

City Clerk File No. Ord. 12-057

Agenda No. 3.B 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 12-057

TITLE:
ORDINANCE AMENDING CHAPTER 160 (FEES AND CHARGES) CHAPTER 84 (ALCOHOLIC BEVERAGES) OF THE JERSEY CITY CODE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

A. The following amendments to Chapter 84 (Alcoholic Beverages) of the Jersey City Code are adopted:

C. Chapter 84, Alcoholic Beverages

- (1) Annual license fee for plenary retail consumption license: ~~\$1,000~~ one thousand two hundred dollars (\$1,200.) effective as of June 1, 2012 for the license year that begins on July 1, 2012. Additionally, this annual license fee for the license year that begins on July 1, 2013 shall be one thousand four hundred and forty dollars (\$1,440.) as of June 1, 2013; and for the license year that begins on July 1, 2014 shall be one thousand seven hundred and twenty-eight dollars (\$1,728.) as of June 1, 2014.
- (2) Annual license fee for plenary retail distribution license: ~~\$1,000~~ one thousand two hundred dollars (\$1,200.) effective as of June 1, 2012 for the license year that begins on July 1, 2012. Additionally, this annual license fee for the license year that begins on July 1, 2013 shall be one thousand four hundred and forty dollars (\$1,440.) as of June 1, 2013; and for the license year that begins on July 1, 2014 shall be one thousand seven hundred and twenty-eight dollars (\$1,728.) as of June 1, 2014.
- (3-7) No change

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

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

E. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

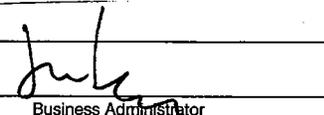
Note: All new material is underlined; words in {brackets} are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED: _____

APPROVED: _____


Business Administrator

Certification Required

Not Required

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

ORDINANCE NO. Ord 12-057
 TITLE: 3.B. APR 25 2012 4.A.



Ordinance amending Chapter 160 (Fees and Charges)
 Chapter 84 (Alcoholic Beverages) of the Jersey City
 Code. (Increase in fees)

RECORD OF COUNCIL VOTE ON INTRODUCTION APR 25 2012 8-0-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	ABSTAIN		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
Councilperson				moved, seconded by Councilperson				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				LAVARRO			
LOPEZ				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											
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)

Adopted on first reading of the Council of Jersey City, N.J. on APR 25 2012

Adopted on second and final reading after hearing on _____

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

APPROVED:

 Robert Byrne, City Clerk

 Peter M. Brennan, Council President

*Amendment(s):

Date: _____
 APPROVED: _____

 Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____

City Clerk File No. Ord. 12-058

Agenda No. 3.C 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 12-058

TITLE:

AN ORDINANCE AUTHORIZING A THREE (3) YEAR LEASE SUBJECT TO 60 DAY CANCELLATION NOTICE, WITH THE JERSEY CITY REDEVELOPMENT AGENCY FOR A PORTION OF THE HUB SHOPPING CENTER LOCATED AT 380-382 MARTIN LUTHER KING HUB PLAZA FOR THE USE OF GOVERNMENTAL OFFICES

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

WHEREAS, the City of Jersey City [the "City"] has a need for space for the use of governmental offices; and

WHEREAS, the Jersey City Redevelopment Agency (the "JCRA"), is the owner of property located at 380-382 Martin Luther King Drive, which property is located within the Martin Luther King HUB Plaza; and

WHEREAS, the City will lease certain space within the Martin Luther King HUB Plaza, consisting of approximately 3,930 square feet and located at 380-382 Martin Luther King Drive (the "Property"), to be used for various governmental offices; and

WHEREAS, the City has agreed to a term of three (3) years, retroactive to July 1, 2010, with one two (2) year option to renew; and

WHEREAS, the payment of rent shall be at the rate of \$62,880 each year or \$5,240 per month and with the "City" paying for utility and certain maintenance services; and

WHEREAS, funds are available in Appropriation Reserve Account No. 01-203-31-432-304 and CY 2012 Account No.:01-201-31-432-304.

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

1. A Lease Agreement between the City of Jersey City and the Jersey City Redevelopment Agency ("JCRA") for property located at 380-382 Martin Luther King Drive, Jersey City (the "Property") is hereby approved as follows:

A. **Term:** The term of the Lease shall be for three (3) years retroactive to July 1, 2010 and terminating on June 30, 2013, subject to one option to renew for a two (2) year period;

B. **Maintenance and Repairs:** The Jersey City Redevelopment Agency ("JCRA") shall take good care of the Property and shall at its own cost and expense, make all repairs, and maintain the Property, including the heating system, water service, roof and common areas, in good condition and state of repair, during the term of the Lease; and

C. **Rent:** The City shall be entitled to rent the Property for the sum of \$62,880 per year or

Property, including the heating system, water service, roof and common areas, in good condition and state of repair, during the term of the Lease; and

C. **Rent:** The City shall be entitled to rent the Property for the sum of \$62,880 per year or \$5,240 a month, plus utilities in the approximate amount of \$1,000.00 for both offices.

2. Subject to such modification as may be deemed necessary or appropriate, the Mayor or Business Administrator is authorized to execute the Lease Agreement attached hereto.

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 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 Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore, underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italics*.

CERTIFICATION OF FUNDING

I, _____, Donna Mauer, Chief Financial Officer certify that funds in the amount of **\$120,258** are available in Appropriation Reserve Account No.: **01-203-31-432-304** and funds in the amount of **\$50,000** are available in CY 2012 Temporary fiscal year budget Account No. **01-201-31-432-304**.

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator

Certification Required
Not Required

LEASE AGREEMENT

THIS LEASE AGREEMENT made this ____ day of _____, 2012 between the Jersey City Redevelopment Agency (the "Landlord"), having its principal place of business at 30 Montgomery Street, Room 900, Jersey City, New Jersey 07302, and the CITY OF JERSEY CITY (the "City"), having its principal place of business at 280 Grove Street, Jersey City, New Jersey 07302.

1. PROPERTY.

The Landlord does hereby lease to the City and the City does hereby rent a portion of the following Property:

Block 1997, Lot 64.99; more commonly known by the street address of 380-382 Martin Luther King Drive, Jersey City, New Jersey ("Property"). The Property subject to this Lease Agreement is a 3,930 square foot portion of the shopping center known as Martin Luther King Hub Plaza, which is located at 360-398 Martin Luther King Drive, Jersey City and described on Schedule A attached hereto.

2. TERM, OPTION TO EXTEND, RIGHT TO TERMINATE.

The term of the Lease Agreement shall be three (3) years (the "Term") commencing on July 1, 2010 and terminating on June 30, 2013, subject, however, to an option to renew on the same terms for one two (2) year period. Notwithstanding the foregoing, the City shall have the right to terminate this Lease Agreement, without cause, upon sixty (60) days' written notice to the Landlord.

3. USE.

a) The City is currently using and may continue to use the Property for the following purposes: Governmental Offices.

b) Approximately one-half of the Property is presently being used by the Division of Commerce of the City's Department of Housing, Economic Development and Commerce; and, the other half of the Property is being used by the City's Department of Health and Human Services.

c) In the event, either or both the Division of Commerce or the Department of Health and Human Service's office wishes to terminate this Lease Agreement and gives 60 days' written notice to the Landlord, then, and in that case, the Lease Agreement shall terminate and if only one City office has given such notice the Lease Agreement shall continue as to the other; otherwise the Lease Agreement shall terminate. In the event only one City office terminates the Lease, the rent shall be one-half (1/2) of that provided for in paragraph 4 below beginning as of the date of termination.

4. RENT.

The City covenants and agrees to pay to the Landlord, as rent for and during the Term hereof, the sum of \$13.33 a sq. ft. x 3,930 sq. ft. or annually the sum of \$62,880.00. The rent shall be paid in twelve (12) equal installment payments of \$5240.00, each on the first of each month in advance.

5. MAINTENANCE AND REPAIRS.

The Landlord shall take good care of the Property and shall, at its own cost and expense, make all repairs, and maintain the Property, including the heating system, water service, roof and common areas, in good condition and state of repair during the Term. The Landlord shall be responsible for keeping the Property and all parts thereof in a clean and sanitary condition and free from trash, inflammable material, and other objectionable matter, and shall keep the sidewalks and parking areas in front of the Property free of ice, snow and debris. During the Term, the City shall maintain the Property subject to this Lease in good condition, wear and tear for a reasonable use thereof and damage by the elements not resulting from the neglect or fault of the City excepted.

6. DAMAGE.

In case of the destruction of or any damage of any kind whatsoever to the Property, caused by the carelessness, negligence or improper conduct on the part of the Landlord or its agents, employees, guests, licensees, invitees, assignees or successors or other tenants at the Martin Luther King Hub Plaza, the Landlord shall repair the damage or restore any destroyed parts of the property, as speedily as possible, at the Landlord's sole cost and expense.

7. SIGNS.

The Landlord shall provide a suitable place for a sign, indicating the location of the City's offices. The City shall place such signs in or about the property or any part thereof, including the design and structure thereof as the City deems appropriate or necessary.

