN ADDING AN ACQUISITION LIST**

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

Carl S. Czaplicki, Director, Department of Housing, Economic Development, and Commerce

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

The amendment will add an acquisition list and map to the redevelopment plan.

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

Eighteen months have passed since the adoption of the Summit and Fairmount Redevelopment Plan and no redevelopment activity has taken place.

5. Anticipated Benefits to the Community:

The addition of an acquisition list and map to the redevelopment plan will assist the City in bringing redevelopment to these vacant and dilapidated sites.

6. Cost of Proposed Program, Project, etc.:

No expense to the city. All work done by in house staff.

7. Date Proposed Program or Project will commence:

Upon approval of the redevelopment plan amendment.

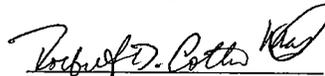
8. Anticipated Completion Date: N/A

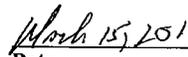
9. Person Responsible for Coordinating Proposed Program, Project, etc.:

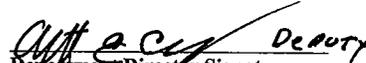
Robert D. Cotter, Director, City Planning                      547-5050  
Jeff Wenger, City Planning    547-5453

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.

  
Division Director

  
Date

  
Department Director Signature

MARCH 15, 2011  
Date

## **SUMMARY STATEMENT**

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE SUMMIT AND FAIRMOUNT REDEVELOPMENT PLAN ADDING AN ACQUISITION LIST**

The amendment will add an acquisition list and map to the redevelopment plan. Eighteen months have passed since the adoption of the redevelopment plan, and no redevelopment activity has taken place.

**PROPOSED AMENDMENTS TO THE SUMMIT AND FAIRMOUNT REDEVELOPMENT PLAN**

**PRESENTED TO THE JERSEY CITY PLANNING BOARD ON JANUARY 25, 2011**

Text that is unchanged is in plain face type like this.

Text that is deleted is in strike-thru like this.

Text that is added is in bold like this.

Page 13:

**IX. ACQUISITION PLAN**

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

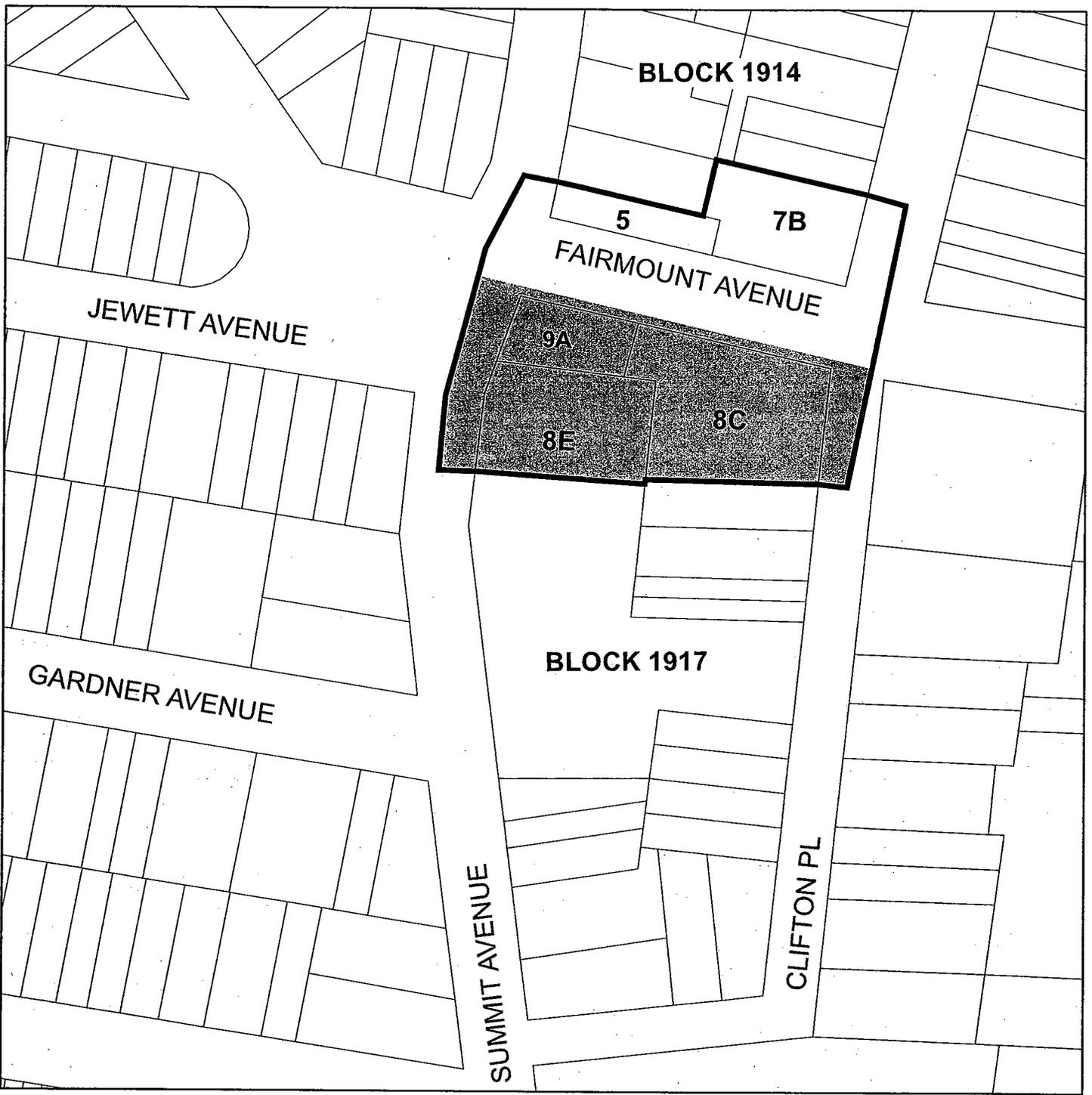
**Block 1917, Lot 8.E: To be acquired**

**Block 1917, Lot 9.A: To be acquired**

**Block 1917, Lot 8.C: To be acquired**

**Block 1914, Lot 5: Not to be acquired**

**Block 1914, Lot 7.B: Not to be acquired**



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

**JANUARY 11, 2011**

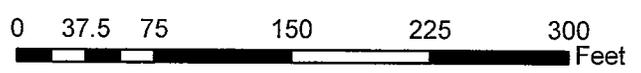
**Legend**

-  Redevelopment Plan Boundary
-  To Be Acquired



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

1 inch = 100 feet



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

ORDINANCE NO. Ord. 11-038  
**3. C. MAR 23 2011** 4. C.  
 TITLE:



Ordinance of the Municipal Council adopting  
 amendments to the Summit and Fairmount  
 Redevelopment Plan adding an acquisition list.

RECORD OF COUNCIL VOTE ON INTRODUCTION								MAR 23 2011	9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓			
DONNELLY	✓			FULOP	✓			AHMAD	✓			
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓			

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

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

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

Adopted on first reading of the Council of Jersey City, N.J. on MAR 23 2011  
 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

\_\_\_\_\_  
 Peter M. Brennan, Council President

\*Amendment(s):

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

APPROVED:

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

Date \_\_\_\_\_

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

City Clerk File No. Ord. 11-039

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 11-039

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE BRIGHT STREET REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Jersey City, adopted the Bright Street Redevelopment Plan at its meeting of March 26, 2008; and

**WHEREAS**, the Municipal Council seeks to advance and promote high quality new construction on un-built lots within the Bright Street Redevelopment Plan; and

**WHEREAS**, a copy of the amended text is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

**WHEREAS**, the following amendments to the Bright Street Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting of March 8, 2011; and

**WHEREAS**, the Planning Board voted to recommend adoption of these amendments by the Municipal Council;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the recommended amendments to the Bright Street 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 Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson 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 hereby 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 of Planning

APPROVED AS TO LEGAL FORM

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

APPROVED:

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

Certification Required

Not Required

**ORDINANCE FACT SHEET**

**1. Full Title of Ordinance/Resolution/Cooperation Agreement:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE BRIGHT STREET REDEVELOPMENT PLAN**

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

Carl S. Czaplicki, Director, Department of Housing, Economic Development, and Commerce

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

The amendment will permit 5 story construction with design standards to require conformity with the Van Vorst Park Historic District in Zone 3 of the Bright Street Redevelopment Plan

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

To attract redevelopment opportunities to vacant and un-built sites in the Bright Street Redevelopment Plan.

**5. Anticipated Benefits to the Community:**

Development of attractive new construction in a transit accessible location .

**6. Cost of Proposed Program, Project, etc.:**

No expense to the city. All work done by in house staff.

**7. Date Proposed Program or Project will commence:**

Upon approval of the redevelopment plan amendment.

**8. Anticipated Completion Date: N/A**

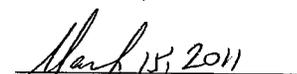
**9. Person Responsible for Coordinating Proposed Program, Project, etc.:**

Robert D. Cotter, Director, City Planning                      547-5050  
Jeff Wenger, City Planning    547-5453

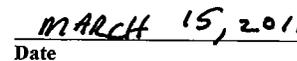
**10. Additional Comments: None**

**I Certify that all the Facts Presented Herein are Accurate.**

  
Division Director

  
Date

  
Deputy Department Director Signature

  
Date

## **SUMMARY STATEMENT**

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE BRIGHT STREET REDEVELOPMENT PLAN**

The amendment will permit construction of a 5 story building in zone 3 of the Bright Street Redevelopment Plan. The amendment will require design standards to assure conformity with the Van Vorst Park Historic District.

