

City Clerk File No. Ord. 12-042

Agenda No. 3.A 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-042

TITLE:

**AN ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS FOR THE CITY OF JERSEY CITY AND APPROPRIATING \$28,157,850, THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$26,816,950 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE CITY OF JERSEY CITY TO FINANCE THE SAME.**

**BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:**

Section 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the City of Jersey City, in the County of Hudson, New Jersey (the "City") as general improvements. For the several improvements or purposes described in Section 3 hereof, there are hereby appropriated the respective sums of money therein stated as the appropriations made for each improvement of purpose, such sums amounting in the aggregate to \$28,157,850, including the aggregate sum of \$1,340,900 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of the provision for down payment in the capital improvement fund in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments or otherwise provided for hereunder, negotiable bonds are hereby authorized to be issued in the principal amount of \$26,816,950 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

- (a) (1) Purpose: The reconstruction, renovation, rehabilitation and improvement of various City public parks and fields, including but not limited to miscellaneous repairs and improvements consisting of the construction of service facilities, reconstruction of playground and active child play facilities, safety surfacing, lighting, sidewalks, fencing, landscaping and tree planting, benches and renovation and improvement of buildings and including all work, materials and appurtenances necessary and suitable therefore are hereby authorized.

Appropriation and Estimated Cost: \$2,363,500  
Estimated Maximum Amount of Bonds or Notes: \$2,250,950  
Period or Average Period of Usefulness: 15 years  
Amount of Down Payment: \$112,550

- (2) Purpose: The reconstruction, rehabilitation, improvement and repair of various public buildings owned and used by the City, buildings of not less than Class "B" construction as defined in Section 40A:2-22 of the Local Bond Law; including various Firehouses and Police Precincts located in the City; and, where necessary, security enhancements, reconstruction, rehabilitation and restoration of heating, air conditioning, ventilation systems and interior vehicular exhaust systems, facades, pointing, new roofs, windows and doors, and including all work, materials, appurtenances, furnishings and equipment necessary and suitable therefore are hereby authorized.

Appropriation and Estimated Cost: \$4,725,000  
Estimated Maximum Amount of Bonds or Notes: \$4,500,000  
Period or Average Period of Usefulness: 15 years  
Amount of Down Payment: \$225,000

- (3) Purpose: The acquisition of a pumper truck for the City's Engine Company 7, including all work, materials and appurtenances necessary and suitable therefore are hereby authorized.

Appropriation and Estimated Cost: \$380,000  
Estimated Maximum Amount of Bonds or Notes: \$361,900  
Period or Average Period of Usefulness: 10 years  
Amount of Down Payment: \$ 18,100

- (4) Purpose: The reconstruction, resurfacing, widening, extension and construction of various public streets in and for the City, with a pavement at least as durable as a Class "A" road as defined in Section 40A:2-22 of the Local Bond Law, various City-wide improvements including, but not limited to, curbing, sidewalks, installation of handicapped ramps, landscaping, related studies and the acquisition of traffic signals and related equipment and machinery for the Division of Engineering, Traffic and Transportation, and including all work, labor, materials and appurtenances necessary and suitable for such purposes are hereby authorized.

Appropriation and Estimated Cost: \$9,870,000  
Estimated Maximum Amount of Bonds or Notes: \$9,400,000  
Period or Average Period of Usefulness: 18.8297 years  
Amount of Down Payment: \$ 470,000

- (5) Purpose: The acquisition and installation of traffic signals, and related equipment and machinery for the City's Division of Traffic Engineering and Transportation and including all work, labor, materials and appurtenances necessary and suitable for such purposes are hereby authorized.

<u>Appropriation and Estimated Cost:</u>	\$800,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$761,900
<u>Period or Average Period of Usefulness:</u>	10 years
<u>Amount of Down Payment</u>	\$ 38,100

- (6) Purpose: The acquisition of new automotive vehicles and equipment for use by the City's Parks and Forestry Department, Buildings and Streets Department and Health Department, including, but not limited to, crew cab pick-up trucks, dump trucks, hydraulic salter, vehicles with plows, mobile meal transports, animal control units and rodent control vans, and including all work, labor, materials and appurtenances necessary and suitable for such purposes are hereby authorized.

<u>Appropriation and Estimated Cost:</u>	\$882,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$840,000
<u>Period or Average Period of Usefulness:</u>	5 years
<u>Amount of Down Payment:</u>	\$ 42,000

- (7) Purpose: The acquisition and installation of various software, computer equipment and related voice and data equipment for various municipal buildings, departments and divisions, and including all work, labor, materials and appurtenances necessary and suitable for such purposes are hereby authorized.

