

City Clerk File No. Ord. 12-114

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 12-114

**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 26 BARTHOLDI AVENUE; 166-168 BARTHOLDI AVENUE; 114 BOORAEM AVENUE; 150-152 BOYD AVENUE; 189 CLERK STREET; 253 CLERK STREET; 106-108 CLINTON AVENUE; 13 COLES STREET; 364 COMMUNIPAW AVENUE; 766 COMMUNIPAW AVENUE; 359 DANFORTH AVENUE; 385 DANFORTH AVENUE; 300 DUNCAN AVENUE; 194 EGE AVENUE; 323 ½, 325, 325 ½ EIGHTH STREET; 349 EIGHTH STREET; 316 FAIRMOUNT AVENUE; 138 FRANKLIN STREET; 100 GLENWOOD AVENUE; 50 HANCOCK AVENUE; 116 HUTTON STREET; 557 LIBERTY AVENUE; 71 LINCOLN STREET; 14-16 MADISON AVENUE; 20 NEW STREET; 216 NORTH STREET; WASHBURN STREET; 148 STEGMAN STREET; 76 STORMS AVENUE; 25 VAN REIPEN AVENUE; 160 VAN REIPEN AVENUE; 104 WESTERN AVENUE AND 12A WILLIAMS AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 117 BOORAEM AVENUE AND 176-174 DWIGHT STREET**

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>Eunice Wlodarski</u>	<u>26 Bartholdi Avenue</u>
<u>Robert Fleming</u>	<u>166-168 Bartholdi Avenue</u>
Juan J. Parra	<u>114 Booraem Avenue [117 Booraem Avenue]</u>
<u>Dhanraj Seenanan</u>	<u>150-152 Boyd Avenue</u>
<u>Mary Collis</u>	<u>189 Clerk Street</u>
<u>Edna Stith</u>	<u>253 Clerk Street</u>
<u>Veronica Moore</u>	<u>106-108 Clinton Avenue</u>
<u>Victor Matamoros</u>	<u>13 Coles Street</u>
<u>Ava M. Norman</u>	<u>364 Communipaw Avenue</u>
<u>Janekia B. Wright</u>	<u>766 Communipaw Avenue</u>
<u>Felix Poventud</u>	<u>359 Danforth Avenue</u>
<u>Juan Torres-Rodriguez</u>	<u>385 Danforth Avenue</u>
<u>Rigoberto Cruz</u>	<u>300 Duncan Avenue</u>
<u>Ann Marie DeGenova</u>	<u>194 Ege Avenue</u>
<u>Florence Brown</u>	<u>323 ½-325-325 ½ Eighth Street</u>
<u>Richard A. Williams</u>	<u>349 Eighth Street</u>

continued.....  
CFL: (pcl)  
(08.30.12)

Shahnaz Bhatti  
Joyce LaRose  
Deogratias S. Benjamin  
Jose Lopez  
Evelyn Wassong  
Caridad Sardinias  
Blanche Foster  
Andrea Ruffin  
Ira Butler  
Mario Garcia

316 Fairmount Avenue  
138 Franklin Street  
100 Glenwood Avenue  
50 Hancock Avenue  
116 Hutton Street  
557 Liberty Avenue  
71 Lincoln Street  
14-16 Madison Avenue  
20 New Street  
216 North Street

Washburn Street  
South side; beginning 35 feet west of Palisade Avenue and extending to a point 22 feet westerly therefrom.

Diane Anderson  
Virgilio Andres  
Frank Mendez  
Sally Tanbonliong  
Edmundo L. Nueva  
Jossie Lightner

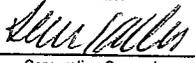
148 Stegman Street [176-174 Dwight Street]  
76 Storms Avenue  
25 Van Reipen Avenue  
160 Van Reipen Avenue  
104 Western Avenue  
12A Williams Avenue

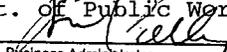
2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. This ordinance shall take effect at the time and in the manner as prescribed by law.
5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

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

APPROVED:   
Municipal Engineer *8/29/12*

CFL:pc1  
(08.30.12)

APPROVED AS TO LEGAL FORM  
  
Corporation Counsel

APPROVED:  *8/31/12*  
Director, Dept. of Public Works  
APPROVED:   
Business Administrator