8. UTILITIES.

All utilities and service furnished in the property for the benefit of the City shall be paid by the City. The landlord will have a separate PSEG meter for the Property with the cost to approximate \$1,000.00 per month for both offices. If one of the two City government offices terminates its tenancy pursuant to paragraphs 2 and 3c herein, the meter shall be located in the office continuing to be rented by the City from the Landlord.

9. PARKING.

The Landlord will provide twenty (20) designated parking spaces at no cost.

10. CAM AND TAXES.

The Landlord will provide verification of the Common Area Maintenance ("CAM") and taxes charged to the City estimated currently at Four and Seven-Tenths Percent (4.7%) of such charges incurred by the Martin Luther King Hub Plaza, or \$9,602 annually as CAM, and \$4,816.55 annually as taxes. The City will only pay a share of the total annual CAM charges and taxes estimated at 4.7% when it is provided a certified audit report of total itemized CAM charges and taxes. This payment will be made with the last payment for the fiscal year.

11. IMPROVEMENTS.

Improvements were made in the year 2006 when the City took possession of the Property. In the event the additional improvements are desired, they will be based on the City Architect's layout and approval of all work. The Landlord shall perform the work; however, if it is determined that the City perform the work, all costs will be deducted from the rent.

12. ACCESS.

The City presently has possession of the Property and it shall be permitted to continue to have possession through the finalization and execution of this Lease Agreement.

13. COMPLIANCE.

The Landlord shall promptly comply with all laws, ordinances, rules, regulations, requirements and directives of the Federal, State and Municipal Governments or other public authorities and of all of their departments, bureaus, divisions and subdivisions, applicable to and affecting the property and its use and occupancy, for the correction, prevention and abatement of nuisances, violations or other grievances in, upon or connected with the Property, during the Term and shall promptly comply with all orders, regulations, requirements and directives of the Board of Fire Underwriters or similar authority and of any insurance companies with policies affecting the Property and its use, contents or events occurring thereat, for the prevention of fire or other casualty, damage or injury, at the Landlord's own cost and expense.

14. INDEMNIFICATION.

The City agrees to and shall save, hold and keep harmless the Landlord from and for any and all payments, expenses, costs, attorneys' fees and from and for any and all claims and liability for losses or damages to the Property or injuries to persons occasioned wholly or in part by or resulting from any errors, omissions or negligent acts by the City or the City's agents, employees, guests, licensees, invitees, subtenants, assignees or successors arising out of the occupancy by the City and the conduct of the City's business.

15. ASSIGNMENT - SUBLEASE.

The City may, upon prior written notice to the Landlord, assign, mortgage or hypothecate this Lease Agreement, or sublet or sublease the property or any part thereof.

16. RESTRICTION OF USE.

The City shall not occupy or use the Property or any part thereof, nor permit or suffer the same to be occupied or used for any purposes other than as herein limited, nor for any purpose deemed unlawful, disreputable or extra hazardous, on account of fire or any other casualty.

17. INSPECTION AND REPAIR.

The City agrees that the Landlord and the Landlord's agents, employees or other representatives, shall have the right to enter into and upon the Property or any part thereof, at all reasonable hours, for the purpose of examining the same or making such repairs or alterations therein as may be necessary for the safety and preservation thereof. This clause shall not be deemed to be a covenant by the City nor be construed to create an obligation on the part of the City to make such inspection or repairs.

18. VALIDITY OF LEASE.

The terms, conditions, covenants and provisions of this Lease Agreement shall be deemed to be severable. If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity of any other clause or provision herein, but such other clauses or provisions shall remain in full force and effect.

19. NOTICES

All notices required under the terms of the Lease Agreement shall be given and shall be complete by mailing such notices by certified or registered, return receipt requested, or by hand delivery to the following:

a) If to Landlord: Jersey City Redevelopment Agency
30 Montgomery Street, Room 900
Jersey City, NJ 07302

With a copy to: John J. Curley, Esq.
JJ Curley LLC
1202 Plaza 10
Jersey City, New Jersey 07311

b) If to City: Anne Marie Miller
City of Jersey City, City Hall
280 Grove St.
Jersey City, NJ 07302

With copy to: City Clerk
City of Jersey City, City Hall
280 Grove St.
Jersey City, NJ 07302

20. TITLE AND QUIET ENJOYMENT.

The Landlord covenants and represents that it is the owner of the Property and has the right and authority to enter into, execute and deliver this Lease Agreement; and does further covenant that the City, upon paying the rent and performing the conditions and covenants herein contained, shall and may peaceably and quietly have, hold and enjoy the property for the term aforementioned.

21. ENTIRE CONTRACT.

This Lease Agreement contains the entire contract between the parties. No representative, agent or employee of the City has been authorized to make any representations or promises with reference to the within lettering or to vary, alter or modify the terms hereof. No additions, changes or modifications, renewals or extensions hereof, shall be binding unless reduced to writing and signed by the City and the Landlord.

22. WAIVER OF SUBROGATION RIGHTS

The Landlord waives all right of recovery against the City of City's agents, employees or representatives for any loss, damages or injury of any nature whatsoever to property or persons for which the Landlord is insured.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, or caused these presents to be signed by their proper corporate officers and their proper corporate seal to be hereunto affixed, the day and year first above written.

ATTEST:

CITY OF JERSEY CITY

ROBERT BYRNE
City Clerk

JOHN KELLY
Business Administrator

WITNESS:

JERSEY CITY REDEVELOPMENT AGENCY

ROBERT ANTONICELLO,
Executive Director

SCHEDULE "A"

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

ORDINANCE NO. Ord. 12-058
3.C APR 25 2012 4.B.
 TITLE:



An ordinance authorizing a three (3) year lease subject to 60 day cancellation notice with the Jersey City Redevelopment Agency for a portion of the HUB Shopping Center located at 380-382 Martin Luther King HUB Plaza for the use of Governmental Offices.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 25 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											
Councilperson				moved, seconded by Councilperson				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				LAVARRO			
LOPEZ				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											
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)

Adopted on first reading of the Council of Jersey City, N.J. on APR 25 2012

Adopted on second and final reading after hearing on _____

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

APPROVED:

 Robert Byrne, City Clerk

 Peter M. Brennan, Council President

*Amendment(s):

Date: _____

APPROVED:

 Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____

City Clerk File No. Ord. 12-059

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 12-059

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE HUDSON EXCHANGE REDEVELOPMENT PLAN AND CHANGING ITS NAME TO HARSIMUS COVE STATION REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, (NJSA 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 Hudson Exchange Redevelopment Plan was adopted in 1983 by the Jersey City Municipal Council; and

WHEREAS, the Redevelopment Plan has been last amended February of 2011; and

WHEREAS, the Planning Board of Jersey City, at its meeting of April 3, 2012, recommended that the Municipal Council adopt the proposed amendments to the Hudson Exchange Redevelopment Plan in order to better regulate future development within the Plan Area; and

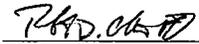
WHEREAS, these amendments create a new Zone District with a new Urbanist grid plan to create a residential – Commercial Mixed Use District when certain lands are dedicated to the City of Jersey City for a Park; and

WHEREAS, the proposed amendment to the Hudson Exchange 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 Hudson Exchange Redevelopment Plan be, and hereby is adopt and that the new name, Harsimus Cove Station Redevelopment Plan be applied to the plan area.

BE IT FURTHER ORDAINED THAT:

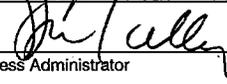
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City 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 D. Cotter, 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 HUDSON EXCHANGE REDEVELOPMENT
PLAN AND CHANGING ITS NAME TO HARSIMUS COVE STATION
REDEVELOPMENT PLAN**

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

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

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

These amendments re-name the redevelopment Plan and divide the redevelopment plan area into two zone districts along the light rail alignment. The West-Neighborhood District applies to the Metro Plaza area and the 6th Street bank. The plan will now have a new Urbanist street grid adopted for the area and will create a Residential – Commercial Mixed Use District where certain lands are dedicated to the City of Jersey City for streets and parks. The East-Waterfront District will maintain the same development limits but incorporate specific tracking procedures for density transferred within the East – Waterfront District and include up-dated design standards to match the new West - Neighborhood District.

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

New Urbanism for large tracks of underutilized land has been very successful in Jersey City. This re-zoning will not permit more density of Floor area to the zone but it will require that when it is fully built out, there will be public streets and it will function as an extension of the existing neighborhoods and not be a gated development with a sea of parking.

5. Anticipated Benefits to the Community:

These amendments will improve comprehensive growth, add new public walkways and parkland.

6. Cost of Proposed Plan, etc.:

\$0.00. No Cost to the City

7. Date Proposed Plan will commence:

Upon Adoption.

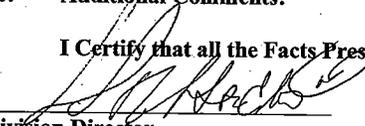
8. Anticipated Completion Date: N/A**9. Person Responsible for Coordinating Proposed Program, Project, etc.:**

Robert D. Cotter, Director, City Planning
Maryann Bucci-Carter, City Planning

547-5050
547-4499

10. Additional Comments:

I Certify that all the Facts Presented Herein are Accurate.