<u>Appropriation and Estimated Cost:</u>	\$1,100,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$1,047,600
<u>Period or Average Period of Usefulness:</u>	7 years
<u>Amount of Down Payment</u>	\$ 52,400

- (8) Purpose: The rehabilitation and improvements to the City's Main Library and various other branches, and including, all work, labor, materials, furnishings, equipment and appurtenances necessary and suitable for such purposes are hereby authorized.

<u>Appropriation and Estimated Cost:</u>	\$2,100,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$2,000,000
<u>Period or Average Period of Usefulness:</u>	15 years
<u>Amount of Down Payment:</u>	\$ 100,000

- (9) Purpose: A grant of moneys to the Jersey City Incinerator Authority, for the acquisition directly by the Authority of various equipment and vehicles necessary in connection with the operation of the Jersey City Incinerator Authority, including, but not limited to, sweepers, roll-offs with snow packages, dump trucks with snow packages, dozer, steer loader and attachments, turbo tool cat with snow package, garbage compactor trucks, pay loader and spreaders, together with all work, materials and appurtenances necessary and suitable for the use and purpose of such improvement are hereby authorized. A record of such vehicles and equipment acquired shall be prepared and maintained in the Office of the Chief Financial Officer of the City.

<u>Appropriation and Estimated Cost:</u>	\$5,937,350
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$5,654,600
<u>Period or Average Period of Usefulness:</u>	11.7258 years
<u>Amount of Down Payment:</u>	\$ 282,750

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the several improvements or purposes is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8.1. The chief financial officer is hereby authorized to sell part or all of the notes from time to time, at not less than par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the City Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The several improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are improvements or purposes the City may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness of the several improvements or purposes, within the limitations of the Local Bond Law, computed on the basis of the respective amounts or obligations authorized for each improvement or purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 14.8793 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$26,816,950, that the net debt of the City determined as provided in the Local Bond Law is increased by \$26,816,950, and the obligations authorized herein will be within all debt limitation prescribed by that Law.

(d) An aggregate amount not exceeding \$3,000,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

(e) The City reasonably expects to commence acquisition and/or construction of the project described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the City further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate not to exceed the amount of bonds or notes authorized in Section 2 hereof.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 8. The full faith and credit of the City is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy ad valorem taxes upon all the taxable real property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

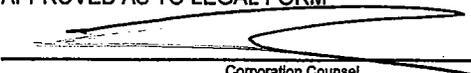
Section 9. After passage upon first reading of this bond ordinance, the City Clerk is hereby directed to publish the full text of the bond ordinance, together with the notice set forth

below entitled: "NOTICE OF PENDING BOND ORDINANCE" (with appropriate completions, insertions and corrections), at least once in a newspaper qualified under N.J.S.A. 40A:2-19, at least seven days prior to the date set for public hearing and further consideration for final passage (which date shall be at least ten days after introduction and first reading). The City Clerk is further directed to comply with all provisions of N.J.S.A. 40A:2-17(b) regarding postings, publications, and the provision of copies of this bond ordinance.

Section 10. After final adoption of this bond ordinance by the Municipal Council, the City Clerk is hereby directed to publish the full text of this bond ordinance, as finally adopted, together with the notice set forth below entitled: "NOTICE OF ADOPTION OF BOND ORDINANCE" (with appropriate completions, insertions and corrections), at least once in a newspaper qualified under N.J.S.A. 40A:2-19.

Section 11. To the extent that any previous ordinance or resolution is inconsistent herewith or contradictory hereto, said ordinance or resolution is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 12. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by Section 10 hereof and the Local Bond Law.

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

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

Certification Required   
Not Required

City Clerk File No. Ord. 12-043

Agenda No. 3.B 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-043

**TITLE:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE PERTAINING TO APPLICATION FEES**

**WHEREAS**, the Municipal Council, pursuant to N.J.S.A. 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 Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

**WHEREAS**, applications for development before the Planning and Zoning Boards are not currently required to pay fees until the end of the review process. As a result, significant staff time may be spent reviewing applications that are ultimately abandoned and never paid; and

**WHEREAS**, requiring fees be paid at the beginning of the review process would eliminate this potential waste of staff time; and

**WHEREAS**, the Municipal Council, pursuant to N.J.S.A. 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

**WHEREAS**, the Planning Board at its meeting of February 21, 2012 did vote to recommend that the Municipal Council include language requiring that application fees be paid within 30 days; and

**WHEREAS**, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

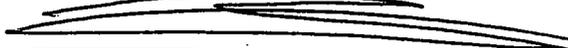
**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the Land Development Ordinance, be and hereby is amended as per the attached document;

**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, AICP, PP, 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 LAND DEVELOPMENT ORDINANCE PERTAINING TO APPLICATION FEES**

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

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

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

This Ordinance will amend the Land Development Ordinance (Zoning Ordinance) to require that application fees be paid within 30 days.