Certification Required   
Not Required

FACTSHEET

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 26 BARTHOLDI AVENUE; 166-168 BARTHOLDI AVENUE; 114 BOORAEM AVENUE; 150-152 BOYD AVENUE; 189 CLERK STREET; 253 CLERK STREET; 106-108 CLINTON AVENUE; 13 COLES STREET; 364 COMMUNIPAW AVENUE; 766 COMMUNIPAW AVENUE; 359 DANFORTH AVENUE; 385 DANFORTH AVENUE; 300 DUNCAN AVENUE; 194 EGE AVENUE; 323 1/2, 325, 325 1/2 EIGHTH STREET; 349 EIGHTH STREET; 316 FAIRMOUNT AVENUE; 138 FRANKLIN STREET; 100 GLENWOOD AVENUE; 50 HANCOCK AVENUE; 116 HUTTON STREET; 557 LIBERTY AVENUE; 71 LINCOLN STREET; 14-16 MADISON AVENUE; 20 NEW STREET; 216 NORTH STREET; WASHBURN STREET; 148 STEGMAN STREET; 76 STORMS AVENUE; 25 VAN REIPEN AVENUE; 160 VAN REIPEN AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 117 BOORAEM AVENUE AND 176-174 DWIGHT STREET

2. Name and title of person initiating the ordinance:

Lee D. Klein, P.E., PTOE, Division of Engineering, Traffic and Transportation, Department of Public Works 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. Remove from the Disabled Parking Manual reserved parking signs that are no longer warranted and the signs have been removed.

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 \$10,100.00		
57 disabled parking signs	@ \$100.00 ea.	\$5,700.00
54 channels (approximate count)	@ \$100.00 ea.	\$5,400.00

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

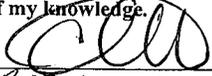
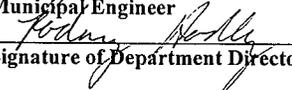
Twenty days after adoption by the Jersey City Municipal Council

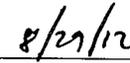
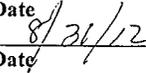
9. Person responsible for coordinating proposed program, project, etc.:

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.

  
 Municipal Engineer  
  
 Signature of Department Director

  
 Date  
  
 Date

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

ORDINANCE NO. Ord. 12-114

TITLE: 3.A. SEP 12 2012 4.A. SEP 27 2012



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 26 Bartholdi Avenue; 166-168 Bartholdi Avenue; 114 Booraem Avenue; 150-152 Boyd Avenue; 189 Clerk Street; 253 Clerk Street; 106-108 Clinton Avenue; 13 Coles Street; 364 Communipaw Avenue; 766 Communipaw Avenue; 359 Danforth Avenue; 385 Danforth Avenue; 300 Duncan Avenue; 194 Ege Avenue; 323 1/2, 325, 325 1/2 Eighth Street; 349 Eighth Street; 316 Fairmount Avenue; 138 Franklin Street; 100 Glenwood Avenue; 50 Hancock Avenue; 116 Hutton Street; 557 Liberty Avenue; 71 Lincoln Street; 14-16 Madison Avenue; 20 New Street; 216 North Street; Washburn Street; 148 Stegman Street; 76 Storms Avenue; 25 Van Reipen Avenue; 160 Van Reipen Avenue; 104 Western Avenue and 12A Williams Avenue and Repeal the Reserved Parking Space at 117 Booraem Avenue and 176-174 Dwight Street.

RECORD OF COUNCIL VOTE ON INTRODUCTION								SEP 12 2012 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING								SEP 27 2012 8-0			
Councilperson <u>RICHARDSON</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

✓ 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				LAVARRO			
LOPEZ				RICHARDSON				MASSEY			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE								SEP 27 2012 8-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 12 2012

Adopted on second and final reading after hearing on SEP 27 2012

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 27 2012

Robert Byrne  
Robert Byrne, City Clerk

APPROVED:  
Peter M. Brennan  
Peter M. Brennan, Council President  
Date: SEP 27 2012

\*Amendment(s):

APPROVED:  
Jerramiah T. Healy  
Jerramiah T. Healy, Mayor

Date OCT 03 2012

Date to Mayor SEP 28 2012

City Clerk File No. Ord. 12-115

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 12-115

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO THE MAJESTIC II REDEVELOPMENT PLAN  
REGULATIONS RELATING TO USE, DENSITY, AND BUILDING CONFIGURATION**