# PROPOSED AMENDMENTS TO THE BRIGHT STREET REDEVELOPMENT PLAN

PRESENTED TO THE JERSEY CITY PLANNING BOARD ON MARCH 8, 2011

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Text that is added is in bold **like this**.

## C. Zone 3: Residential Infill (Van Vorst Park Historic District)

The purpose of this district is to provide for appropriate new **infill** construction and to redevelop the area as townhouses, ~~and~~ four family dwellings, **and multi-family residential** consistent with the historic pattern of construction on this block and proximate historic resources within the district. Given the permitted bulk and lot size in this zone for residential buildings with 5 or more units, any building designed for and constructed in this area with five or more units must be particularly sensitive to the historic character of the neighborhood.

### 1. Principal Permitted Uses:

- a. One, Two, and Three family townhouses.
- b. Four unit multifamily.
- c. **Multi-family residential with 5 or more units.**

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

- a. Fences and walls **and stoops.**
- b. Home occupations.
- c. Decks, patios.
- d. Swimming pools.
- e. Off-street parking
- f. **Professional Office (non-medical), less than 2000 square feet.**

### 3. Bulk and Density Standards for residential buildings with up to 4 units:

- a. Required lot size: 2500 square feet.
- b. Required lot width: 25 feet.
- c. Required lot depth: 100 feet.
- d. Required front yard setback: Must match prevailing setback of historic buildings on this block.
- e. **Required Minimum** rear yard setback: 30 feet.
- f. Required side yard setback: zero.
- g. Maximum building height: 4 stories and 40 feet.
- h. Maximum building coverage: 70%

- i. Maximum lot coverage: 80%
- j. Maximum residential density: 75 units per acre
- k. Parking requirement: Not permitted.

4. **Design Standards for residential buildings with up to 4 units:**

- a. All buildings must be designed with a flat roof and cornice **line** to match those found on this block.
- b. A stoop of similar size and proportion and front areaway as those found on this block must be incorporated into the design.
- c. Window, Door, lintel, and sill sizes and proportions must match those found on this block.
- d. Front façade must be primarily brick of a historically appropriate color and size **with mortar color and tooling** to match other town homes on this block.

5. **Bulk and Density Standards for residential buildings with 5 or more units:**

- a. **Minimum lot size: 10,000 square feet.**
- b. **Minimum lot width: 100 feet.**
- c. **Minimum lot depth: 100 feet.**
- d. **Required front yard setback: must match prevailing setback of historic buildings on this block.**
- e. **Minimum rear yard setback: 30 feet.**
- f. **Required side yard setback: zero feet.**
- g. **Maximum building height: 5 stories and 57 feet.**
- h. **Minimum building height: 4 stories and 40 feet.**
- i. **Maximum building coverage: 75%.**
- j. **Maximum lot coverage: 80%.**
- k. **Maximum permitted parking: 0.5 spaces per unit .**
- l. **Minimum bicycle parking: 1 space per unit .**
- m. **Maximum residential density: 110 dwelling units per acre.**

6. **Design Standards for residential buildings with 5 or more units:**

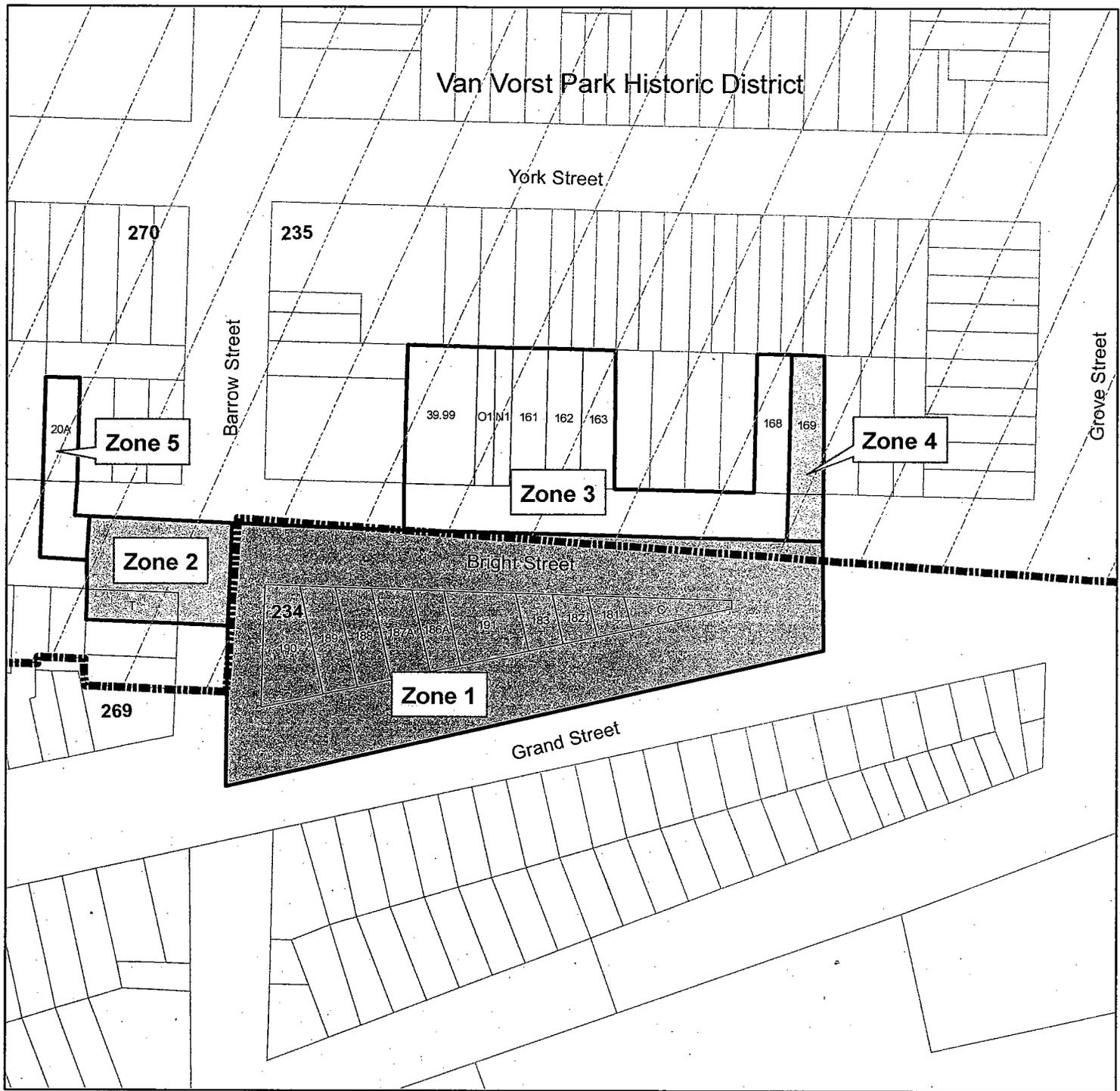
- a. **Front façade design shall be consistent with the design and architecture of proximate historic resources within the Van Vorst Park Historic District with an emphasis on compatibility with late nineteenth century architectural proportions and architectural detail.**
- b. **Front façade must be primarily brick of a historically appropriate color and size to be consistent with other town homes on this block, to be consistent with those used in paradigmatic nineteenth century resources in the district, and be consistent with the particular stylistic paradigm of the proposed architecture. The remainder of the front facade must be constructed of stone, cast stone, decorative metal, slate**

or simulated slate shingles, tile, terra cotta or other similar and appropriate materials. The use of polyurethane, vinyl, and asphalt shingles at facades visible from the street is prohibited.

- c. Building facade shall be broken down in scale by dividing the façade into smaller sections to resemble a series of smaller buildings typical of resources in the historic district with an emphasis on vertical proportions.
- d. Window, door, entrance, entablature, lintel, and sill sizes, proportions, and materials must be consistent with those found on this block and in compatible historic resources of note within the district. Windows shall be simulated double or single hung, although casement windows may be permitted where appropriate to the style of the building as an accent, and be consistent with the vertical proportion of windows typical of the resources in the Historic District and common in late 19<sup>th</sup> century vernacular architecture and set in 4" (one brick width) from the face of the brick facade. Snap in and internal muntins and external window screens are not permitted.
- d. A single decorative carriage house style garage door is permitted. The garage door must be partly glazed at the top, and made of wood.
- e. Appropriate decorative mounted light fixtures are required.
- f. A minimum of two entry stoops are required on the Bright Street facade with stone or metal railings consistent with other railings in the Historic District. Cast or wrought iron shall be used for railings, fences and gates along the street frontage. The use of mild and tubular steel for fencing and rails is prohibited.
- g. A minimum of one bay window is required on the Bright Street facade, which shall extend to the ground and project a maximum of 36" beyond the building face and shall be constructed of brick, stone and or cast stone decorative metal panels on a masonry base of stone cast stone or brick. Oriels with decorative metal paneling, facing and roofing above the first floor shall be permitted.
- h. Front landscaping and stoops may project into the right-of-way to align with stoops and other landscaping found on this block and curbed of a minimum of four inches high and four inches wide.
- i. A building base shall be clearly defined at the first floor level, using an appropriate design methodology such as an alternating brick pattern, shape, style, coursing and/or color and/or a variety of materials such as stone, cast stone and decorative window heads and sills.
- j. Floors 2, 3, 4, and 5 shall have an appropriate rich texture of brick using different patterns, shapes, colors mortar joints and coursing with decorative window heads and sills. The use of stone, cast stone and tile as design elements is permitted.
- k. The rooflines shall be clearly defined through the use of decorative cornice lines, detailed brick work, mansard roofs with slate or simulated slate, gables of brick or stone, and dormers with brick,

stone or metal detailing and cornices of metal, fiberglass or another appropriate and durable substitute.