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

Applicants often delay paying fees or choose to abandon applications that have been thoroughly reviewed prior to fee collection. This time requirement will ensure that no excess staff time will be spent reviewing applications that have not been paid for.

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

Staff time will not be spent on applications which may be abandoned or delayed because fees will be due at the beginning of the review process.

**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 Czaplicki, Director, Dept of HEDC  
Robert D. Cotter, City Planning Director  
Nick Taylor, Acting Director, Division of Zoning

**10. Additional Comments: None**

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

  
Division Director

MM 7, 2012  
Date

  
Department Director Signature

3/7/12  
Date

# **SUMMARY STATEMENT**

## **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE PERTAINING TO APPLICATION FEES**

This Ordinance will amend the Land Development Ordinance (Zoning Ordinance) with regard to Fees. New language will be added to require that application fees be paid within 30 days.

2/2/12

345-33 FEES

A. Applicable Fees

1. Every application for review or hearing before the Zoning Board of Adjustment, or the Planning Board shall be initially accompanied by a check for \$150, and every application to the Historic Preservation Commission shall be initially accompanied by a check for \$10. Balance due will be determined upon City Planning Staff's review in accordance with the amount(s) as provided in Fee Table I **and based upon the initial submission package. If future submissions result in additional fees, such will be calculated at that time. This balance will be due within 30 days of issuance of the first review checklist. If not received within 30 days, review will cease until payment is submitted.**
2. The applicant shall arrange to provide the Division of City Planning with two copies of the transcript for its files and shall pay the complete cost of the transcript of his or her application. Any balance due the transcription firm engaged by the Division for its services shall be payable immediately upon billing.
3. Copies of resolutions rendered by either the Board of Adjustment or the Planning Board shall be available to any person requesting them at their sole cost and expense. Any applicant shall receive a copy of the decision rendered at no additional cost. Minutes of either the Board of Adjustment or the Planning Board shall also be available on request to any person or applicant at their sole cost and expense. Amounts charged shall be as provided for in the City's ordinance regulating photocopy and documents fees.
4. Performance guarantees may be required by the Zoning Board of Adjustment or the Planning Board pursuant to N.J.S.A. 40:55D-53.

City Clerk File No. Ord. 12-044

Agenda No. 3.C 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-044

**TITLE:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE ESTABLISHING HEARING REQUIREMENTS**

**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 Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

**WHEREAS**, applicants appearing before the Planning and Zoning Boards are not currently required to present material samples for their projects. Requiring applicants to provide this information will make it easier for the reviewing Board and the community to understand what the proposed projects will look like; and

**WHEREAS**, the Municipal Council, pursuant to NJSA 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

**WHEREAS**, the Planning Board at its meeting of March 6, 2012 did vote to recommend that the Municipal Council include language establishing Hearing Requirements; and

**WHEREAS**, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, 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 that the Land Development Ordinance, be and hereby is amended as per the attached document;

**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, AICP, PP, Director  
Division of City Planning

APPROVED AS TO LEGAL FORM

  
Corporation Council

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 ESTABLISHING HEARING REQUIREMENTS**

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

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

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

This Ordinance will amend the Land Development Ordinance (Zoning Ordinance) to establish Hearing Requirements (to be §345-32) for applicants which require that building material samples be provided for review and approval.

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

Applicants at Planning and Zoning Board hearings should present to the reviewing Board the façade materials they intend to use.

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

Helps reviewing Board and interested parties and community members understand what the proposed developments will look like.

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

None

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

Upon approval

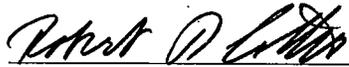
**8. Anticipated Completion Date: N/A**

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

Carl Czaplicki, Director, Dept of HEDC  
Robert D. Cotter, City Planning Director  
Nick Taylor, Acting Director, Division of Zoning

**10. Additional Comments: None**

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



**Division Director**

3/12/12  
**Date**



**Department Director Signature**

3/8/12  
**Date**

**345-32 HEARING REQUIREMENTS**

***Applicants are required to bring at least one set of any necessary site plans, including floor plans and elevations, mounted on display boards; subdivision plats; photographs; and appropriate material samples and/or material boards and/or color catalog cuts of primary façade materials to the hearing for Board review and approval. Any experts who testify must be licensed in the State of New Jersey, when and if required by law.***

# **SUMMARY STATEMENT**

## **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE ESTABLISHING HEARING REQUIREMENTS**

This Ordinance will amend the Land Development Ordinance (Zoning Ordinance) to establish Hearing Requirements (to be §345-32) for applicants which require that building material samples be provided for review and approval.