Division Director

Date 4/11/12


Department Director Signature

Date 4/11/12

SUMMARY

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE HUDSON EXCHANGE REDEVELOPMENT PLAN AND CHANGING ITS NAME TO HARSIMUS COVE STATION REDEVELOPMENT PLAN

These amendments re-name the redevelopment Plan and divide the redevelopment plan area into two zone districts along the light rail alignment. The West-Neighborhood District applies to the Metro Plaza area and the 6th Street bank. The plan will now have a new Urbanist street grid adopted for the area and will create a Residential – Commercial Mixed Use District where certain lands are dedicated to the City of Jersey City for streets and parks. The East-Waterfront District will maintain the same development limits but incorporate specific tracking procedures for density transferred within the East – Waterfront District and include up-dated design standards to match the new West - Neighborhood District.

Harsimus Cove Station Redevelopment Plan (formerly Harsimus Cove Station)

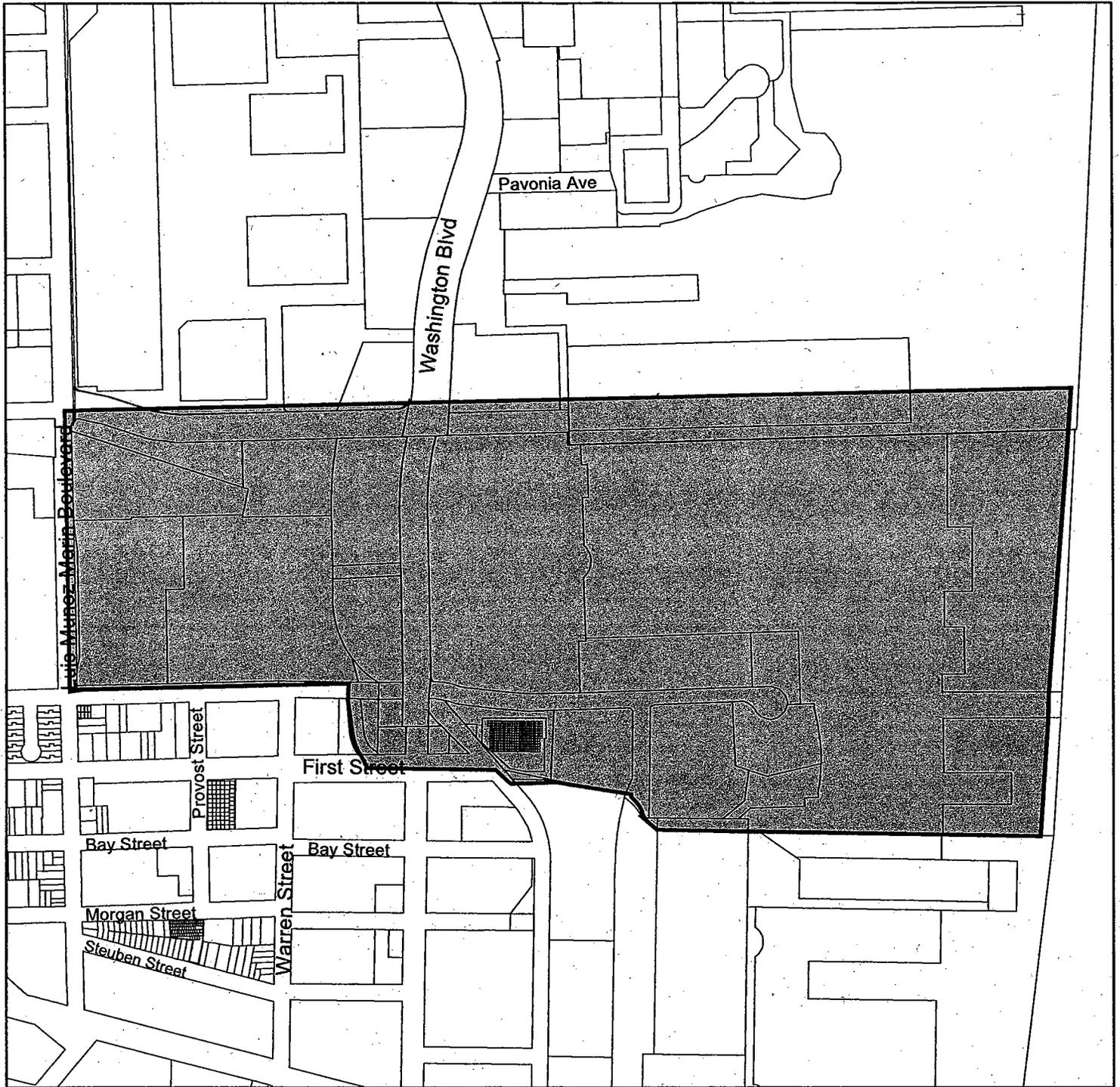
Department of Housing & Economic Development Division of City Planning

Adopted 1983
Amended 1986
Amended 1992
Amended July 21, 1999 – Ord. 99-092
Amended January 12, 2000
Amended September 28, 2000 – Ord. 00-123
Amended January 2004
Amended November 2004
Amended February 2011

Proposed Amendment: April 11, 2012 – **Draft 6**

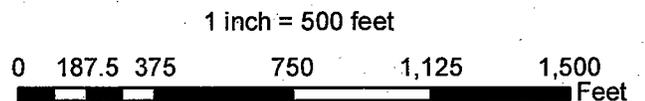
INTRODUCTION:

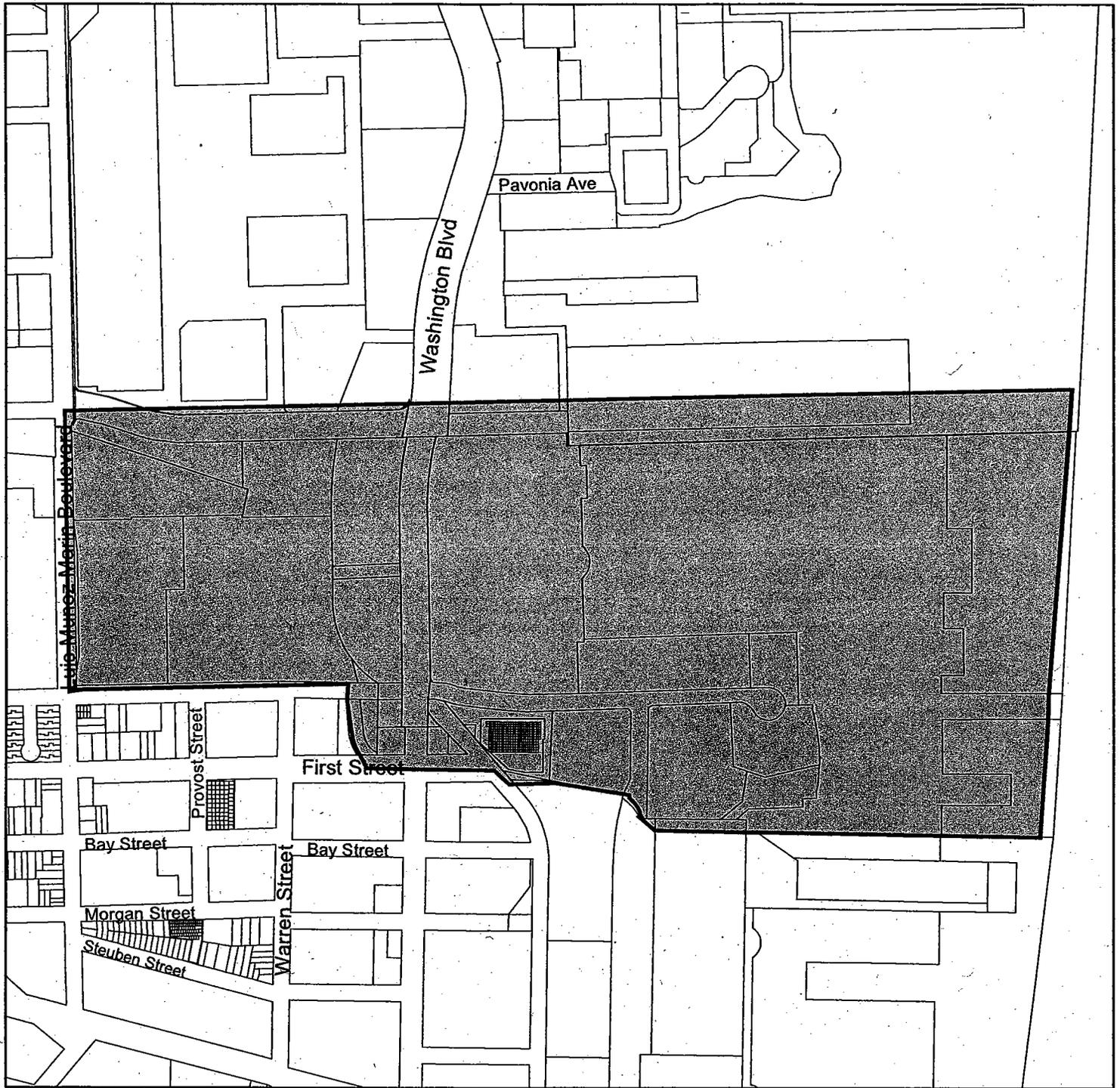
*The following proposed amendments are intended to divide the Harsimus Cove Station Redevelopment Area into two land use districts, an **East - Waterfront District** and a **West -Neighborhood District**. The dividing line will be the Hudson-Bergen Light Rail right-of-way. The East –Waterfront district will maintain the current zoning parameters with connections into the new street grid plan and the West-Neighborhood will be a new planned New Urbanist neighborhood applying a form based zoning code to govern future building and roadway redevelopment.*