- l.** All doors and framing elements must be wood, have a glazing component, and may not be solid. The use of double doors, sidelights, transoms, pilasters, panels, styles and rails and/ or entablatures, etc. in order to emphasize the importance of residential entryways is required.
- m.** The building must include an elevator.
- n.** Elevator penthouse may exceed the height requirement, but must have an appropriate facing material consistent with the character of the building and the utilitarian nature of the bulkhead. The use of stucco or vinyl or aluminum siding is not permitted.
- o.** Grade level parking may be located within 20 feet of the front property line for a maximum of 60 linear feet along any public right-of-way.
- p.** All secondary entryways, including fire exits and service entrances at the street frontages must be designed to be compatible with the surrounding architecture.
- q.** All windows opening into a garage must be glazed and include the same treatments as applied to residential windows, such as lintels, sills, simulated divided lights, muntins, mullions etc. However the use of decorative, textured, stained, tinted, etched glass etc may be permitted at the garage windows where harmoniously integrated in the façade.
- r.** All architectural design must be in accordance with the Historic Design Standards in the Jersey City Land Development Ordinance Chapter 345-71. However, the overall design of buildings in this area shall be consistent with historic design idioms, principals and proportions as demonstrated by residential historic resources in the approximate area within the Van Vorst Park Historic District. The use of modern design elements within this area is discouraged.



# BRIGHT STREET REDEVELOPMENT PLAN AREA ZONE PLAN

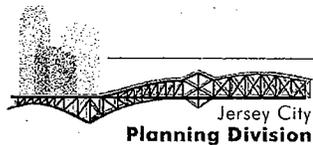
FEBRUARY 20, 2008

## Legend

 Historic District Boundary

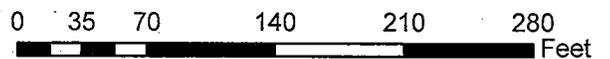
### Land Use Districts

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Zone 5



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

1 inch equals 100 feet



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

ORDINANCE NO. Ord. 11-039  
 TITLE: 3.D. MAR 23 2011 4.D.



Ordinance of the Municipal Council of the City of Jersey  
 City adopting amendments to the Bright Street  
 Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAR 23 2011 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VE LAZQUEZ	✓		

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VE LAZQUEZ			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

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

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VE LAZQUEZ			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 23 2011

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

\_\_\_\_\_  
 Peter M. Brennan, Council President

\*Amendment(s):

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

APPROVED:

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

Date \_\_\_\_\_

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

City Clerk File No. Ord. 11-040

Agenda No. 3.E 1st Reading

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



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 11-040

TITLE:

### ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE BLOCK 239 LOT 47 REDEVELOPMENT PLAN

**WHEREAS**, the Municipal Council of the City of Jersey City, by Resolution, with a favorable recommendation from the Jersey City Planning board, declared that the area known as the Block 239 Lot 47 Study Area met the criteria necessary to be declared an area in need of rehabilitation; and

**WHEREAS**, pursuant to *N.J.S.A. 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 rehabilitation; and

**WHEREAS**, the Planning Board of Jersey City, at a public hearing on March 22, 2011, reviewed the proposed Block 239 Lot 47 Redevelopment Plan and voted to recommend that the Municipal Council adopt the Block 239 Lot 47 Redevelopment Plan; and

**WHEREAS**, the proposed Block 239 Lot 47 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 Block 239 Lot 47 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.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson 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 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, Director  
Division of City Planning

~~APPROVED AS TO LEGAL FORM~~

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

APPROVED:

APPROVED:

\_\_\_\_\_  
Business Administrator

Certification Required

Not Required



## **Summary**

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE BLOCK 239 LOT 47 REDEVELOPMENT PLAN**

This ordinance adopts a redevelopment plan for the Block 239 Lot 47 Study Area that permits the development of a 5 story residential/mixed use structure.

**Block 239, Lot 47**

**Redevelopment Plan**

**DIVISION OF CITY PLANNING  
as presented to the Jersey City Planning Board  
March 22, 2011**

## TABLE OF CONTENTS

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IV	General Administrative Requirements	3
V	General Design Requirements and Restrictions	5
VI	Urban Design Requirements	6
VII	Specific Land Use Regulations	8
VII	Acquisition Plan	9
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X	Other Provisions Necessary to Meet State and Local Requirements	10
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	Boundary Map	

## **I. INTRODUCTION**

The Block 239, Lot 47 Redevelopment Area (hereinafter the Redevelopment Area or the Area) was determined to be "an area in need of rehabilitation", pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.) by resolution of the Jersey City Municipal Council following a recommendation by the Jersey City Planning Board.

The Block 239, Lot 47 Redevelopment Area consists of a single tax lots on Columbus Drive in downtown Jersey City in close proximity to the Grove Street PATH station. To the south of the Redevelopment Area is Van Vorst Park Historic District.

During the last development cycle, construction was started on this site and a concrete foundation was completed. For several years now, the foundation has remained with no further construction, resulting in an unsightly parcel which periodically fills with water, snow and debris.

It would now appear to be appropriate for the City to take a more pro-active approach to redevelopment in this Area, so as to bring the Area into greater compliance with the recommendations of the Master Plan and redevelop the Area in a manner that is more consistent with redevelopment activities in the surrounding community. The Master Plan calls for "station areas" around the PATH stations to be up-zoned to include higher density residential, neighborhood retail, restaurants and other uses combatable with a mixed use transit oriented station area. In addition, parking requirements are to be reduced "to capitalize on the availability of high quality mass transit" and to increase building coverage, floor-area-ratios, and residential density which can be supported by nearby transit facilities.

## **II. BOUNDARIES**

The Redevelopment Area consists of a single Tax Lot on Block 239, Lot 47 in the Downtown section of Jersey City, also known as 109 Christopher Columbus Drive.

The boundary of the Redevelopment Plan Area is also depicted on the Boundary Map.

## **III. REDEVELOPMENT PLAN OBJECTIVES**

- A. The planning and development of the Redevelopment Area as a primarily residential mixed-use building with ground floor commercial uses.
- B. Prohibit on-site parking and maximize the use of mass transit in order to take advantage of local bus routes and the PATH train station which is only 300 feet from the site.

- C. To integrate new development within the Area into the surrounding community by encouraging the creation of a mixed use building that will complement the existing historic and proposed new development in adjacent redevelopment areas and historic district.
- D. The improvement of the pedestrian environment and traffic circulation for the contemplated new development by the provision of new sidewalks, street trees and other pedestrian amenities within the existing street right-of-way.
- E. Finish construction of the partly built structure.

**IV. GENERAL ADMINISTRATIVE REQUIREMENTS**

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

- A. Prior to the commencement of any new construction, reconstruction, or rehabilitation: 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 any of the above actions, without prior site plan review and approval of such work by the Planning Board. Nothing in this section is intended to require site plan review and approval for minor modifications to the interior floor plan, such as the relocation or modification of non-bearing partition walls, which are commonly done to accommodate new tenancies or during lease renewals.
- 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 two (2) years from the original date of approval of this Plan by the Jersey City Municipal Council.
- C. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Land Development Ordinance and this Plan.

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 Corporation Counsel or 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.

- D. 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 determined by the Division of Engineering.
- E. 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, from 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 a use that is not a permitted use within this Plan. 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.
- F. This Plan shall supersede all provisions of the Jersey City Land Development Ordinance (hereinafter referred to as the "LDO") on matters that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the LDO for clarification. No variance/deviation from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant development decisions and /or deviations from the requirements of this Plan, as provided herein. Upon final

adoption of this Plan by the Jersey City Council ("City Council"), the City's Zoning Map shall be amended to show the boundary of the Redevelopment Area.

- G. 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 of the Division of Engineering.
- H. 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.