City Clerk File No. Ord. 12-045

Agenda No. 3.D 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-045

**TITLE:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING  
AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE PROHIBITING STILTED BUILDINGS**

**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 Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

**WHEREAS**, design standards currently prohibit stilted buildings. However, by adding this prohibition to the Off-Street Parking and Loading zoning Standards (§345-70) section, any non-compliance will trigger a zoning variance; and

**WHEREAS**, the Municipal Council, pursuant to NJSA 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

**WHEREAS**, the Planning Board at its meeting of March 6, 2012 did vote to recommend that the Municipal Council include language prohibiting stilted buildings in the Off-Street Parking and Loading Standards; and

**WHEREAS**, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, 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 that the Land Development Ordinance, be and hereby is amended as per the attached document;

**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, AICP, PP, 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 LAND DEVELOPMENT ORDINANCE PROHIBITING STILTED BUILDINGS**

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

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

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

This Ordinance will amend the Land Development Ordinance (Zoning Ordinance) to prohibit stilted buildings within the Off-Street Parking And Loading Standards (§345-70).

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

While existing design standards currently recommend against stilted buildings, adding the prohibition to section 345-70 will require that future applications seek a variance for non-compliance.

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

Controls for more attractive and urban building design.

**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 Czaplicki, Director, Dept of HEDC  
Robert D. Cotter, City Planning Director  
Nick Taylor, Acting Director, Division of Zoning

**10. Additional Comments: None**

I Certify that all the Facts Presented Herein are Accurate.

Robert D. Cotter  
Division Director

MAR 7, 2012  
Date

Carl Czaplicki  
Department Director Signature

3/7/12  
Date

# **SUMMARY STATEMENT**

## **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE PROHIBITING STILTED BUILDINGS**

This Ordinance will amend the Land Development Ordinance (Zoning Ordinance) to prohibit stilted buildings within the Off-Street Parking And Loading Standards (§345-70).

**§345-70. OFF-STREET PARKING AND LOADING****A. Zoning Standards:**

1. Off-street parking shall not be located between the building and the street.
2. Parking lots with 10 or more spaces shall be planted with shade trees at a rate of one tree per 10 parking spaces in addition to required street trees and 5% landscaping.
3. Where parking structures front on a public right-of-way, the structure shall be "faced" with commercial or mixed uses on the ground floor.
4. ***Stilted Buildings are prohibited***
5. All off-street parking lots, except those of one and two-family residences, shall be provided with curbing of poured-in-place concrete, so that vehicles cannot be driven onto required landscaped areas, buffer zones, interior roadways, internal walkways and street rights-of-way so that each parking lot has controlled entrances and exits and proper drainage control. Curbing of poured-in-place concrete shall be located to prevent any part of the vehicle from overhanging the street right-of-way, property line, interior roadways or internal walkways. Vehicular access to street from the parking lot shall be limited to driveways.
6. All parking spaces except those permitted for one and two family housing shall be located with access to each space from an aisle.
7. Required Residential parking shall be on site. Required parking for industrial, office and other employment uses may be on a separate lot as long as the parking spaces are within 500 feet of the use or portion of a complex served regardless of the number of spaces required by this Chapter. Such separate lots when used to meet the parking provision of this Chapter shall have the parking use added to the deed of the property.
8. Off-street loading facilities shall be located so that no vehicle being loaded or unloaded, maneuvering into a loading space or waiting to be parked into a loading space shall interfere with any traffic flow on a street, sidewalk, parking space, aisle, fire lane, driveway, railroad track or turning area nor shall they occupy any part of required lawn or buffer areas.
9. No parking space shall be less than eighteen (18) feet long and eight and one half (8.5) feet wide, with the following exceptions:

- a. Valet parking lots, where approved by the Planning Board or Zoning Board of Adjustment, may have reduced stall and aisle sizes. The project applicant is responsible for demonstrating to the Board that the lot can function and accommodate vehicles as proposed.
- b. Compact car spaces, where approved by the Planning Board or Zoning Board of Adjustment, shall not be less than sixteen (16) feet long and eight (8) feet wide. Aisles providing access to parking spaces shall have the following minimum distances. Where the angle of parking is different on both sides of the aisle, the larger aisle width shall prevail.

Angle of Parking Space (Degrees)	For parking spaces 8-8.5 Wide 1-way aisle (feet)	For parking spaces 8-8.5 Wide 2-way aisle (feet)	For parking spaces 9-9.5 wide 1-way aisle (feet)	For parking spaces 9-9.5 wide 2-way aisle (feet)
Aisle				
90	24	24	22	22
60	20	22	18	20
45	18	20	15	18
30	15	18	12	18
parallel	12	18	12	18

- 10. No Change
- 11. No Change
- 12. No Change
- 13. No change
- B. No Change

City Clerk File No. Ord. 12-046

Agenda No. 3.E 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-046

TITLE: An Ordinance Dedicating That Randolph Avenue Between  
Union Street and Bramhall Avenue Also Be Known as  
**"Michael Muchioki Way"**