**WHEREAS**, the Municipal Council of the City of Jersey City adopted the Majestic II Redevelopment Plan on April 12, 2006; and

**WHEREAS**, the Planning Board, at its meeting of August 21, 2012, determined that the Majestic II Redevelopment Plan would benefit from amendments to revise its use, density, parking and building configuration standards; and

**WHEREAS**, a copy of the Planning Board's recommended amendments to the Majestic II 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 Majestic II 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

# Summary

## **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MAJESTIC II REDEVELOPMENT PLAN REGULATIONS RELATING TO USE, DENSITY AND BUILDING CONFIGURATION**

This ordinance proposed the following changes:

1. New signage restriction along York Street.
2. Limitation of Office uses to above the ground floor and only along Montgomery Street.
3. Change of the text relative to the landscaped area along York Street from may to shall.
4. Adding a minimum parking requirement of 0.4 spaces per unit for residential uses.
5. Restricts parking ingress and egress to Montgomery street
6. Changes building step-backs and heights
7. Increases density by permitting smaller unit sizes
8. Establishes minimum Sidewalk widths
9. Revises text to reflect new Block and Lot numbers and development procedures

**ORDINANCE FACT SHEET**

**1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MAJESTIC II REDEVELOPMENT PLAN REGULATIONS RELATING TO USE, DENSITY AND BUILDING CONFIGURATION**

**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:**

- 1. New signage restriction along York Street.
- 2. Limitation of Office uses to above the ground floor and only along Montgomery Street.
- 3. Change of the text relative to the landscaped area along York Street from may to shall.
- 4. Adding a minimum parking requirement of 0.4 spaces per unit for residential uses.
- 5. Restricts parking ingress and egress to Montgomery street
- 6. Changes building step-backs and heights
- 7. Increases density by permitting smaller unit sizes
- 8. Establishes minimum Sidewalk widths
- 9. Revises text to reflect new Block and Lot numbers and development procedures

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

The redevelopment Plan and a Site Plan for this area was approved in 2006. Since that time, building styles and market trends have changes substantially enough to require these changes in the redevelopment plan.

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

A better project

**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**

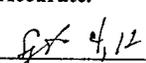
**9. Person Responsible for Coordinating Proposed Program, Project, etc.:**

Robert D. Cotter, Director, City Planning	547-5050
Maryann Bucci-Carter, Supervisor, City Planning	547-4499

**10. Additional Comments:**

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

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

  
 \_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Date

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

ORDINANCE NO. Ord. 12-115  
 TITLE: 3.B. SEP 12 2012 4.B. SEP 27 2012



Ordinance of Municipal Council of the City of Jersey  
 City adopting amendments to the Majestic II  
 Redevelopment Plan regulations relating to use, density  
 and building configuration.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
SEP 12 2012 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
SEP 27 2012 8-0											
Councilperson <u>GAUGHAN</u>				moved, seconded by Councilperson <u>BRENNAN</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	<u>ABSENT</u>			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

YVONNE BALCER

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				LAVARRO			
LOPEZ				RICHARDSON				MASSEY			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
SEP 27 2012 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	<u>ABSENT</u>			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 12 2012  
 Adopted on second and final reading after hearing on SEP 27 2012

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 27 2012

Robert Byrne  
 Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: SEP 27 2012

APPROVED:

Jerrahiah T. Healy  
 Jerrahiah T. Healy, Mayor

Date: OCT 03 2012

Date to Mayor SEP 28 2012

City Clerk File No. Ord. 12-117

Agenda No. 3.D 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 12-117

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO THE JERSEY AVENUE PARK REDEVELOPMENT PLAN  
NEW TAX BLOCK 6006 (FORMERLY TAX BLOCK 330)**

**WHEREAS**, the Municipal Council of the City of Jersey City adopted the Jersey Avenue Park Redevelopment Plan on March 14, 2007, and last amended it on November 23, 2010; and

**WHEREAS**, the Planning Board, at its meeting of August 21, 2012, determined that the Jersey Avenue Park Redevelopment Plan would benefit from amendments to revise Block 6006 building form standards; and