#### **V. 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 distribution lines; utility service connections from such lines to the Redevelopment Area's individual uses; and 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 Billboards shall be permitted on any property contained within the Redevelopment Area.
- D. No signage shall be permitted within the Redevelopment Area that 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.
- F. All trash dumpsters and/or compactors shall be located within the buildings. All outdoor storage shall be prohibited.
- G. The building must display the street address of the building such that it is clearly visible from the adjoining street right of way

## **VI. 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 in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk. Buildings shall be designed to be attractive from all vantage points, with each street façade being of equal importance. A building's finish materials and details on facades may be similar or may change in order to create appropriate, interesting and contemporary facades that clearly indicate that the buildings are a product of their own time and location.
2. Buildings shall be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment, particularly where building lots front on multiple street. On street frontages where commercial uses are provided, at least seventy (70) percent of the frontage shall be dedicated to commercial uses and/or pedestrian access areas such as retail sales of goods and services, restaurants, building entrances and lobbies; which shall have direct access from the sidewalk area. Main-building entries shall be prominent and easily identifiable, and shall not occur simply as voids within or between buildings. Canopies may be provided at main entrances and must be constructed of materials similar to or compatible with the overall building design.
3. The base of all buildings shall meet the pedestrian level in a human scale and manner. The height of the base must relate to other buildings as well as existing historic architecture and design developed within this Area and must be proportional with the building's overall height.
4. Tops of buildings shall be designed to create architectural interest through the use of a cornice element.
5. The windows and glazing of a building are a major element of style that gives character to the building. Windows and glazing on ground floor commercial uses should be broad and expansive providing views into the store and display areas. At least seventy-five (75%) percent of the storefront façade shall be glass. If security gates are used on any part of the building or window, they shall be installed on the interior side of the window, within the building, hidden from view when closed, and be of the open grate style. Similarly, windows and doors into residential lobby areas should be broad and expansive allowing views to and from the adjoining streets.
6. Street facades shall be articulated in a contemporary manner utilizing materials such as masonry, glass curtain walls, composite metal panel systems etc. Walls shall not be left blank. Frontages shall have at least one window appropriately proportioned per structural bay. Buildings may utilize various types of materials

and material changes for façade articulation, as long as the differentiating materials and details are well thought-out and integrated. The intent of this required articulation and modern design approach is to create appropriate, interesting and varied building façades such that the building facades do not read as uniform or continuous slabs along the streetscape.

7. Balconies and terraces may extend from the building when facing into rear yards. However, all balconies facing onto streets shall extend from the façade by no more than 12 inches and may be semi-recessed into the building.
8. EIFS (Exterior Insulating Finishing Systems), artificial stone and artificial brick veneer (“Permastone” & “Brickface”) materials vinyl siding, or aluminum siding, may not be used on any visible façade 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.
10. All mechanical equipment shall be screened from view, both from the street and existing neighboring buildings. 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, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment. Interior locations must be utilized where mechanically possible.
11. Wherever possible, ventilation equipment required for commercial uses shall be vented through the roof of the building and within the building, especially in new construction. All such equipment ventilated through the roof shall be screened. The necessary incorporation of ventilation grillwork within the storefront façade system shall be limited to no more than 15% of the possible glazing area. Such grillwork shall be architecturally incorporated within the storefront design so as to compliment and add to the overall aesthetic affect of the commercial façade. Exposed ventilation pipes and risers are prohibited.
12. Sidewalk areas must be provided along the street rights of way and shall be properly sized for the safe and convenient movement of pedestrians through and around the Redevelopment Area.
13. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Sidewalk concrete must be tinted an appropriate color to match the recent sidewalk improvements along Christopher Columbus Drive. White concrete is not permitted.

14. 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. Tree species shall be selected which will achieve a mature height of 50 feet or above and a medium spread. Fast growing trees tend to be weak wooded and inappropriate for street planting. Therefore trees shall be selected that have a medium growth rate. The crown shape of the tree should be selected to compliment the architecture and setting of the buildings.
  15. Lighting 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.
- B. Off-street Parking Design and Loading Requirements
1. Off street parking and loading is strictly prohibited in this Redevelopment Plan.

## **VII. SPECIFIC LAND USE REGULATIONS**

1. Principal Permitted Uses
  - a. Residential, above the ground floor.
  - b. Retail sales of goods and services on the ground or basement floors.
  - c. Offices and medical offices in the basement or at the rear of the first floor, not within 30 feet of the sidewalk at grade.
  - d. Restaurants on the ground or basement floors.
  - e. Bars on the ground floor.
  - f. Art galleries.
  - g. Appropriate mixes of the above.
2. Uses incidental and accessory to the principal use, including:
  - a. Signs.
  - b. Residential storage rooms.
3. Bulk and Density Standards
  - a. Minimum lot size: all existing lots at the time of adoption are conforming and shall not be reduced in size.
  - b. Minimum lot width: all existing lots at the time of adoption are conforming and shall not be reduced in size.

- c. Minimum lot depth: all existing lots at the time of adoption are conforming and shall not be reduced in size.
- d. Front yard setback: zero. Portions of a building façade may be set back up to 5 feet for entryways.
- e. Rear yard setback: existing setback established by existing foundation.
- f. Maximum side yard setback: 5 feet and 1 inch.
- g. Maximum building height: 5 stories and 64 feet, provided that where a property is located within the 100 year Flood Plain, the number of feet required to reach the base flood elevation plus one shall be added to the maximum permitted height of the building. Maximum height exception for the elevator penthouse shall not exceed 25% of building height."
- h. Maximum building coverage: existing coverage of the current foundation.
- i. Maximum lot coverage: 100%
- j. Maximum parking requirement: no parking is permitted.
- k. Minimum bicycle parking requirement: 1 space per residential unit.

4. Design Standards:

- a. All buildings with a commercial first floor must include a cornice or decorative element above the first floor. Commercial first floors must be 14 feet floor to ceiling within the first 30 feet from the street facade, and include at least 70% glazing which must begin at no more than 18 inches above the sidewalk level.
- b. All security gates must be inside any glass windows.
- d. Roof top recreation space is required in lieu of a rear yard.
- e. Washer/dryer facilities are required in the building.
- f. Buildings over 4 stories must provide an elevator.
- g. Signs must conform to the NC zone standards.
- h. All facade vents for air conditioning or heating units must be incorporated into the window design such that vent grills and windows appear as a single unit. This is best achieved by lining up vent grills with the vertical or horizontal edge of the adjacent window and matching the window's length or width or using a spandrel panel to fill any voids.

**VIII. ACQUISITION PLAN**

No property within this Redevelopment Plan is listed as "To Be Acquired."

**IX. RELOCATION PLAN**

No acquisition is permitted within the Redevelopment Area. The site is uninhabited as of the writing of this plan.

#### **X. 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:

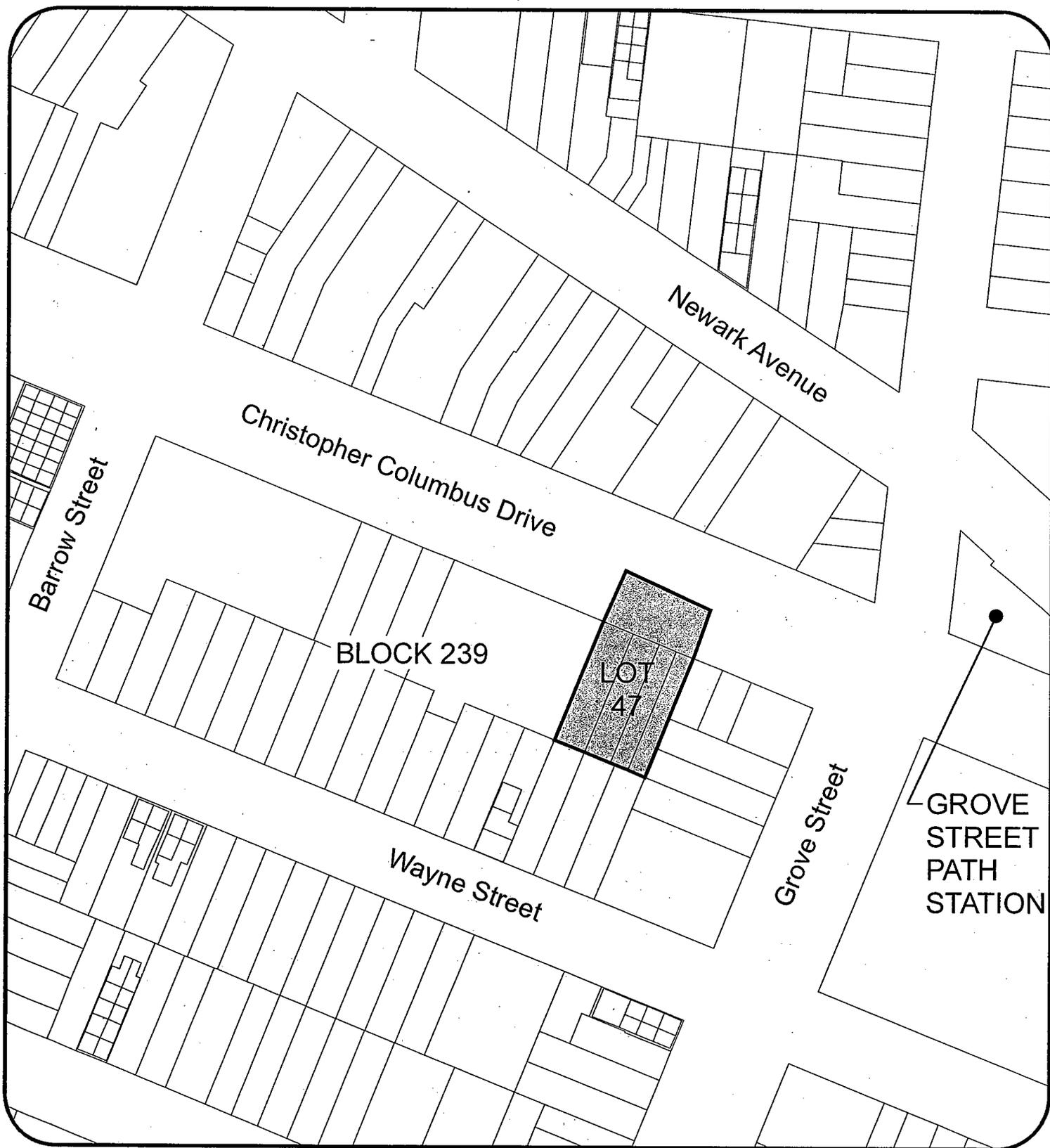
- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies 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. There is no proposed acquisition in this plan.
- E. The Plan is in general compliance with the Master Plan of the County of Hudson. It is not contrary to the goals and objectives of the Jersey City Master Plan or the Zone Plan. The Zone Plan permits residential land uses above the ground floor and commercial uses on the ground floor as this Redevelopment Plan does. However, this Redevelopment Plan introduces additional height in keeping with the Master Plan recommendations for "station areas." The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning 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.