**WHEREAS**, Michael (Mike) Muchioki was born on May 5, 1982 to Erastus and Sandra Muchioki. He spent the earlier years of his childhood at 243 Randolph Avenue. In 1987, the family moved around the corner to Union Street. This is where Michael and his two siblings, Amanda and Patricia spent their youth; and

**WHEREAS**, Mike Muchioki attended Marist High School in Bayonne, NJ. He represented Jersey City as a national merit scholar, receiving recognition from the Jersey Journal for placing in the top 95% for all African American students completing the Preliminary Scholastic Aptitude Test (PSAT). Mike was also a member of the chess club, art club and bowling team. He is also noted as earning three varsity letters on the Marist Football team; and

**WHEREAS**, Mike Muchioki's high school achievement led to his acceptance into the prestigious Albert Dorman Honors College at New Jersey Institute of Technology (NJIT). There he honed his interests in math, science, and technology as a Computer Science major. While at NJIT, Mike was initiated in Alpha Phi Alpha Fraternity, Inc. He served as both a faithful member and Chapter President, while leading his organizations in many campus and community-based initiatives. Mike would later serve as the Assistant District Director of his fraternity throughout the state, representing every undergraduate chapter in New Jersey. While balancing the demands of school and fraternity affairs, Mike was still able to be a supportive and loving boyfriend to his college sweetheart Nia Haqq; and

**WHEREAS**, Mike Muchioki's life was falling neatly into place. He was at the beginning stages of a promising career in the field of mobile technology. Mike and Nia moved into his family's first house on Randolph Avenue after many years of dating. Nia was very supportive of Mike's mission to impact his community. During the winter of 2009, Mike asked for Nia's hand in marriage while on vacation in Mexico; and

**WHEREAS**, just hours after friends and family joyfully toasted the loving couple at their engagement party on April 4, 2010, college sweethearts Michael Muchioki, 27, and Nia Haqq, 25, met with untimely death.

**NOW, THEREFORE, BE IT ORDAINED**, that recognition of her years of exemplary service to the City of Jersey City and the County of Hudson, the Municipal Council of the City of Jersey City deems it fitting and most appropriate to honor Michael Muchioki by dedicating that Randolph Avenue Between Union Street and Bramhall Avenue also be known as "Michael Muchioki Way."

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

G:\WPDOC\STOLONDARES\S\RENAME\Michael Muchioki Way.wpd

APPROVED AS TO LEGAL FORM

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

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

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

Certification Required

Not Required

City Clerk File No. Ord. 12-047

Agenda No. 3.F 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-047

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LUIS MUNOZ MARIN BOULEVARD REDEVELOPMENT PLAN**

**WHEREAS**, the Local Redevelopment and Housing Law, (N.J.S.A. 40A:12A-1 et seq.) permits municipalities to adopt and amend regulations dealing with areas declared to be "in need of redevelopment," and "in need of rehabilitation;" and

**WHEREAS**, the Luis Munoz Marin Boulevard Redevelopment Plan was adopted in February 1975 by the Jersey City Municipal Council; and

**WHEREAS**, the Luis Munoz Marin Boulevard Redevelopment Plan has been amended once in December of 1990; and

**WHEREAS**, the Historic Preservation Commission of Jersey City, at its meeting of March 19, 2012, recommended that the Planning Board and Municipal Council adopt the proposed amendments to the Luis Munoz Marin Boulevard Redevelopment Plan in order to better regulate future development within the Plan Area; and

**WHEREAS**, the Planning Board of Jersey City, at its meeting of March 20, 2012, recommended that the Municipal Council adopt the proposed amendments to the Luis Munoz Marin Boulevard Redevelopment Plan in order to better regulate future development within the Plan Area; and

**WHEREAS**, these amendments create a residential -Mixed Use District when certain lands are dedicated to the City of Jersey City for a Park; and

**WHEREAS**, the proposed amendment to the Luis Munoz Marin Boulevard Redevelopment Plan is attached hereto and made a part hereof, which amendments are 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 revised Luis Munoz Marin Boulevard Redevelopment Plan be, and hereby is, 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 only if the Settlement regarding the ownership of the Pennsylvania Railroad Harsimus Embankment is effectuated between the City of Jersey City, Conrail, and other interested parties.
- 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 P. Cotter*  
Robert D. Cotter, PP, Director  
Division of City Planning

APPROVED AS TO LEGAL FORM

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

*Carl Gagliardi*

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

Corporation Counsel

Business Administrator

Certification Required

Not Required



# Amendments to the Luis Munoz Marin Redevelopment Plan

As recommended by the Historic Preservation at their meeting of March 19, 2012 and the Jersey City Planning Board on March 20, 2012

Revision: 3/21/2012

The Following Amendments are proposed:

1. Retyping the text using a word processing program and replacing the Title Page. Deleting all references to the Division of Urban Research and Design and replacing them with the Division of City Planning.
2. Replace the maps with GIS based Maps.
3. Section entitled; Description of Project; delete Paragraph 2. (pg. -1-); and replace it with the following text: *The original objectives of the redevelopment Plan created superblocks. The new policies of the City and modern urban development foster porous neighborhoods and the elimination of the superblock. Therefore, goals and objectives going forward are to add publicly accessible streets and/or pedestrian ways throughout the plan area in both new and pre-existing projects.*
4. Amend Section entitled; Land Use Plan; Paragraph 3as follows:
  - “ 3. Additional Regulations, controls or restrictions to be imposed within each of the re-use areas as follows:
    - (1) Residential *Districts 1 & 3*
      - (a) Density  
The maximum overall density for the residential development ~~north of Sixth Street~~ in *District 1* shall be sixty-six (66) units per acre; the maximum overall density for residential development ~~south of Sixth Street~~ in *District 3* shall be forty (40) units per acre.”
5. Delete paragraph (i) entitled Building Orientation, Landscaping and Screening; ( pg. -6-) of the same section.
6. Add new Section (3) , entitled (3) *Highrise – Mixed Use Residential District 2*; with the Following Standards:

*The following Zoning standards are incorporated into this redevelopment plan to allow development to occur on (land formally known as Tax Block 212 Lots M & H), Only if and only after the other seven (7) segments of the Historic Pennsylvania Railroad Harsimus Branch Embankment (land formally known as Tax Blocks 247, 280, 317.5, 354.1, 389.1, Lots 50A and Block 415, Lot 50 and Block 446 Lot 18A ) have been transferred in fee simple ownership to the City of Jersey City for use as a public park and trail/light rail corridor; and in accordance with the settlement regarding the Pennsylvania Railroad Harsimus Branch Embankment involving Conrail, the City of Jersey City and other interested parties. These amendments are added to the redevelopment plan as per the settlement agreement duly adopted by the Municipal Council of the City of Jersey City on, February 8, 2012, by Resolution No. 12-113. {Note: These Amendments do not become effective without the settlement}*

*Site Plan approval of the Planning Board is required for the implementation of any improvements pursuant to this zoning or any interim use of this district or portion thereof.*

*Permitted Use and Density:*

*Two Residential high rise Towers that shall contain a maximum of 400 DU and 200 Hotel rooms. The Hotel Room cannot be traded in for residential units. Their height shall be a maximum of 35 stories for the West Tower and 45 stories for the East Tower. Residential internal floor to ceiling heights shall not be less than 9.5 feet, and commercial internal floor to ceiling heights no less than 18 feet. They shall be constructed on a parking base. The roof of the parking level shall be at an elevation equal to the surface elevation of the top of the next embankment segment west of this site. The parking base shall contain at least one restaurant or café that is open to the public and having direct access from the public walkway.*

**The hotel may contain accessory uses customary and incidental to a hotel, including but not limited to meeting rooms, dining and banquet facilities.**

- a. Base Roof Deck – Also referred to as the roof of the parking and the public plaza level. The Base Roof Deck shall be equal to the entire lot area, minus the area covered by the towers and the amenity extensions.**

**The roof shall be a green roof and it shall contain public open space and restaurant(s) with indoor and outdoor seating alongside a decorative and well appointed open public walkway. The walkway shall span the length of the block and be no less than thirty (30) feet wide at its most narrow point. Public access to the walkway shall be constructed simultaneously with the first phase of any site development or site use and be provided via a grand stairway from Luis Munoz Marin Boulevard and through the simultaneous construction of a bridge, also a minimum of 30' wide, connecting this walkway segment to the next embankment segment west of this site. If east-west light rail is proposed, the light rail may use 16 feet of this walkway, and the remaining 14 feet shall remain public walkway.**

**Handicapped access shall be constructed simultaneously with the first phase of any site development or site use to the plaza level via the parking base elevator. A steep ramped bicycle channel shall be provided adjacent to the stair to accommodate bike carrying or guiding. Decorative screening and enclosure of the parking level is required. Screening of the parking from the Sixth Street frontage shall be provided by use of the on-site embankment stones as is historically appropriate; that may be cut to lessen the stone depth and allow for the parking module within. The Marin and Manila frontages shall incorporate the embankment stone into the façade in such a way that matches the original pattern and height of the slope of this embankment segment, such that stones along Manila Avenue and 6<sup>th</sup> Street shall be incorporated into the wall where they are present now but not into new locations or elevations on the walls. All other facades where parking is directly adjacent to the outside wall shall contain a living vertical green screen along their façade.**