**WHEREAS**, a copy of the Planning Board's recommended amendments to the Jersey Avenue Park 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 Jersey Avenue Park 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 JERSEY AVENUE PARK REDEVELOPMENT  
PLAN NEW TAX BLOCK 6006 (FORMERLY TAX BLOCK 330)**

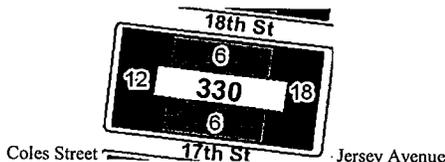
**2. Name and Title of Person Initiating the Ordinance, etc.:**

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

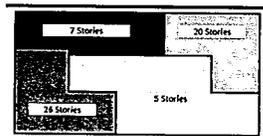
**3. Concise Description of the Program, Project or Plan Proposed in the Ordinance:**

- This ordinance proposes the following form based map change to Tax Block 6006. *No increase in density is accompanied with this change.*

**From:**



**To:**



- The amendment also proposes is to replace all references within the redevelopment plan of *designated developer* with *owner, developer, or designated developer*.

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

This Block contains the partially constructed Cast Iron Lofts Building. It was built pursuant to different zoning than the form based pattern that exists today. This change will allow for another building or buildings to be built on the balance of the block to match-up perfectly with the existing building, while still following the general pattern of the other neighborhood.

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

A better project

**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.

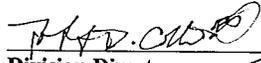
**8. Anticipated Completion Date: N/A**

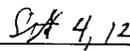
**9. Person Responsible for Coordinating Proposed Program, Project, etc.:**

Robert D. Cotter, Director, City Planning	547-5050
Maryann Bucci-Carter, Supervisor, City Planning	547-4499

**10. Additional Comments:**

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

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

  
 \_\_\_\_\_  
 Date

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

SEPTEMBER 4, 2012  
 \_\_\_\_\_  
 Date

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

ORDINANCE NO. Ord. 12-117  
3.D, SEP 12 2012 4.C. SEP 27 2012



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Jersey Avenue Park Redevelopment Plan new tax Block 6006 (formerly Tax Block 330).

RECORD OF COUNCIL VOTE ON INTRODUCTION <span style="float: right;">SEP 12 2012 9-0</span>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING <span style="float: right;">SEP 27 2012 7-0</span>											
Councilperson <u>BRENNAN</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	ABSENT		
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

✓ 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				LAVARRO			
LOPEZ				RICHARDSON				MASSEY			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE <span style="float: right;">SEP 27 2012 8-0</span>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

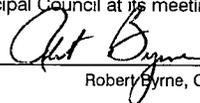
✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 12 2012

Adopted on second and final reading after hearing on SEP 27 2012

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 27 2012

  
 Robert Byrne, City Clerk

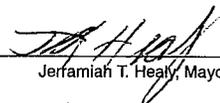
APPROVED:

  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: SEP 27 2012

APPROVED:

  
 Jeramiah T. Healy, Mayor

Date: OCT 03 2012

Date to Mayor SEP 28 2012

City Clerk File No. Ord. 12-118

Agenda No. 3.E 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 12-118

**TITLE:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE CLARIFYING SITE PLAN REVIEW THRESHOLDS AS THEY PERTAIN TO PARKING**

**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**, Section 345-16 of the Ordinance outlines the thresholds for site plan review, including thresholds for parking and loading facilities. However, this language is unclear and should be revised to prevent loopholes; 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 July 10, 2012 did vote to recommend that the Municipal Council include language clarifying Review Thresholds; 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:

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 CLARIFYING SITE PLAN REVIEW THRESHOLDS AS THEY PERTAIN TO PARKING

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 clarify Site Plan Review Thresholds (§345-16). Amendments clarify the requirements for new or alterations to existing parking and loading facilities.

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

Existing ordinance language is unclear.

5. Anticipated Benefits to the Community:

Helps reviewing Board, interested parties, and community members understand what review thresholds are.

6. Cost of Proposed Plan, etc.:

None

7. Date Proposed Plan will commence:

Upon approval

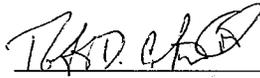
8. Anticipated Completion Date: N/A

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

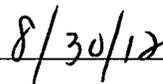
10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.