#### **XI. 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 five thousand dollars (\$5,000), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If there is a designated developer, as provided for under

NJSA 40A: 12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all costs.

- 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.



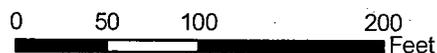
**BLOCK 239 LOT 47 REDEVELOPMENT PLAN  
BOUNDARY MAP**



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

MARCH 10, 2011

1 inch equals 100 feet



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

ORDINANCE NO. Ord. 11-040  
 TITLE: 3.E. MAR 23 2011 4.E.



Ordinance of the Municipal Council of the City of Jersey  
 City adopting the Block 239, Lot 47 Redevelopment  
 Plan.(109 Christopher Columbus Drive)

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAR 23 2011 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

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

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 23 2011

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

\_\_\_\_\_  
 Peter M. Brennan, Council President

\*Amendment(s):

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

APPROVED:

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

Date \_\_\_\_\_

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

City Clerk File No. Ord. 11-041

Agenda No. 3.F 1st Reading

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



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 11-041

TITLE: **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING  
AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE  
IN SUPPORT OF SUSTAINABLE ZONING**

**WHEREAS**, the Municipal Council, pursuant to NJSA 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

**WHEREAS**, the unintended impact of urbanization can be food insecurity, malnutrition, and lack of recreational open space; and

**WHEREAS**, the creation of a more sustainable, healthy city includes identifying ways to provide adequate, reliable access to food supplies for all of its residents, maintaining recreational spaces, and revitalizing the urban landscape through waste and water management; and,

**WHEREAS**, urban agriculture also encompasses urban food production, which will help create food security, generate income for residents, promote healthier lifestyles, and provide opportunities for both environmental education and revitalization; and

**WHEREAS**, the Planning Board of Jersey City, at its meeting of March 22, 2011, did discuss and approve a motion recommending that the Municipal Council adopt the amendments contained herein; and

**WHEREAS**, the amendments to the Jersey City Municipal Code and Land Development Ordinance are included below, and are 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 as follows:

The Land Development Ordinance shall be amended as follows.

New material intended to be enacted is indicated by bold italics *thusly*.

## **Article I – Section 345-6. Definitions**

***Agriculture, Community Gardening – land that is held publicly or privately and is used collectively for the cultivation and harvesting of herbs, fruit, flowers, and vegetables, including the cultivation and tillage of soil. Cultivation can be done in outdoor raised planters or greenhouses, hydroponically or in soil. Cultivation and harvesting of illegal and controlled substances shall not be permitted.***

*Agriculture, Commercial – land that is used for cultivation and harvesting of herbs, fruit, flowers, vegetables, and soil in which plants are raised outdoors in planters, in greenhouses, in buildings or on rooftops. Plants may be grown hydroponically or in soil, for sale either as food, use in landscaping, or ornamental purposes. Cultivation and harvesting of illegal and controlled substances shall not be permitted.*

*Green Roof - A vegetated roof system used in place of a conventional roof which typically involves a water proof membrane and root repellent system, a drainage system, filter cloth, a lightweight growing medium and species appropriate plants.*

**Article V- Section 345-60. Supplementary zoning regulations**

**V. Agriculture**

- 1. Community gardening: Shall be permitted in all zones and redevelopment plan areas, and it is exempt from site plan approval. When community gardening is done on city owned land, it is subject to the Jersey City "Adopt-A-Lot" Program standards and requirements.*
- 2. Commercial agriculture: Shall be permitted in all commercial, industrial and mixed use redevelopment plan area zones. Commercial greenhouses of 5,000 sq. ft. or less in area are exempt from site plan approval but shall be subject to the maximum, but not the minimum, height regulations of the zone they are located within. Greenhouses shall be required to meet minimum setback requirements of 2 feet for each sideyard, 5 feet for the rear yard and 5 feet for the front yard.*
- 3. Rooftop gardens and Raised planters: Shall be permitted in all zones and redevelopment plan areas, and shall be exempt from setback requirements and site plan approval.*

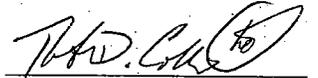
**W. Green Roofs**

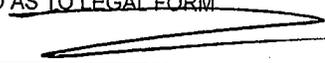
- 1. Green roofs shall be exempt from the rooftop area limit of 20% for rooftop appurtenances, as per Section 345-60.G.2.*
- 2. Green roofs shall be exempt from site plan approval, unless their installation is part of a project that exceeds the threshold for Site Plan review as per Section 345-16.*
- 3. Ancillary green roof equipment and structures, including but not limited to the installation of a greenhouse, shall be subject to the maximum height for exceptions for roof appurtenances, as is outlined in Section 345-60.G.1. of the Land Development Ordinance*

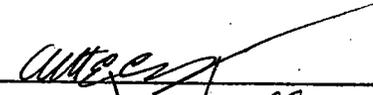
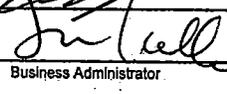
**BE IT FURTHER ORDAINED THAT:**

- 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 Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson 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 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  
 Planning Director

APPROVED AS TO LEGAL FORM   
 \_\_\_\_\_  
 Corporation Counsel

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

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 LAND DEVELOPMENT ORDINANCE IN SUPPORT  
OF SUSTAINABLE ZONING**

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

Carl S. Czaplicki, Director, Department of Housing, Economic Development, and Commerce

**3. Concise Description of the Plan Proposed in the Ordinance:**

Amends Article I Definitions and Article V of Chapter 345 to define and create standards for agriculture and greenroofs.

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

This ordinance amends the zoning ordinance to address newuses that support sustainable zoning practices accepted throughout the State of New Jersey. It specifically amends Article I Definition and Article V Supplementary Zoning of Chapter 345 to define agriculture and green roofs and establishes simple standards for same.

**5. Anticipated Benefits to the Community:**

Sustainable Jersey Silver Certification

**6. Cost of Proposed Plan, etc.:**

None

**7. Date Proposed Plan will commence:**

Upon approval

**8. Anticipated Completion Date: N/A**

**9. Persons Responsible for Coordinating Proposed Program, Project, etc.:**

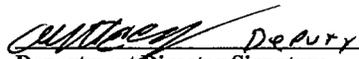
Carl S. Czaplicki, Director, Dept of HEDC  
Robert D. Cotter, City Planning Director

**10. Additional Comments: None**

**I Certify that all the Facts Presented Herein are Accurate.**

  
\_\_\_\_\_  
Division Director

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Department Director Signature

MARCH 15, 2011  
\_\_\_\_\_  
Date

# **SUMMARY STATEMENT**

## **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE IN SUPPORT OF SUSTAINABLE ZONING**

This ordinance amends the zoning ordinance to address newuses that support sustainable zoning practices accepted throughout the State of New Jersey. It specifically amends Article I Definition and Article V Supplementary Zoning of Chapter 345 to define agriculture and green roofs and establishes simple standards for same.

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

ORDINANCE NO. Ord. 11-041  
 TITLE: 3.F. MAR 23 2011 4.F.



Ordinance of the Municipal Council of the City of Jersey  
 City adopting amendments to the Land Development  
 Ordinance in support of sustainable zoning.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAR 23 2011 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

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

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

Adopted on first reading of the Council of Jersey City, N.J. on MAR 23 2011  
 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

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

APPROVED: \_\_\_\_\_  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_  
 \_\_\_\_\_  
 Jerramiah T. Healy, Mayor

Date \_\_\_\_\_

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

City Clerk File No. Ord. 11-042

Agenda No. 3.6 1st Reading

Agenda No. 4.6 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 11-042

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING  
AMENDMENTS TO THE VILLAGE STUDY AREA REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Jersey City adopted the Village Study Area Redevelopment Plan in January 1980, amended the Plan multiple times, most recently on March 10, 2010; and

**WHEREAS**, the Planning Board, at its meetings of February 15, 2011 and March 8, 2011, determined that the Village Study Area Redevelopment Plan would benefit from an amendment to accommodate one- and two-family dwellings and modified bulk standards in order to encourage development; and

**WHEREAS**, the Planning Board also determined that the Village Study Area Redevelopment Plan amendment fees should be consistent with other redevelopment plans; and

**WHEREAS**, a copy of the Planning Board's recommended amendments to the Village Study Area 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 Village Study Area 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 Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson 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 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

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 VILLAGE STUDY AREA REDEVELOPMENT  
PLAN**

**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 adjusts the use and bulk standards of the Village Study Area Redevelopment Plan in order to allow detached one- and two-family dwellings and encourage the development of remaining vacant lots in the area. Additionally the amendment fees will be made consistent with other plans.