**The parking level shall be fully enclosed and internally ventilated.**

- b. Tower Element:**

**Each tower footprint dimension shall be no larger than 105 x 75. Each tower footprint shall be permitted a three (3) story extension to house hotel uses, residential DU, retail service or restaurant. The roof of these extensions shall house the private hotel and residential amenities. But the Building coverage of the tower and extensions shall not be greater than fifty percent (50%) of the lot area.**

**The towers shall be elegantly designed point towers with a significant top and varied decorative spine of metal, glass, brick or stone or a combination of these.**

**The distance between towers shall be greater than 125 feet.**

**The tower element shall have a minimum step back from the property line of 15 feet.**

- c. Sidewalk and Street Improvements:**

**The sidewalk of Sixth Street and Luis Munoz Marin Blvd. shall be improved in conjunction with and simultaneously with any development or use of this site. The width of the Luis Munoz Marin sidewalk shall not be less than 16' and shall not be impeded by any overhang or projection. The width of Sixth Street sidewalk shall be 14' feet and the turning lane approaching Marin Boulevard shall be removed. The sidewalk and street-scape design may be all soft -scape, but shall be consistent with and an extension of the streetscape design for the balance of the embankment segments.**

**d. Parking and Loading:**

***A Maximum of 260 parking spaces shall be provided in the base. If a hotel is pursued, additional off-site parking may be provided pursuant to the recommendation of the Planning Board and the Division of City Planning.***

***e. Loading access shall be from Manila and as far south of Sixth Street as possible.***

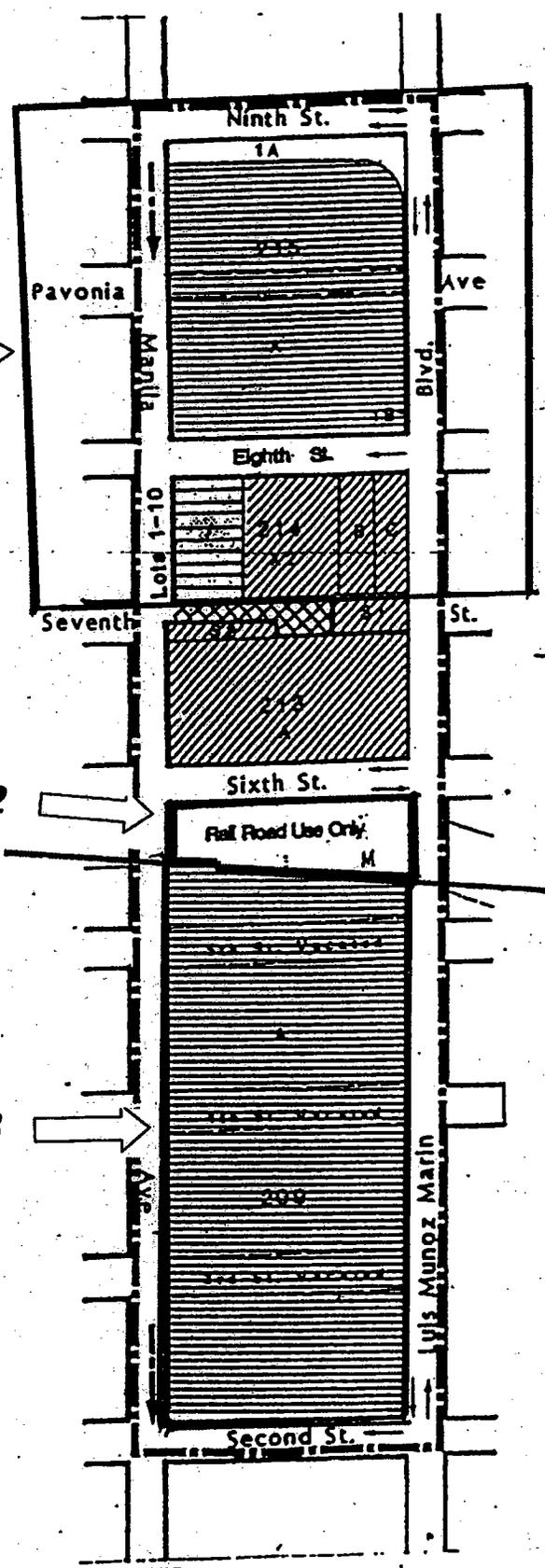
***f. Maximum FAR (Total GFA/Lot Area): 11.25:1***