**HARSIMUS COVE STATION REDEVELOPMENT PLAN AREA
BOUNDARY MAP**

MARCH 29, 2012





**HARSIMUS COVE STATION REDEVELOPMENT PLAN AREA
ACQUISITION MAP**

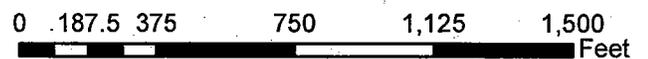
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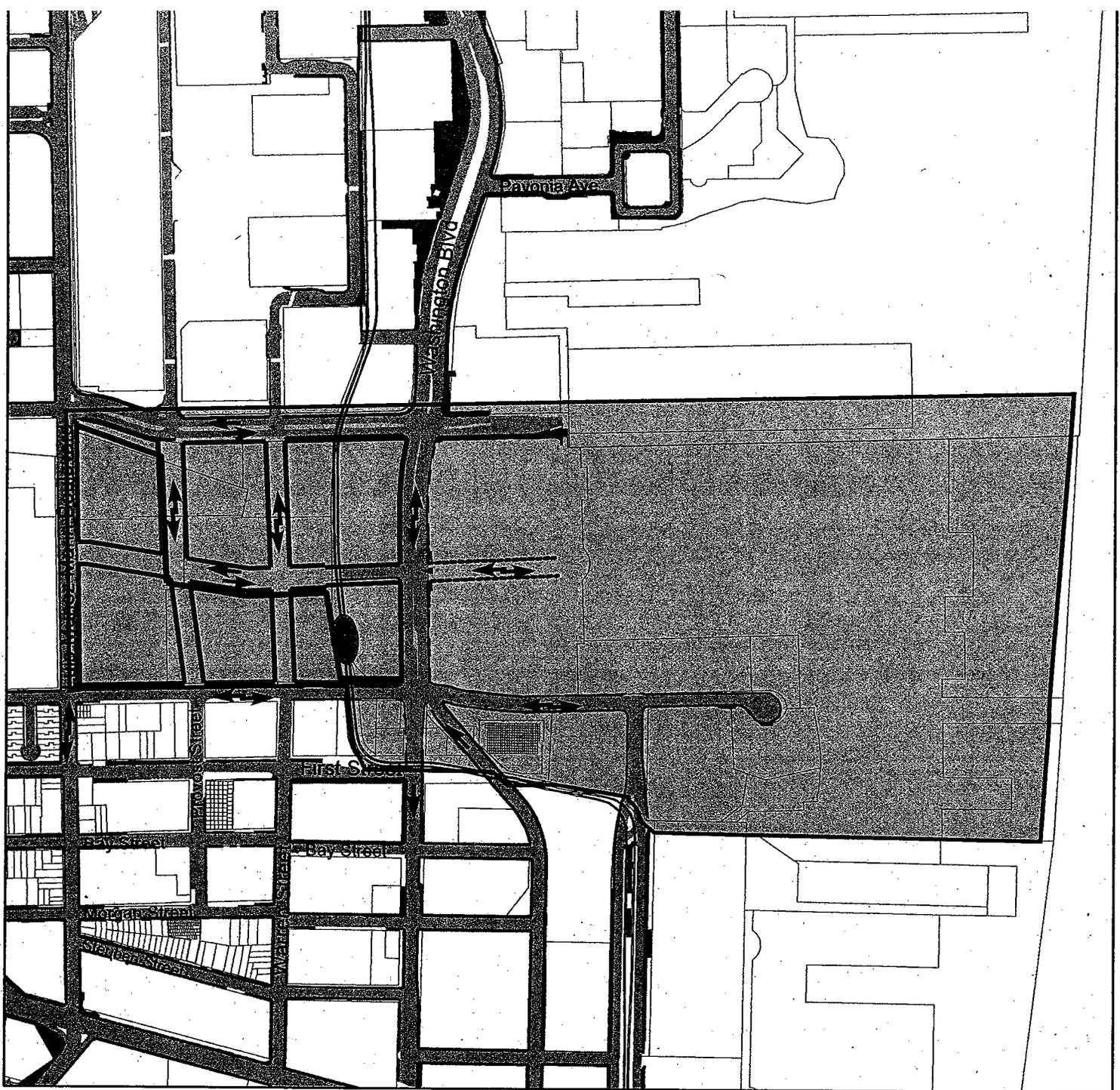


Legend

 TO BE ACQUIRED

1 inch = 500 feet





**HARSIMUS COVE STATION REDEVELOPMENT PLAN AREA
CIRCULATION MAP**

MARCH 29, 2012



Legend

- PROPOSED STREETS
- - - FUTURE STREET EXTENSION
- PROPOSED BIKE ROUTE
- LIGHT RAIL TRANSIT

1 inch = 500 feet



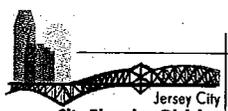

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Section I

4. COMPREHENSIVE REQUIREMENTS & POLICY STATEMENTS

A. POLICY STATEMENTS

By adoption of this revised redevelopment plan, the Jersey City Planning Board and the Municipal Council of the City of Jersey City seek to promulgate the following Policy Statements outlining what is sought to be achieved:

1. Redevelop the Harsimus Cove Station Redevelopment Project Area in a manner that will exemplify the principles of New Urbanism and implement traditional neighborhood development techniques for this unique inner-city location.
2. Encourage development that is compatible with the character of adjacent historic resources while providing for a mixture of uses and an intensity of development that will allow for a self-sufficient and vibrant new community serving as a model for healthy urban growth.
3. Provide a variety of market value housing types and commercial establishments through new construction of low rise, mid-rise and high rise structures.
4. Provide for an intensity of development suitable to serve the implementation of infrastructure improvements necessary to support the dense development grid pattern and spatial form necessary to this downtown area.
5. Encourage innovative mixed-use and multiple-use blocks of development.
6. Require the interconnection of uses, blocks, and streets to create integrated neighborhoods.
7. Provide a layout of streets and open spaces that encourage bicycle & pedestrian interconnections to the light rail stations, civic buildings, and commercial uses all within a 3-5 minute walk from residential dwellings.
8. Establish a street and path network which accommodates an integrated multi-modal transportation system with the intent of providing safe pedestrian connections as outlined above.
9. Establish an integrated healthy, vibrant, livable neighborhood, incorporating the traditional city block development and rejecting the modern, homogeneous, sprawled zoning alternatives.
10. Provide a clearly articulated and rationally designed open space system which consists of both integrated and peripheral active and passive parks.
11. Provide for a more efficient use of land and public services by directing development into a pattern that resembles traditional blocks of mixed and multiple-use buildings.
12. Facilitate the construction of roads, infrastructure, open space and other public improvements which benefit more than one development site or property owner, and benefit the residents of Jersey City and this new neighborhood as a whole.
13. Alleviate undue traffic congestion by installing the street grid.
14. Discourage and prohibit street design patterns that tend to contribute to traffic congestion through the dependence on private automobiles with minimal vehicular route choices.
15. Discourage and prohibit generic development patterns that bear no relation to the development pattern of the adjacent Powerhouse Arts and Harsimus Cove Neighborhoods.
16. Foster the creation of new neighborhoods that are oriented to the pedestrian, and that promote citizen security and social interaction.

B. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the East & West Districts of the Harsimus Cove Station Redevelopment Project Area Study Area through a combination of redevelopment actions. These will include but not be limited to:

1. Replacement of one story stand-alone retail structures with multi-use, multi-story structures situated on new City Blocks with ground floor retail and new planned public thoroughfares, public parks, and plaza spaces.
2. Implementation of the new blocks in a phased fashion. Implementing new R-O-W and Park land while maintaining some of the existing free standing buildings in the interim, until full implementation. As new buildings are constructed, the existing users may shift into the new building base retail.
3. Assembly into developable parcels the vacant and underutilized land now underutilized parking lot and macadam into buildable city blocks surrounded by streets.
4. Provision for a full range of public infrastructure necessary to service and support the Redevelopment Area; and
5. Construction and rehabilitation of residential units, a variety of commercial uses and complementary public facilities, including but not limited to bikeway, park land, plazas space and public streets that connect into the existing City street grid.