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

When the Plan was written the area was largely undeveloped. At this time, the area has only a few remaining undeveloped undersized lots to be developed. The changes set forth herein, by allowing one- and two-family dwellings and by modifying lot standards, will enable development of the remaining lots.

**5. Anticipated Benefits to the Community:**

This amendment will encourage the development of the few remaining vacant lots in the area.

**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.:**

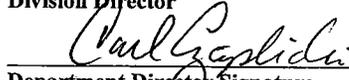
Robert D. Cotter, Director, City Planning 547-5050

**10. Additional Comments:**

I Certify that all the Facts Presented Herein are Accurate.

  
\_\_\_\_\_  
Division Director

3.10.11  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Department Director Signature

3/10/11  
\_\_\_\_\_  
Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY  
CITY ADOPTING AMENDMENTS TO THE VILLAGE STUDY AREA  
REDEVELOPMENT PLAN**

This ordinance adjusts the use and bulk standards of the Village Study Area Redevelopment Plan in order to allow one- and two-family dwellings and encourage the development of remaining vacant lots in the area. Amendment fees will be made consistent with other plans.

# VILLAGE STUDY AREA REDEVELOPMENT PLAN

JANUARY, 1980

AMENDED: JUNE, 1980

AMENDED: NOVEMBER, 1983

AMENDED: JANUARY 13, 1999 : Ord 98-167

AMENDED: NOVEMBER 22, 2005 : Ord 05-160

AMENDED: AUGUST 20, 2008: Ord 08-121

AMENDED: March 10, 2010: Ord 10-028

*Recommended by Planning Board: March 8, 2011*

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DESCRIPTION OF PROJECT

VILLAGE STUDY AREA BOUNDARY DESCRIPTION

BEGINNING at the point of intersection of the centerlines of Columbus Drive and Varick Street, thence in, a Westerly direction along the centerline of Columbus Drive to the point of its intersection with the centerline of Brunswick Street, thence in a northerly direction along the centerline of Brunswick Street to the point of its intersection with the centerline of First Street, thence in an easterly direction along the centerline of First Street to the point of its intersection with the extended western lot line of Lot 33, Block 384, thence in a northerly direction along the extended western lot line of Lot 33, Block 384 to the point of its intersection with the center block line of Block 384, thence in an easterly direction along the center block line of Block 384 to the point of its intersection with the eastern lot line of Lot 45 Block 384, thence in a southerly direction along the extended eastern lot line of Lot 45 to the point of its intersection with the centerline of First Street, thence in an easterly direction along the centerline of First Street to the point of its intersection with the centerline of Monmouth Street, thence in a northerly direction along the centerline of Monmouth Street to the point of its intersection with the centerline of Second Street, thence in an easterly direction along the centerline of Second Street to the point of its intersection with the centerline of Newark Avenue, thence in a easterly direction along the centerline of Newark Avenue to the point of its intersection with the centerline of Coles Street, thence in a southerly direction along the centerline of Coles Street to the place and point of BEGINNING.

## II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Renewal activities of the Village Study Area will be undertaken in conformity with, and will be designed to meet the following goals and objectives.

- 1) To comprehensively redevelop The Village Study Area by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate.
- 2) To provide for a variety of residential uses and housing types for both existing residents and prospective new occupants.
- 3) To provide for the improvement of the functional and physical layout of the project area for complete redevelopment and the removal of impediments for land disposition.
- 4) To provide construction related jobs and permanent jobs through the construction of new housing and public improvements.
- 5) To construct new housing for home ownership through a combination of private development financing and the selective use of public assistance.
- 6) To provide for the overall improvement of traffic circulation through the elimination of unnecessary streets wherever possible, and the development of new vehicular and pedestrian circulation systems which provide for the separation of vehicular and pedestrian traffic as well as to provide for the maximum use of public transportation.
- 7) To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.

- 8) To provide for the stabilization and the increase of the tax base of the project area and the entire city by redeveloping non-revenue producing areas and by re-establishing investment confidence on the part of existing and future residents both within the area and in contiguous neighborhoods.
- 9) To provide for the coordination of redevelopment activities to promote a uniform attack on blight which reinforces already existing renewal and improvement programs in adjacent areas in accordance with a plan that integrates the Village Study Area with the existing physical and social fabric of the City of Jersey City.
- 10) To provide where necessary site improvements for both proposed and existing residential uses including new streets and sidewalks, street realignment, off-street parking, open space, pedestrian malls, recreational areas, and new trees, where appropriate.
- 11) To maximize developer participation and contribution to the Village Redevelopment Plan.

### III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Village Study Area through a combination of redevelopment actions. These will include but not be limited to: 1) clearance of dilapidated structures; 2) retention and construction of sound compatible uses; 3) assembly into developable parcels the vacant and underutilized land now in scattered and varied ownership; and 4) provisions for a full range of public infrastructure necessary to service and support the new community.

### IV. BUILDING DESIGN OBJECTIVES FOR NEW CONSTRUCTION

- A) All structures within the project 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 right-of-ways and off-street parking, height and bulk.
- B) Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
- C) Buildings should be designed so as to be attractive from all vantage points.

### V. SPECIFIC OBJECTIVES

#### A) Submission of Redevelopment Proposals

Prior to commencement of construction, architectural drawings, specifications and site plans for the construction of improvements to the redevelopment area shall be

submitted by the developers for review and approval by the Planning Board of the City of Jersey City.

Site plan review shall be conducted by the Jersey City Planning Board pursuant to NJS 40:SSD-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Site plan review shall be conducted by the Planning Board, pursuant to NJSA 40:55D-1 et. seq., pursuant to the requirements of the Jersey City Land Development Ordinance and this Plan. Final site plan approval for any phase may be conditioned upon submission of performance guarantees for unfinished site improvements in accordance with NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City and in the form approved by either the Corporation Counsel of the City of Jersey City or the Attorney for the Jersey City Planning Board, as determined by the Planning Board.

The amount of such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of improvements within one (1) year of final site plan approval.

Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Plan and the Land Development Ordinance of the City of Jersey City.

B) Adverse Influences

No use or re-use shall be permitted, which when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C) Restriction of Occupancy or Use

There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color or national origin.

D) Circulation and Open Space Design Objectives

Unless paved, all open space areas shall be landscaped and maintained in an attractive condition.

Open spaces for both residential rehabilitation and new construction shall be provided where feasible and be so located as to provide for maximum usability by occupants and to create a harmonious relationship of buildings and open space throughout the project area.

Sidewalk areas shall be adequately provided for the movements of pedestrians through and around the site.

Sidewalk areas shall be attractively landscaped and durably paved and shall be provided with adequate lighting.

Trees shall be planted along the curbline at not less than 30 foot centers in a regularly spaced pattern to further increase the aesthetic quality of redevelopment activities.

Areas designated as improved open space shall be in addition to all parking, yard and setback requirements.

E) Off-Street Parking and Loading Objectives

Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares.

Any surface parking facilities shall be landscaped; large concentration of parking shall be avoided; poured-in-place concrete curbing shall be used in parking areas to prevent vehicles from encroaching upon planted area.

All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover.

All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded, paved with a durable dust-free surface, adequately drained, well landscaped, and all access points shall be defined and limited in accordance with the zoning ordinance of the City of Jersey City.

All driveways shall be paved in accordance with the Zoning Ordinance of the City of Jersey City.

Maximum Driveway width:

One way	- 10 feet
Two way	- 20 feet
Private Parking	- 10 feet for 1 & 2 family units.

F) Landscape Design Objectives

All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material unless said open space is specifically designated for other activities which require paving or other treatment. All screen planting shall be evergreen and only species with proven resistance to the urban environment in this area will be acceptable. Screen planting shall be a minimum of four (4) feet high at time of planting. Material shall be planted balled and burlaped and be heavy and of specimen quality as established by the American Association of Nurserymen. At initial planting the material shall provide an opaque screen from the top of the shrub to within six (6) inches of grade. Other plant materials shall be heavy, and of specimen quality determined as above. All trees shall be a minimum of three and one-half (3 ½) inches in caliper. All plants, trees and shrubs shall be installed in accordance with the Land Development Ordinance planting schedules.

VI. GENERAL PROVISIONS

A) The regulations and controls-in this section (Section VI General Provisions) will be implemented, where applicable, by appropriate covenants, or other provisions or agreements for land disposition and conveyance executed pursuant thereto.