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

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

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

ORDINANCE NO. Ord. 12-118

TITLE: 3.E. SEP 12 2012 4.D. SEP 27 2012



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Land Development Ordinance clarifying site plan review thresholds as they pertain to parking.

RECORD OF COUNCIL VOTE ON INTRODUCTION								SEP 12 2012 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING								SEP 27 2012 8-0			
Councilperson <u>BRENNAN</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

YVONNE BALCER

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				LAVARRO			
LOPEZ				RICHARDSON				MASSEY			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
SEP 27 2012 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 12 2012

Adopted on second and final reading after hearing on SEP 27 2012

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 27 2012

Robert Byrne  
Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan  
Peter M. Brennan, Council President

Date: SEP 27 2012

APPROVED: Jerramiah T. Healy  
Jerramiah T. Healy, Mayor

Date: OCT 03 2012

SEP 28 2012  
Date to Mayor \_\_\_\_\_

\*Amendment(s):

City Clerk File No. Ord. 12-119

Agenda No. 3-F 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 12-119

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO THE EXCHANGE PLACE NORTH REDEVELOPMENT  
PLAN TO UPDATE FEES, PROCEDURES, AND METES & BOUNDS**

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

**WHEREAS**, this Redevelopment Plan was adopted on February 3, 1983 and amended subsequently, most recently on June 29, 2011; and

**WHEREAS**, this Redevelopment Plan was intended to provide for the construction of residential and commercial development within comprehensively planned districts along the Hudson River; and

**WHEREAS**, the proposed amendment adds the standard fee and procedures language to this redevelopment plan as well as corrected metes and bounds description; and

**WHEREAS**, at its meeting of August 7, 2012, the Jersey City Planning Board, discussed the proposed amendments and unanimously recommended that the Municipal Council adopt the proposed amendments; and

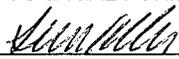
**WHEREAS**, the Redevelopment Plan, reflecting the proposed amendments, is attached and made a part hereof and is available for public inspection at the Office of the City Clerk in City Hall, 280 Grove Street, Jersey City, NJ;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the proposed Redevelopment Plan, as Recommended by the Jersey City Planning Board on August 7, 2012 be, and hereby is, adopted.

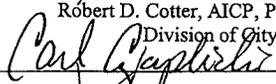
**BE IT FURTHER ORDAINED THAT:**

- 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 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.

APPROVED AS TO LEGAL FORM

  
Corporation Counsel

APPROVED:

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

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 EXCHANGE PLACE NORTH  
REDEVELOPMENT PLAN TO UPDATE FEES, PROCEDURES, AND METES &  
BOUNDS

**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:**

This ordinance amends the Exchange Place North Redevelopment Plan to add the standard  
procedures and fees language, as well as to correct errors in the written metes & bounds  
description. Changes are administrative and will not affect area boundary or zoning.

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

Existing language in the Plan is out of date.

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

Make the plan similar to all the other redevelopment plans of the City.

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

No expense to the city.

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

It will commence upon approval of the redevelopment plan amendment.

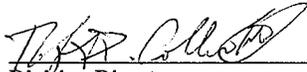
**8. Anticipated Completion Date: N/A**

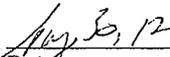
**9. Person Responsible for Coordinating Proposed Program, Project, etc.:**

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

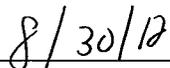
**10. Additional Comments: None**

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

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

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

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

ORDINANCE NO. Ord. 12-119  
3.F. SEP 12 2012      4.E. SEP 27 2012  
 TITLE:



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Exchange Place North Redevelopment Plan to update fees, procedures and metes & bounds.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
SEP 12 2012 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
SEP 27 2012 8-0											
Councilperson <u>SOTTOLANO</u>				moved, seconded by Councilperson <u>MASSEY</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

✓ 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				LAVARRO			
LOPEZ				RICHARDSON				MASSEY			

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

RECORD OF FINAL COUNCIL VOTE											
SEP 27 2012 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on SEP 12 2012  
 Adopted on second and final reading after hearing on SEP 27 2012

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 27 2012

Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan, Council President

Date: SEP 27 2012

APPROVED:

Jerramiah T. Healy, Mayor

Date OCT 03 2012

Date to Mayor SEP 28 2012

\*Amendment(s):