C. BUILDING DESIGN REQUIREMENTS

1. Buildings shall be designed so as to be **attractive from all vantage points** and shall be oriented toward the street so as to provide a continuous, active and interesting streetscape.
2. All ground floor uses shall provide direct access from the public sidewalk and the street adjoining the use in order to promote an active pedestrian streetscape. Main building entries shall be prominent, easily identifiable and connect directly to the public sidewalk so as to contribute to the overall liveliness of the pedestrian environment.
3. Permitted materials include standard modular or standard norman size brick, stone, metal panels, glass and such other materials as acceptable to the Planning Board. EIFS (Exterior Insulating Finishing Systems, artificial stone and stucco, CMU size/type block, jumbo brick, vinyl and/or aluminum siding, and artificial brick veneer such as permastone or brickface, and plastic type artificial siding materials shall be prohibited as building cladding.
4. **The screening of rooftop mechanical equipment, cellular phone antennas, satellite dishes, and television and radio antennas** is required. All shall be screened from view from all directions and elevations to minimize the negative aesthetic impact upon the view from neighboring buildings and from street level. Said screening shall be consistent with the architecture of the building and building material. In all cases, creative placement of said equipment is required in order to eliminate the need for screening.
5. All new row-houses, townhouses, and residential uses wrapping garage or retail shall have a raised stoop to individual entrances to first floor residential units. The stoop shall be consistent with those in the downtown districts, in terms of scale and appearance.
6. **The front yards of all new townhouses and row-houses** shall provide non-chainlink decorative metal fencing along the property line a minimum of two (2) feet and a maximum of four (4) feet in height.

7. Retail uses of 30,000 Sq. Ft. and larger shall be masked by a wrapper of smaller retail spaces on all blocks except 6 and 1 where they are too narrow to achieve a full wrap of retail. Any frontage that is not wrapped, shall contain a minimum of 75% clear glazing to maintain an active retail street frontage where a retail store is present.
8. **All parking is structured or on Street** and the structured parking is wrapped with a principal use to separate and shield it from view. This is achievable everywhere except on Blocks 1 on the East Façade. The Block 1, East facade treatment, shall integrate its appearance with that of the building residential and retail portions of the building, incorporating a decorative false facade, mimicking the rest of the building. Any garage openings shall mimic the window size and placement and look of the balance of the building and shall contain decorative fenestration and decorative grates, not just louvers, to soften their appearance. They shall also be designed to eliminate headlight glare and any view of internal light fixtures by covering the openings with opaque or spandrel glass rising a minimum of forty-two (42) inches from the floor line.
9. All building facades shall be consistent irrespective of any utility or parking access of the interior.
10. If **security gates** are used on any part of the building or commercial window, they shall be interior and of the open grate style.
11. **Buildings fronting Luis Munoz Marin Boulevard** shall not turn their backs or sides to it. They shall provide a front door face to the boulevard with functioning entries and stoops, such that the buildings' appearance along Marin Boulevard is that of multiple building fronts.
12. **Building Frontages:** Buildings are required to place their front walls along the Frontage Lines indicated in the Regulating Plan along at least 80% of their frontage. The remaining 20% allows for architectural articulations such as recessed walls.
13. **Building Attachments:** Arcades, Awnings, Bay Windows, Roof Overhangs, Stoops and Porches, may encroach into private property in front of the Frontage Line, provided they are conforming to the maximum attachment dimensions listed below, and those are found acceptable by the Planning Board, receiving site Plan approval as required by this plan. Of the above, all may also encroach a maximum of 2 ½ feet into public rights of way in front of the Frontage Line.
14. **Attachment Dimensions:** Awnings shall be 5 to 10 feet deep but shall not place supports upon the sidewalk. **Bay Windows** shall be a maximum depth of 4'. **Balconies** shall have a maximum projection of 2'. Porches shall be 7' to 12' deep.
15. **First-Floor Ground Heights:** A building's first floor shall be located between 0' and 7' above the sidewalk. Retail first floors shall be located at sidewalk height. Residential first floor units shall be located a minimum of 2' above the sidewalk, with window sills a minimum of 5' above the sidewalk.
16. **Building Entries:** Every use within a building, except for indoor accessory swimming pool amenities, shall have a primary point of pedestrian ingress and egress to the street. All buildings shall place their primary entrance at one street Frontage, although additional secondary entrances shall be permitted. Every apartment and office within a building shall be provided with a path to and from the sidewalk that does not pass through a parking garage that shall serve as the primary, prominent entrance. Every retail and commercial (including entertainment) establishment within a building shall place its primary entrance at the sidewalk. This is true of hotel restaurants and gift shops as well.
17. **Prominent Entries:** Main building entries shall be easily identifiable as such from the sidewalk, and may not occur simply as voids between buildings.
18. **Facade Articulation, General:** Buildings shall have a clear base, middle, and top by providing string courses and/or horizontally differentiating surface treatment.

19. **Facade Articulation, Specific:** In order to create certain unified streetscapes, the facade articulations required above are further specified to include a cornice line articulated at twenty (20') feet above sidewalk grade. Smaller articulation shall be incorporated into the building designs at 40 and 60 feet respectively. These may include, balcony, slight step-back, heavy string course and other types of design articulation.
20. **Buildings at corners:** Corners shall transition gracefully between articulations required at different heights.
21. **Facade Ratio:** The percentage of void area (windows and other openings) in a building facade shall be between 20% and 60%, except at street-level retail Frontages, where it shall not be lower than 75%.
22. **Facade Composition:** "Scattered-window" facades are prohibited. Each facade shall present a unified, rational composition.
23. **Facade Materials:** To avoid business, facades shall consist of no more than three materials, textures or colors (windows and framing not counted). Any changes in primary wall material shall occur across a horizontal line, with the heavier-appearing material below the lighter (for example, wood over bricks, or bricks over stone).
24. Permitted materials include standard modular or standard norman size brick, stone, metal panels, glass and such other materials as acceptable to the Planning Board. EIFS (Exterior Insulating Finishing Systems, artificial stone and stucco, CMU size/type block, jumbo brick, vinyl and/or aluminum siding, and artificial brick veneer such as permastone or brickface, and plastic type artificial siding materials shall be prohibited as building cladding.
25. **Facade Color:** The color of building walls shall be within the white-to-russet quadrant of the color wheel, including cream, beige, tan, gray, yellow, ochre, red, and brown.
26. **Blank Walls:** Are prohibited. All first floor walls shall have at least one window per structural bay, in a pattern that suggests habitation. Exposed basement walls at Frontages shall have at least one small window per structural bay as appropriate to an occupied foundation.
27. **Parking Entrances:** Mid-block parking structures shall be entered not through gaps between buildings, but through vehicular openings in the Frontage-line wall of the liner building. Parking structures shall provide direct pedestrian access to sidewalks so that residents may exit the parking lot without entering a building.
28. **Expansion Joints -** Facades shall be designed so that any expansion joints are rationalized by the logic of the composition, and thus made less obvious. Expansion joint gaps shall be colored to match the surrounding wall.
29. **EIFS:** are prohibited.
30. **Dish Antennas:** Dish antennas are prohibited where visible from any public area or R-O-W.
31. **Variety:** No architectural firm shall complete the schematic design of more than one (adjacent) block. However, a single firm may prepare construction drawings consolidating the schematic designs of a number of independent firms.
32. **Simple Facades:** The major articulation of facades should be confined to the corners of the urban block, the area around entries, and at designated vista terminations.
33. **Aligned Openings:** The tops of windows and doors should be aligned to avoid confusing perspectival views.

- 34. **Soffit Emphasis:** In most buildings, the underside of the overhang is more visible than the roof. The soffit should therefore receive a greater amount of attention and budget than it is typically afforded.
- 35. **Mullions:** Mullions and muntins provide privacy by diffusing problematic views. They should be used on residential windows facing onto sidewalks and courts and avoided on retail windows, which require transparency.

D. PARKING AND LOADING REQUIREMENTS Parking shall be reviewed by the Planning Board at the time of Site Plan application.

1. Maximum Parking Requirements

West District - The total number of self park and valet off-street parking spaces within the West Neighborhood District shall not exceed

3,700 spaces

East District

Maximum Parking Requirements

- a. Residential uses
 - a. 0.5 space for each dwelling unit with 0 or 1 bedroom
 - b. 1 space for each dwelling unit with 2 bedrooms
 - c. 1.5 spaces for each dwelling unit with 3 or more bedrooms
 - b. Hotels
 - a. 1.0 space per guest room for the first 100 rooms.
 - b. 0.5 space per guest room for the next 100 rooms.
 - c. 0.33 space per room for all over 200
 - c. Retail, Restaurants, Health Clubs, Nightclubs
1.0 space per 1,000 square feet excluding first 5,000 square feet
 - d. Theaters- 1.0 space per 6 seats
 - e. Schools - 2.0 spaces per classroom
 - f. Houses of Worship
1.0 space per seat as per Jersey City Zoning Ordinance.
 - g. Marinas - 0.5 spaces per berth
 - h. Office, public & semi-public uses
0.9 space per 1,000 square feet gross floor area
- 2. Valet parking is permitted provided a stripping and parking plan is approved by the Planning Board to reflect the valet alternative layout, drop off/pick-up location, etc.
 - 3. All parking shall be provided in structures and wrapped by the principal uses that it serves. All parking structures shall be topped with green roofs containing landscaping and/or recreation areas to screen the parking structure from above.
 - 4. No parking deck shall be higher than the height of the shortest building masking it. The top roof level of the parking garage shall be a green roof containing a mix of amenities, lawn, planting, plaza and gardens.
 - 5. Maximum commercial driveway width is 20 feet.