- B) No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Municipal Engineer.
- C) The provisions of this Plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this plan by the City Council of the City of Jersey City.
- D) All residential redevelopment proposals and construction plans shall meet applicable F.H.A. and/or H.F.A. minimum room size requirements prior to approval by the Planning Board.
- E) Existing non-conforming buildings of record with lot frontage on Newark Avenue are exempt from parking requirements.
- F) Deviation Requests. 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 pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue

hardship upon, the developer or redeveloper 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 deviations from 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 a use that is a prohibited use within this Plan. 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.

## VII. GENERAL LAND USE PLAN

### A) Land Use Provisions and Building Requirements

#### a. Permitted Principal Uses

- 1 and 2 family *dwelling*s, *including* townhouses and rowhouses, except on Newark Avenue
- Apartment buildings, limited to lots with Newark Avenue frontage
- Public and quasi-public uses
- Retail sales, Medical Offices, restaurants (categories one and two), and/or Professional Offices and related services required on and limited to the ground and 2<sup>nd</sup> floors of Apartment Buildings on Newark Avenue.

#### b. Permitted Accessory Uses

- Private garages
- Off-street parking
- Recreation areas as part of a residential development
- Fences and walls
- Designed open space

### B) Regulations, Controls, and Design Guidelines

- a. Buildings shall be designed so that their appearances reflect the historic development patterns of the older mixed-use buildings on Newark Avenue. All new construction and/or exterior improvements to mixed use buildings shall be designed so as to be harmonious with the neighboring buildings in terms of material, height, scale, façade proportions, window patterns, decorative features, floor-to-ceiling heights where appropriate, and architectural styles.
- b. At the top of the base, a visual cue or indicator such as belt coursing, a change in glass-to-solid ratio, or any other indicator consistent with the design, proportions, and materials of the base shall be provided.
- c. The roofline of the structure shall be designed with architectural features in harmony with that of the adjacent buildings.

- d. Buildings shall be designed utilizing primarily brick and masonry materials on all sides to form a compatible overall architectural scheme. No EFIS is permitted.
- e. All streetfront facades shall be treated as primary facades, with high-quality materials, architectural detail, windows quantity and proportion, and with respect to the character and aesthetic of the neighborhood.
- f. Designed open space shall be developed as an integral part in the overall design scheme. Common rooftop open space is encouraged. Balconies fronting on Newark Avenue are prohibited.
- g. Apartment buildings shall limit retail sales activities to the ground floor, mezzanine, and second floor, and provide separate ingress and egress for the residential uses.
- h. One and two family townhouses and rowhouses shall be defined as attached structures in a row of similar structures containing one or two dwelling units.
- i. Offices as a home occupation shall be defined as places for the transaction of business where reports are prepared, records kept, and services rendered, but where no retail sales are offered, and shall be limited to licensed doctors, lawyers, architects, engineers and planners.
- j. Display windows: All retail uses shall have display windows constituting a minimum of seventy percent (70%) glass, open to the street, and the bottom edge of the display window(s) shall be no more than four (4) feet in height above grade. The glass is to be clear and not tinted; film to block ultra-violet sunlight is permitted provided that it is not tinted and does not obscure the view of the interior of the store from the sidewalk immediately adjacent. The name and/or logotype of the establishment are permitted to be applied to the window. All window frames shall be of a complementary color. Product displays and/or store signage should be appropriate for the product or service being sold, and should occupy no more than a reasonable area of the display window(s). The display window area shall allow for a clear view into the interior of the store.
- k. All roofs shall be flat. All roofs shall be internally drained and have parapets.
- l. Where any questions arise in terms of definitions or terminology the Zoning Ordinance of the City of Jersey City shall govern.

C) Maximum Height

- The height of any existing residential building shall not be increased or altered in any way such as by the addition of any additional stories or added ceiling or

roof height. Vertical expansion beyond the height of original construction of any home in the Area is prohibited.

- All new 1- and 2-family *dwelling*s ~~townhouses and rowhouses~~, four (4) stories.
- Apartment buildings and mixed use buildings shall not exceed 4 stories from grade where on-site parking is not required; 5 stories where on-site parking is required and provided regardless of whether parking level is below, at, or above grade.
- Public or quasi-public, 4 stories from grade where on-site parking is not required; 5 stories where on-site parking is required and provided regardless of whether parking level is below, at, or above grade.
- Minimum floor-to-ceiling height for ground floor retail – 12 feet, and to match adjacent where appropriate

Minimum floor-to-ceiling height for residential uses (excluding garages) – 9 feet

Maximum floor-to-ceiling height for residential uses (excluding garages) – 12 feet

D) Area, Yard and Bulk

1. One and two family ~~townhouses and rowhouses~~ *dwelling*s

Minimum lot width	20 feet
<del>Maximum building Coverage</del>	<del>75%</del>
Minimum Lot Area	1,600 sq. ft.
Minimum Yards Front	prevailing
Side	0 feet
Rear	<i>prevailing 20 feet</i>

2. Apartment Buildings (limited to lots with Newark Avenue frontage)

Minimum Lot Width	25 feet
Minimum Lot Depth	100 feet
Minimum Lot Area	2,500 sq. ft.

Minimum Yards	Front	0 feet
	Side	0 feet
	Rear	15 feet

3. Public and Quasi Public Uses

Maximum Building Coverage		30%
Minimum Lot Width		100 feet
Minimum Lot Depth		100 feet
Minimum Lot Area		10,000 sq. ft.
Minimum Yards	Front	5 feet
	Side	10 feet
	Rear	10 feet

E) Minimum Off-Street Parking

No on-site parking is required for existing uses, or for adaptive reuse of existing buildings.

No parking is required for lots 0 – 4,999 square feet in lot area.

Curb cuts are prohibited on Newark Avenue.

Where feasible, parking is to be set partially or wholly below grade.

Any at- or above-grade parking garage in an Apartment or Mixed-use building shall be screened so as not to give the apparent perception of garage space from all street Rights-of-Ways. All ground floor parking and mechanical related areas shall be wrapped along the exterior by occupied active building uses, such as commercial storefronts and residential units, excepting the location of the vehicular entry and exit and stairways or elevator shafts that serve the parking structure. Utility rooms may occupy no more than fifteen (15%) percent of any single façade.

Parking is required for new construction on lots over 10,000 square feet, subject to the following requirements:



Off-street loading shall conform to Article IV of the Zoning Ordinance of the City of Jersey City.

G) Signage

1) Retail sales, medical office, professional office, and restaurant uses as part of the ground floor within Apartment Buildings:

- a. Band signs in the sign band area above the display window(s) are permitted. Band signs shall display the name and/or logotype of the store only. One sign is permitted per building. Maximum sign area shall be twenty (20) square feet or fifteen percent (15%) of the ground floor façade area, whichever is less. The content of the band sign shall occupy no more than two-thirds (2/3) of the total width of the sign band. Band signs shall be illuminated at night. Attached wall signs shall be limited to the building's sign band. The sign band shall be limited to an area not less than ten (10) feet and not greater than fifteen (15) feet above grade level. In addition, all signs shall set back a minimum of two (2) feet from each side of the building. Sign lettering within the sign band may also be applied directly onto the building surface, rather than onto a sign board.
- b. Window signage is permitted but may not exceed twenty five percent (25%) of the total glazed area of a storefront or of any individual window. Signage shall be calculated into the maximum building signage area.

- c. Buildings with a secondary façade or corner lots are permitted additional signage on such frontages, consistent with the above guidelines but dimensions not to exceed one-half (½) the width of the primary façade signage.
- 2) Signage for apartment buildings is limited to a Nameplate or awning identification, not to exceed two (2) square feet.
- 3) Public and quasi-public uses shall be permitted one (1) attached sign not to exceed twelve square feet.

H) Lighting

- 1) Internal display window lighting: All shop windows are to be internally lit with spotlights of an incandescent type, and shall remain lit during the night to provide added security on the street for the shops.
- 2) Exterior façade lighting: Overhead lights that project from above the signboard are strongly recommended to provide for additional street lighting. The use of fluorescent, flashing or blinking lights is prohibited, as is the use of multicolored lights, except for temporary seasonal displays.
- 3) Security lighting: All exterior spaces, both public and private, must be furnished with an adequate level of lighting relative to police and community surveillance. All exterior lights shall be designed to be automatically controlled. All interior security lights inside the entrances to the residential units shall also be photocell controlled.

I) Canopies/Awning

Retail, medical office, and professional office storefronts may have canopies/awnings of the owner's preference, provided that all canopies/awnings on that building are of the same fabric, and no vinyl is used. Canopies/awnings must allow for a minimum of seven (7) feet clearance from the lowest point of the

canopy/awning to the ground but no higher than the top of the ground floor entry, and must extend horizontally from the vertical surface of the building no more than three (3) feet six (6) inches. The vertical distance from the top to the bottom of any canopy or awning shall not exceed four (4) feet, including valance. The canopy/awning must be permanently attached to the building. Signage on the canopy/awning is limited to the street number (example: "100", not "100 Newark Avenue"), and/or the name and/or logotype of the store only. Canopy/Awning signage may be used in place of, but not in addition to, sign band signage, and area of canopy/awning signage must be calculated into the maximum building signage area.