7. Amend Section entitled; Project Proposals; 1. Land Acquisition; Paragraph (b) as follows:  
***“The three properties which are in the Not to be Acquired category; ( St. Anthony’s High School and the Pennsylvania Railroad rights of way) the Planning board does not contemplate acquiring these properties. The City’s intentions for the Historic Pennsylvania Railroad Harsimus Branch Embankment are outlined in the Settlement Agreement.***
8. Add new paragraph (c) to read as follows: ***“There shall be a public access easement provided on the North side of Lot M within the RR R-O-W extending the full length of the block, from Luis Munoz Marin Boulevard to Manila Ave for a width of at least thirty (30) feet and it shall also include the construction of a publicly accessible grand staircase, (with bike carry channel ramp) from street level to the top of the Base Roof Deck and the construction of a 30 foot wide publicly accessible bridge to the embankment segment west of this site. Public ADA access shall be provided through the private development elevator from the street to the Plaza level.***
9. Amend Section entitled; Project Proposals; 2. Rehabilitation and Conservation; as follows: ***“Rehabilitation and conservation are not contemplated within the project area. The Historic Pennsylvania Railroad Harsimus Branch Embankment has been listed on the State and local historic register and is eligible for the National Register. Rehabilitation, conservation and retention of the stone walls is a priority for any project development. At a minimum, any removed stones will be re-used on-site as determined to be historically appropriate and remaining stones will be given to the City for re-use on the remaining embankment blocks or elsewhere in a public place. Any site development will provide public pedestrian walkway at an elevation equal to that of the existing embankment to allow for unimpeded public access.***
10. Add new Section; entitled Plan Extension- ***This plan shall be extended an additional twenty-five (25) years, to extend it to 2040.***
11. Add Land Use Map to identify Residential District s 1, 2, & 3. As depicted on the attached Map.

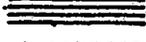
District 1 →

District 2 →

District 3 →



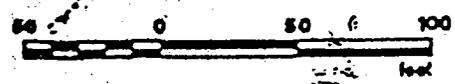
**LAND USE MAP  
LEGEND**

-  Project Boundary
-  Public Right Of W
-  Residential
-  Public
-  Residential, Pu or Quasi-Public
-  Local Traffic

Proposed Revision: March 6, 2012  
Division of City Planning

February, 1975  
Updated December, 1990

**LUIS MUNOZ MARIN  
REDEVELOPMENT AREA**



prepared by:



## **SUMMARY**

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LUIS MUNOZ MARIN BOULEVARD REDEVELOPMENT PLAN**

These amendments create a Residential –Mixed Use District when certain lands are dedicated to the City of Jersey City for a Park.

City Clerk File No. Ord. 12-048

Agenda No. 3.6 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-048

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE ZONING MAP FURTHER EXPANDING THE RESTAURANT OVERLAY ZONE**

WHEREAS, the Municipal Council, pursuant to N.J.S.A. 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 Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

WHEREAS, the Land Use Element of the Jersey City Master Plan references the creation of a "restaurant row" through the adoption of the Restaurant Overlay Zone (ROZ) within the downtown Newark Avenue Neighborhood Commercial District; and

WHEREAS, a Master Plan Reexamination Report recommending the expansion of the ROZ boundaries into growth areas in Jersey City was adopted by the Planning Board on July 26, 2011; and

WHEREAS, amendments to the Zoning map implementing the recommendations of the Reexamination Report were recommended by the Planning Board on February 7, 2012 for adoption by the Municipal Council; and

WHEREAS, the subject map amendments are attached hereto and made a part hereof; and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

WHEREAS, the City Planning Division has given notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning Board;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Zoning Map of the Land Development Ordinance, be and hereby is amended as per the attached document;

**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.A. 40:55D-15 and N.J.S.A. 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.A. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor and the Tax Collector.

  
Robert D. Cotter, AICP, PP, 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 AN AMENDMENT TO THE ZONING MAP FURTHER EXPANDING THE  
RESTAURANT OVERLAY ZONE**

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

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

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

It expands the boundaries of the Restaurant Overlay Zone to include properties fronting on Newark Avenue between Kennedy Boulevard and the Pulaski Skyway

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

The expansion of the ROZ zoning to these properties will strengthen existing or approved restaurants on Newark Avenue

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

It will increase opportunities for small business expansion to meet the growing demand for restaurants in this area.

**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 Czaplicki, Director, Dept of HEDC  
Robert D. Cotter, City Planning Director  
Maryann Bucci-Carter, City Planning Division

**10. Additional Comments: None**

I Certify that all the Facts Presented Herein are Accurate.

Robert D. Cotter  
Division Director

MARCH 21, 2012  
Date

Carl Czaplicki  
Department Director Signature

3/21/12  
Date

# **SUMMARY STATEMENT**

## **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE ZONING MAP FURTHER EXPANDING THE RESTAURANT OVERLAY ZONE**

It expands the boundaries of the Restaurant Overlay Zone to include properties fronting on Newark Avenue between Kennedy Boulevard and the Pulaski Skyway.

Detailed Map Attached.

**ZONING MAP AMENDMENT  
EXPANDING THE RESTAURANT OVERLAY ZONE**



PROPOSED ROZ EXPANSIONS

January 31, 2012

**PROPOSED EXPANSION**