6. Bicycle Requirements:

Use	Minimum
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	Bicycle Storage Spaces and/or Racks
Residential	1 / DU
Office	1/5,000 Sq. Ft. GFA
Retail	Front Yard Bike Racks
Hotel	Front Yard Bike Racks
Theater	Front Yard Bike Racks
School	Front Yard Bike Racks

7. **Minimum Dedicated Loading Spaces**

Use	Minimum Loading Space(s)
Retail: 25,000 to 100,000 Sq. ft. GFA	One (1) Loading space
Retail: 100,000 to 200,000 Sq. ft. GFA	Two (2) Loading spaces
Retail: Each additional 200,000 Sq. ft. GFA or part thereof	One (1) Additional Loading space
Residential:	One (1) for Trash Compactor & dumpster collection One (1) for Moving Truck
Office:	One (1) for Trash Compactor & dumpster collection One (1) for deliveries & tenant moving

8. The developer shall demonstrate and the Planning Board shall be satisfied that sufficient loading areas shall be provided to accommodate the needs of the particular uses proposed, including trash and recycling pick-up and storage, commercial services such as package or food delivery services, and retail stocking and residential tenant moving.
9. These service areas shall be separate from one another so that a tenant move is not competing for a loading space with a retail loading.
10. All loading activities shall be conducted within the building and accessed through the garage, not the front yard.
11. All trash receptacle and recycling areas shall be located within principal buildings or parking structures.

E. CIRCULATION PLAN REQUIREMENTS

1. All new streets, sidewalks, R-O-W, roadways, driveways, and access easements constructed within the redevelopment area shall conform to the CIRCULATION MAP and the STREET PLAN – VEHICULAR CIRCULATION MAP – 6 for the West-Neighborhood District. No building or structure shall be located within the area of designated street thoroughfares of this plan.
2. Signalization shall be installed by the re-developer, as determined necessary by the Planning Board and City Engineer.
3. To insure an interconnected and comprehensive street plan, all streets adjacent to each block, on all sides, shall be constructed in conjunction with the development of any project or building within that block. The Planning Board may at its discretion in an extreme case waive this requirement and instead only require a portion of the street/streets required to develop the block if it finds that the ownership of the roadway area differs from the site plan applicant and the delay in the construction of the roads around other portions of the block do not in any way inhibit access, circulation, and

provision of required utilities, for either the project under consideration or the access of the overall development area and other projects within.

4. No Certificate of Occupancy of any type shall be issued for any development or construction until such streets have been completed.

F. SIGNAGE REQUIREMENTS - No signs or window graphics other than those specifically enumerated herein shall be permitted.

1. Under no circumstances shall fluorescent or glowing paint be permitted for any signage within the area.
2. All signage shall be subject to site plan review and approval by the Planning Board.
3. Billboards are expressly prohibited throughout the Redevelopment Area.
4. Rooftop, flashing moving or intermittently illuminated signs or advertising devices are prohibited, as are signs that may be mistaken for traffic control devices.
5. Kiosks listing tenants and giving directions may be provided but no advertising will be permitted. Such kiosks may not exceed eight (8) square feet of sign area.
6. Freestanding signs are prohibited. Signs shall not move or have any moving parts as elements.
7. Signage Letters shall be a maximum of eighteen (18) inches in height.
8. Window signs are prohibited except that the ground floor may contain decals on no more than 1/3 the window size.
9. Internally lit plastic panel signs and box signs are prohibited. Signage lighting is permitted.
10. Ground floor Uses fronting on more than one street shall be permitted to have signage on each frontage calculated pursuant to the requirements listed for that use.
11. All signs are subject to site plan review.
12. All bays of retail frontage shall have glazing. They shall maintain open clear view windows or window displays.
13. No window sign are permitted except that scrims or tenant logo may be placed on the on the lower 1/3 of the storefront bay s glazing.
14. Non-illuminated Awnings are permitted and may contain the tenant logo on 1/3 of the surface.
15. Phone numbers e-mail addresses, WEB site address and other product or service information is prohibited.
16. The following additional signage restrictions shall apply to specific uses:
 - a. Residential - Governmental Uses - Schools:

One identification sign not to exceed 50 square feet for a building of 100 DU or greater. Sign letters shall be a maximum height of 18 inches
 - b. Office & Hotel:

Total exterior sign area shall not exceed the equivalent of twenty (20%) percent of the first story portion of the wall to which it is attached. One (1) use shall be permitted no more than one (1) sign. Buildings with multiple uses shall have no more than one (1) sign per use provided the aggregate area of all signs does not exceed the maximum area permitted.

c. Hotel Only:

A hotel only may install a maximum of two additional signs affixed to the upper floor identifying the hotel name and logo. They shall be externally illuminated and shall not exceed 150 Sq. Ft. each.

d. Retail Sales, Restaurant, Health Club, Night Club, Theaters

- I. Each such use fronting on a public street may be allowed one exterior sign not to exceed 10% of area of the store front (ground floor) to which it is attached. Major tenants, occupying at least 60,000 square feet of gross leasable area, shall be permitted one additional identification sign as sized above.

e. Theaters Only

- I. One identification sign not to exceed 50 square feet for building at the entrance as well as a marquee not to exceed 80 sq. ft. of sign surface and placed at least 14 feet above the sidewalk.
- II. Wall mounted display enclosures advertising coming shows and current shows, not to exceed 4' x 6' per sign face.

f. Parking Facilities

One exterior sign may be allowed above the entrance driveway indicating the parking facility by the international parking symbol. Said sign not to exceed 10 Sq. Ft. One interior sign may be allowed indicating rates not to exceed 12 sq. ft. at each entrance.

g. Marina:

One sign, not to exceed twenty- (20) sq.ft.

G. GENERAL PROVISIONS

- a. Interim uses may be established after approval by the Planning Board for a period to be determined by the Planning Board.
- b. Prior to commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change to the interior floor plan of any structure where there is a use change, (e) any change in the use of any structure or parcel, or (f) any change in the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No Building Permit shall be issued for any work associated with (a) through (f) above without prior site plan review and approval of such work by the Planning Board.
- c. Prior to commencement of construction, architectural drawings and site plans with detailed specifications for the construction and/or rehabilitation of improvements to the area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment requirements and objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases. Final Site Plan approval for any phase shall entitle an applicant to building permits.

As part of any Final Site Plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.

- d. Where the construction or extension of any utility improvements or R-O-W improvements or the construction of open space improvements are required in conjunction with that building, block, or phase group; performance guarantees for these improvements shall be posted prior to the issuance of any building permits for that building, block, or phase group.
- e. **Deviations**
 - i. The Planning Board may grant deviations from such strict application of the regulations contained within this Redevelopment Plan, except as identified in paragraph I. below, so as to relieve difficulties or hardship where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, physical features uniquely affecting a specific piece of property, or by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation included within this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan where in an application related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12.a. & b.
 - ii. Additionally, no deviations shall be granted within the West-Neighborhood District which have any one of the following effects:
 - 1. Exceeding the maximum development permitted within the Intensity of Development Table of this Redevelopment Plan.
 - 2. Varying the minimum or maximum number of stories or their location and other requirements as outlined in the BUILDING REGULATING PLAN - MAP 4 and the FRONTAGE PLAN MAP - 3.;
 - 3. Increasing or decreasing story height from that which is specifically permitted herein;
 - 4. Varying in any way from the Use Standards Section of this Plan;
 - 5. Varying the grid-like pattern of the Street Network Plan, beyond normal adjustments encountered during survey synchronization;
 - 6. Non-completion of minimum open space, parks, or other type of phased improvements required to be implemented;

H. UTILITY AND INFRASTRUCTURE REQUIREMENTS

- 1) All applicants shall satisfy the Municipal engineer and the Planning Board that provisions for the necessary utilities is accomplished in a way that advances the health safety and welfare of the general public.
- 2) **Utility Placement** – All utility distribution lines and utility service connections from such lines to the project area's individual uses shall be located underground or internal to the buildings or interior to the block. Utility appliances, regulators and metering devices shall be located underground. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- 3) If it becomes evident to the Planning Board and the Municipal Engineer during the implementation of this development that a long term utility and infrastructure plan is needed and desired, a Utility Plan which shall include the on-tract and off-tract infrastructure improvements needed to serve the development shall be provided by the designated developer.
- 4) No development or redevelopment of any parcel in the Plan Area that will result in an increase in wastewater from that parcel shall be permitted unless and until the planned project wastewater piping and systems for the removal of effluent and storm water are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority; and the municipal wastewater piping and systems for the removal of effluent and storm water are certified by the City of Jersey City Planning Board, Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as determined by the Planning Board, Division of Engineering and the Municipal Utilities Authority.
- 5) Upon demolition of any existing structures, the site shall be graded, planted and sodded, unless new construction is to commence on the site within 30 days.
- 6) **Streetscape Materials:** Vehicular car- paths shall be constructed of asphalt. The main portion of sidewalks shall be constructed in tinted concrete. The outer 4' - 5' of sidewalks shall be constructed of bricks, decorative pavers or decorative stone between flush-mounted metal tree grates. Tree grates shall be maintained regularly to avoid trunk restriction. Curbs shall be vertical without horizontal lips (no gutter pans).
- 7) **Street Planting:** The street-tree pattern shall be regularly spaced at the distance specified in the Thoroughfare Standards. All landscaping areas are to be curbed.
- 8) **Street Lighting:** Street lights shall be located at the outer edge of all sidewalks, and shall correspond to the Regulating Plan as follows:
 1. **Retail & Optional Undesignated Frontages:** One lighting standard (no more than 20' tall) for every 70 linear feet of sidewalk average.