J) Security Gates

Security gates shall be power operated, open linkage and placed on the interior of the window glass and/or entry door(s) of ground floor spaces. Solid, full metal security gates are expressly prohibited.

VIII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

A) The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of State and Local Law and there are no additional requirements with respect to a Redevelopment Plan which have not been complied with.

B) The Redevelopment Plan contains all provisions necessary to fulfill statutory requirement of the City of Jersey City.

C) The Redevelopment Plan proposes to attain identifiable local objectives as to appropriate land use, density of population, improved public utilities traffic circulation recreational and community improvements, other public renovations.

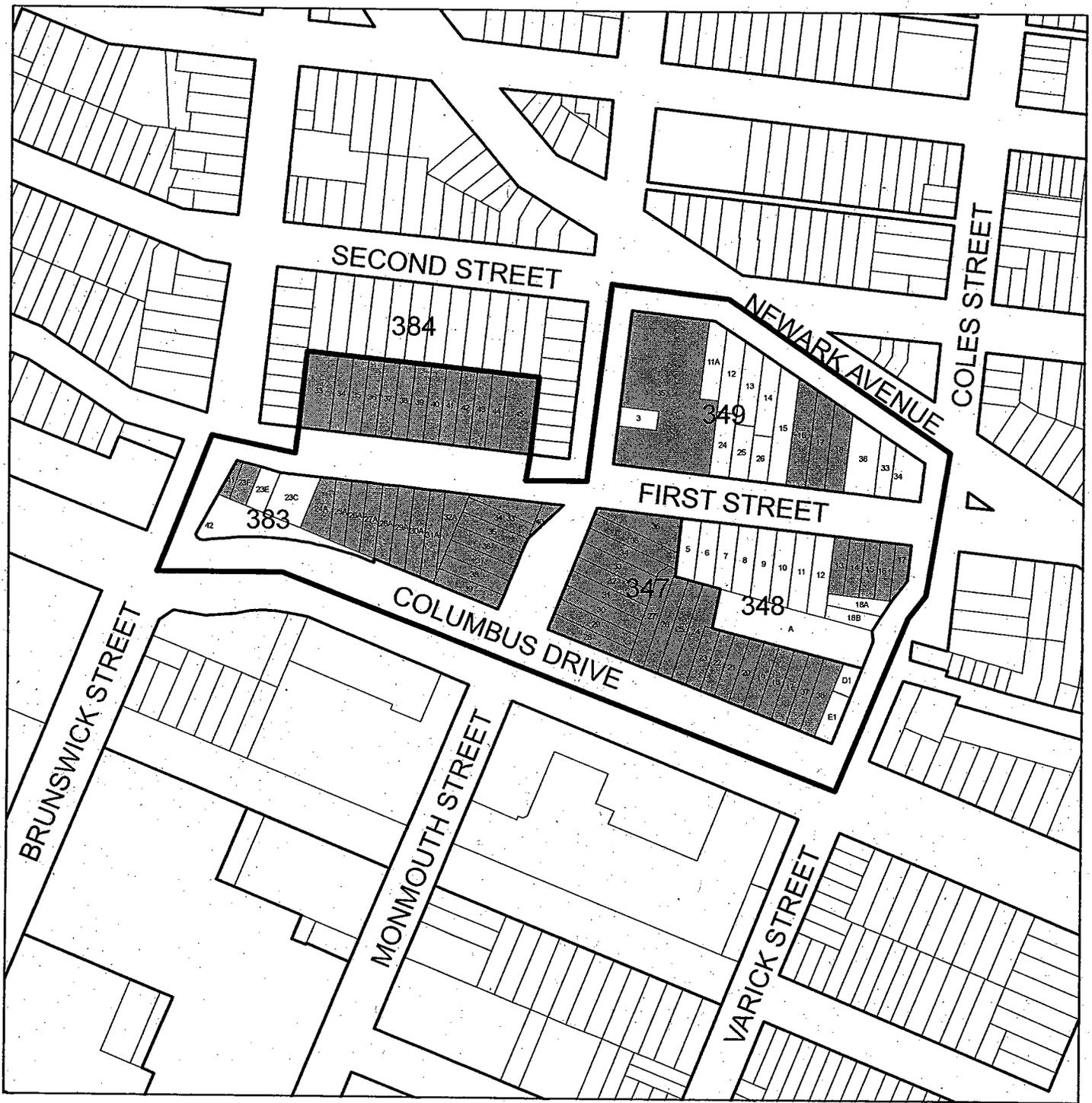
D) The following text referencing provisions for the temporary relocation and permanent housing of persons residing within the Village Study Area Redevelopment Project is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City through the services of the Jersey City Redevelopment Agency staff will provide displaced families and individuals with the opportunity of being relocated into decent, safe, and sanitary housing which is within their financial means.

This office will be staffed by qualified personnel who will actively assist the families and individuals being displaced in finding adequate accommodations. All families and individuals being displaced will be interviewed to determine their re-housing requirements.

In addition, a list of privately owned houses and apartments which have been inspected and certified as being safe, decent, and sanitary will be maintained by the relocation staff from which individuals will be referred to such dwelling units which are within their financial means.

IX. PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law; provided that in respect to any land in the project area previously disposed of for use in accordance with the Redevelopment Plan, written consent is received from the owner of such lands whose interests therein are materially affected by such amendment, or amendments. *A fee of One Thousand dollars (\$1,000), plus all costs for copying and transcripts shall be payable by the applicant to the City of Jersey City for any request to amend this Plan.*



VILLAGE REDEVELOPMENT PLAN AREA  
ACQUISITION MAP

MAY 14, 2008

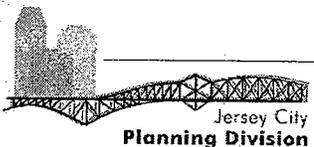
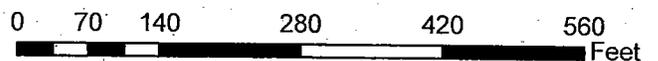
**Legend**

 To Be Acquired

 May Be Acquired



1 inch equals 180.33007 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. 11-042  
 TITLE: 3.G. MAR 23 2011 4.G.



Ordinance of the Municipal Council of the City of Jersey  
 City adopting amendments to the Village Study Area  
 Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAR 23 2011 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

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

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

Adopted on first reading of the Council of Jersey City, N.J. on MAR 23 2011

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

\_\_\_\_\_  
 Peter M. Brennan, Council President

\*Amendment(s):

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

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

Date \_\_\_\_\_

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



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 11-043

TITLE: **AN ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR A SPECIAL EMERGENCY APPROPRIATION OF \$3,150,000 FOR THE PREPARATION AND EXECUTION OF A COMPLETE PROGRAM OF REVALUATION OF REAL PROPERTY FOR THE USE OF THE LOCAL ASSESSOR OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY**

WHEREAS, N.J.S.A. 40A:4-53 provides that a municipality may adopt an ordinance providing for a special emergency appropriation for the preparation and execution of a complete program of revaluation of real property for the use of the local assessor; and

WHEREAS, the Municipal Council of the City of Jersey City, in the County of Hudson, New Jersey (the "City") has determined to undertake the preparation of a complete program of revaluation of real property for the use of the local assessor; and

WHEREAS, the estimated cost of preparing and executing a complete program of revaluation of real property is \$3,150,000; NOW THEREFORE

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, AS FOLLOWS:

Section 1. Pursuant to N.J.S.A. 40A:4-53, the sum of \$3,150,000 is hereby appropriated for the preparation and execution of a complete program of revaluation of real property for the use of the local assessor, and the same shall be deemed a special emergency appropriation as defined and provided for in N.J.S.A. 40A:4-55.

Section 2. The authorization to finance the appropriation shall be provided for in succeeding annual budgets by the inclusion of at least one fifth of the amount authorized by this ordinance and as provided in N.J.S.A. 40A:4-55.

Section 3. A copy of this ordinance shall be filed with the Director of the Division of Local Government Services.

Section 4. This ordinance shall take effect upon final passage and publication as required by law.

**AN ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR A SPECIAL EMERGENCY APPROPRIATION OF \$3,150,000 FOR THE PREPARATION AND EXECUTION OF A COMPLETE PROGRAM OF REVALUATION OF REAL PROPERTY FOR THE USE OF THE LOCAL ASSESSOR OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY**

APPROVED AS TO LEGAL FORM

APPROVED: *Ronnie Manna, CFO*

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

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

Certification Required   
Not Required

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

ORDINANCE NO. Ord. 11-043  
 TITLE: 3.H. MAR 23 2011 4.H.



An ordinance of the City of Jersey City, in the County of Hudson, New Jersey, providing for a special emergency appropriation of \$3,150,000 for the preparation and execution of a complete program of revaluation of real property for the use of the local assessor of the City of Jersey City, in the County of Hudson, New Jersey.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAR 23 2011 6-3											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP		✓		AHMAD	✓		
LOPEZ		✓		RICHARDSON		✓		VELAZQUEZ	✓		

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

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

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

Adopted on first reading of the Council of Jersey City, N.J. on MAR 23 2011

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

\_\_\_\_\_  
Peter M. Brennan, Council President

\*Amendment(s):

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

APPROVED:

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

Date \_\_\_\_\_

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