2. **Residential-Only Frontages:** One lighting standard (no more than 25' tall) for every 90 linear feet of sidewalk average. These requirements may be adjusted relative to one another in response to the photometric specifications of the chosen light standards. All street lighting shall be of decorative design and comply with the approved fixture type. The developer is responsible for all additional costs of this lighting.
- 9) Transformers, dumpsters, junction boxes, lift stations, electrical meters, condensers, signal boxes, other such machinery, and the mechanical controls for same shall be below ground or interior to the block and masked from frontages by building elements in a manner consistent with the design of the building, incorporating false windows and dispersed venting to maintain the window rhythm and building pattern design. (A wall of venting for mechanical rooms is not permitted.) Any louvers must be screened with decorative grates. When a mid-block utility access alley can be incorporated into the project or block, above referenced utilities shall be access via this service corridor to minimize and direct street frontage of utility service areas.
- 10) **Street Signage:** Parking and directional signage shall be consolidated and affixed onto lamp posts wherever possible.

I. OPEN SPACE REQUIREMENTS

1. All improved open space, which includes plazas and walkways, both elevated and at grade, shall incorporate elements such as shrubbery, attractive paving materials, street furniture, lighting, fountains and other architectural and artistic amenities so as to produce and provide a pleasant environment at all levels and to complement the building and the redevelopment area. All improved open space shall be designed to invite and attract the public.
2. All screen planting shall be coniferous and only species with proven resistance to the urban environment in this area will be acceptable. Screen planting shall be minimum of three (3) feet in height. Material shall be planted balled and burlaped and be of specimen quality as established by the American Association of Nurserymen.

At initial planting said materials shall provide a screen from the top of the planting to within six (6") inches of grade. Other plant materials shall be dense and of specimen quality as determined above. All deciduous trees shall be a minimum of three (3") inches in caliper. All plants, trees and shrubs shall be installed in accordance with a planting and maintenance schedule which shall be indicated on required site plans and approved by the Jersey City Planning Board.

3. All new construction must provide a minimum equal to six percent (6%) of gross floor area as improved open space as provided above. Any rehabilitation structure must provide a minimum of one percent (1%) of the gross floor area so rehabilitated as improved open space as provided above. Any additional floor area constructed as an adjunct to rehabilitation activities must provide improved open space equal to three percent (3%) of the total additional floor area.

Landscaped portions of parking areas may not be computed in satisfying the above landscape requirements.

4. Development occurring on piers constructed over the Hudson River shall be exempt from the minimum requirements listed in subsection 3 above.
5. A waterfront walkway, consistent with State requirements, if any, shall be provided. Such walkway must be freely accessible to the public.
6. Piers, or pier areas, parks and waterfront walkways freely accessible to the public shall be computed at 1.5 times their actual acreage.
7. Trees shall be planted along curblines at no more than forty (40') feet centers, in a regularly spaced pattern and spaced alternately on either side of the streets or roadways. Trees may also be planted in groupings with no minimum spacing distance required.

5. PLAN LENGTH

The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of Fifty (50) years from the date of approval of this plan by the City Council of the City of Jersey City. The Planning Board may, as always, review the plan from time to time.

6. PROCEDURE FOR AMENDING THE APPROVED PLAN

This Plan may be amended from time to time upon compliance with the requirements of law. For any designated redeveloper, a fee of one thousand dollars (\$1,000), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan.

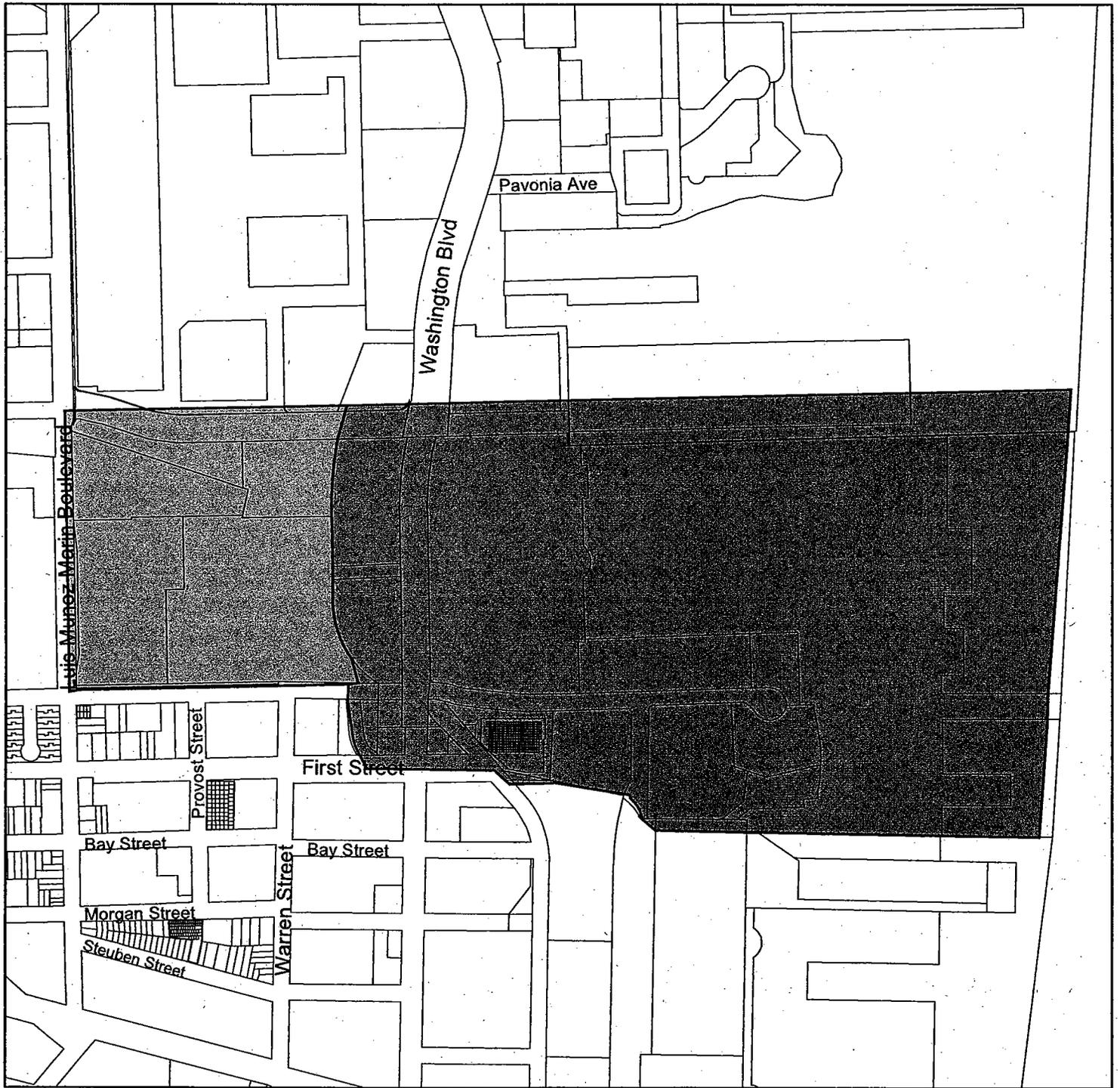
7. SEVERABILITY

If any section, paragraph, division, subdivision, clause or provision of this plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this plan shall be deemed valid and effective.

- 8. PHASING FOR THE WEST – NEIGHBORHOOD DISTRICT** The implementation of public improvements cannot be deferred until the end of the developments implementation. At a minimum, all public park improvements shall be constructed with the development of the block they are located within. The Planning Board may also require the development of some interim open space with the development of 1,2, or 3 should they precede the development of Blocks 4,5, or 6

Section II: SPECIAL DISTRICT REQUIREMENTS

1. **East –Waterfront District**
 - A. **USE PROVISIONS**
 - Principal Permitted Uses



**HARSIMUS COVE STATION REDEVELOPMENT PLAN AREA
DISTRICT MAP**

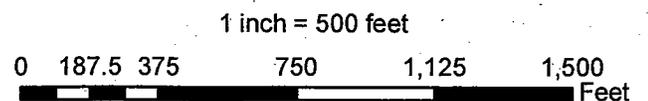
MARCH 29, 2012



Legend

-  East-Waterfront District
-  West-Neighborhood District


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



1. Multi-family residential structures
2. Office buildings
3. Hotels
4. Retail sales of goods and services
5. Restaurants
6. Health Clubs
7. Nightclubs
8. Theaters
9. Houses of Worship
10. Schools
11. Day Care Facilities
11. Marinas, parks and playgrounds
12. Combinations of uses permitted above
13. Public utility facilities alone or in combination with uses permitted above are exempt from Section B. 1. herein.

Accessory Uses

1. Parking garages

B. SPECIFIC REGULATIONS

1. Maximum Height

Height shall be regulated by yard requirements. A minimum yard equal to the square root of the height of the structure multiplied by the appropriate yard factor shall be maintained for the number or percent of sides as indicated below. The following are the factors to be used in calculating yard requirements.

Height in Feet	Yard Factors	Sides	Percent
0-45	3	2	50%
46-100	4	3	75%
101 or more	5	3	75%

2. Intensity of Development

Floor Area Ratio (F.A.R.)

Floor Area Ratio (F.A.R.), defined as the gross floor area to parcel acreage shall not exceed 8:1. Parking decks and areas used for heating and utility rooms shall be excluded from gross floor area. The maximum number of units per acre shall not exceed 300 dwelling units per acre.

3. Transfer of Density

Residential density, at the rate of 300 DU/AC may be transferred from Block 11603; Lot 7 (Historical Block 15; Lot 30) to other residential or mixed use projects located within the boundaries of the

East-Waterfront district only. The Floor Area Ratio (FAR) for the project receiving the density shall include the square footage of the portion of lot area from the sending lot in its FAR calculation. (Density shall specifically not be transferred to or from the West – Neighborhood District.) All Site Plan development applications must include: a calculation of all total lot area sent, dwelling units previously approved, previously constructed and currently being requested in order to properly monitor the total overall density being utilized from Block 11603; Lot 7 (Historical Block 15; Lot 30).

4. Off-Street Parking

- Off-street parking and loading areas shall be coordinated with public street system serving the project area in order to avoid conflicts with through traffic of obstruction to pedestrian walks and vehicular thoroughfares.
- A minimum of ten percent (10%) of any surface parking facility shall be landscaped area and shall include one (1) shade tree for every twenty (20) parking spaces. Large concentrations of surface parking should be avoided. Poured in place concrete curbing shall be used in surface parking areas to prevent vehicles from encroaching upon planted area. Granite block or anchored railroad ties may also be used, subject to Planning Board approval.
- All parking and loading areas abutting residential zone shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover.
- All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded, paved with a durable dust free surface adequately drained, well landscaped, and all access points shall be defined and limited in accordance with the Zoning Ordinance of the City of Jersey City.
- All required parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) feet deep as measured from the curb stop. All aisles shall be a minimum of twenty-two (22) feet wide. Twenty (20%) percent of the parking requirement may be compact parking stalls. Said compact stalls shall be a minimum of eight (8) feet wide and fifteen (15) feet deep as measured from the curb stop.

9. West -Neighborhood District - *Redevelopment requirements are depicted via the Maps and the text and table in A. through I herein.*

A. USE PROVISIONS

Permitted Uses:

Residential: Premises available for long term human habitation by means of ownership and rental but excluding short term letting of less than a month's duration. Include in residential use may be bed & breakfast with 10 or fewer guest rooms, home offices and home artesian studios.

Lodging: Premises available for short term human habitation, including daily or weekly letting. Food service may be provided at all times. Bed & Breakfasts' may be considered as a residential use. Examples: hotels, hostels, inns, etc.

Office: Premises available for the transaction of general business, but excluding retail sales and manufacturing activity. Examples: law offices, medical offices, banking offices, telecommunication centers.

Retail: Premises available for commercial sale of merchandise and prepared foods but excluding manufacturing and banking activity. Example: markets, stores, storefronts, outlets, convenience centers, entertainment, restaurants, café's bars, etc.

Civic: Premises available for not-for-profit organizations dedicated to: religion, arts and culture, education, government, social services, transit, and the like. Example: house of worship, meeting hall, school, post office, day care center, bus stop, etc.

Prohibited Uses:

- Drive-thru commercial where patrons remain in automobile
- Gas and service stations
- Vending machines, except within buildings
- Billboards
- Commercial kennels and animal husbandry facilities
- Prisons
- Terminals of large scale transportation
- Depot for large scale storage or distribution of goods
- Scrap yards
- Automotive sales, repair or long term storage
- Mineral extracting or mining
- Cell phone towers
- Landfills and dumps
- Adverse Impacts in General: uses with negative consequences for uses on adjacent lots, usually as a result of noise, vibration, odor or pollution. Consequences confined to the lot boundary are not considered to create adverse impact. Specific performance standards may be set by the City.
- Surface parking lots along street frontages.
- Commuter or commercial parking lots
- Parking structures as a principal use
- Upland dry dock

Ground Floor Use Requirements:

As indicated in the Regulating Plan: All uses are permitted (but not required) throughout the development, with the following exceptions:

Retail Frontage Required: Those frontage lines designated on the Regulating Plan that are required to provide a storefront at sidewalk level for Retail use as described herein. These are located to provide the retail continuity that is necessary for merchant success.

Retail Frontage Optional: Those frontage lines designated on the Regulating Plan that are allowed to provide a storefront at sidewalk level for Retail use as described herein. These are located in areas of the development where Retail use is not considered detrimental.

Residential Required: Those frontage lines designated on the Regulating Plan that may provide no lodging, office, retail, manufacture or civic use as determined herein. These are located in areas where strictly residential atmosphere is desired.

- B. BLOCK DESIGNATION PLAN - MAP 1
- C. GROSS BLOCK AREA PLAN - MAP 2
- D. OPEN SPACE PLAN - Map 3

OPEN SPACE AND LANDSCAPE DESIGN REQUIREMENTS

- Prior to the commencement of construction within the plan area, an overall design plan shall be presented to and approved by the Jersey City Planning Board. This plan shall be prepared by an experienced Licensed landscape architect and public space planner with a proven track record of successful urban Street and park designs. The plan shall respect and incorporate the design parameters and R-O-W landscaping provided within this plan but provide more detail to insure all roadway segments incorporate consistent design patterns and materials. Also Included within these standards shall be standards for the greenway, plaza, and park improvements.
- Open space area shall be developed as directed by this plan and are subject to site plan approval by the Planning Board.
- Trees shall be planted as specified in the "Thoroughfare Standards" as included to this Plan. All tree pits shall be covered with metal grates, decorative fencing, tree guards, and/or decorative pavers. Open tree pits or planting strips in any street right of way are prohibited unless they are part of a planned sustainable infrastructure design scheme and they are approved by the Planning Board.
- All open space shall be open to the public and offered to the City of Jersey City but maintained by the developer

E. FRONTAGE PLAN - MAP 4

F. BUILDING REGULATING PLAN - MAP 5

Min. Floor to Ceiling Height	Feet
Ground Floor Office, Commercial or retail	16
Ground Floor Residential	12
Upper Floor Residential	9
Upper Floor Office, commercial or retail	12
Min. Floor to Floor Height	
Upper Floor Office	16

INTENSITY OF DEVELOPMENT (Table 1)

1. Maximum Permitted Floor Area Ratio and Density
 - a) Floor Area Ratio (FAR) is defined as the sum of all floor area compared to the total area of the Harsimus Cove Station West District; and shall not exceed 8:1 as a total for the Harsimus Cove Station West District. Parking decks and areas used for heating and utility rooms shall be excluded from floor area for the purposes of calculating Floor Area Ratio.
 - b) The maximum number of dwelling units per acre shall not exceed 300 dwelling units per gross acre.

INTENSITY SUMMARY

Harsimus Cove Station West (Table 1)

Block #	Gross Area (Sq. Ft.)	Gross Area (Acres)	Net Area (Sq. Ft.)	Net Area (Acres)	Maximum DU	Maximum Floor Area
1	95,464	2.19	67,425	1.55	657	763,712
2	148,527	3.41	107,376	2.47	1,023	1,188,216
3	147,671	3.39	98,805	2.27	1,017	1,181,368
4	172,179	3.95	129,567	2.97	1,185	1,377,432
5	139,720	3.21	69,766	1.60	963	1,177,760
6	84,218	1.93	35,100	0.80	588	673,744
6a	1200	.03	1,200	0.03	0	9,600
7a	25,591	.58	23,726	.54	280	326,000
7b	11,169	.26	8,817	.20	0	0
Total Maximum	825,739	18.95	541,782	12.44	5,713	6,697,832

TABLE FOOTNOTE:

- i. The maximum number of dwelling units (for residential development) and the maximum amount of floor area (for non-residential development) on any Block may be increased or decreased by up to 25% provided that a like number of dwelling units or floor area are added or deducted from another Development Block or Blocks within the Harsimus Cove Station West-Neighborhood District.
- ii. The Total Maximum number of dwelling units and floor area shall never be exceeded.
- iii. All development applications must include a calculation of all dwelling units and floor area previously approved, previously constructed and currently being requested in order to properly monitor the total overall density and floor area within the District.

DEVELOPMENT ACCOMMODATIONS FOR BLOCKS 7A & 7B:

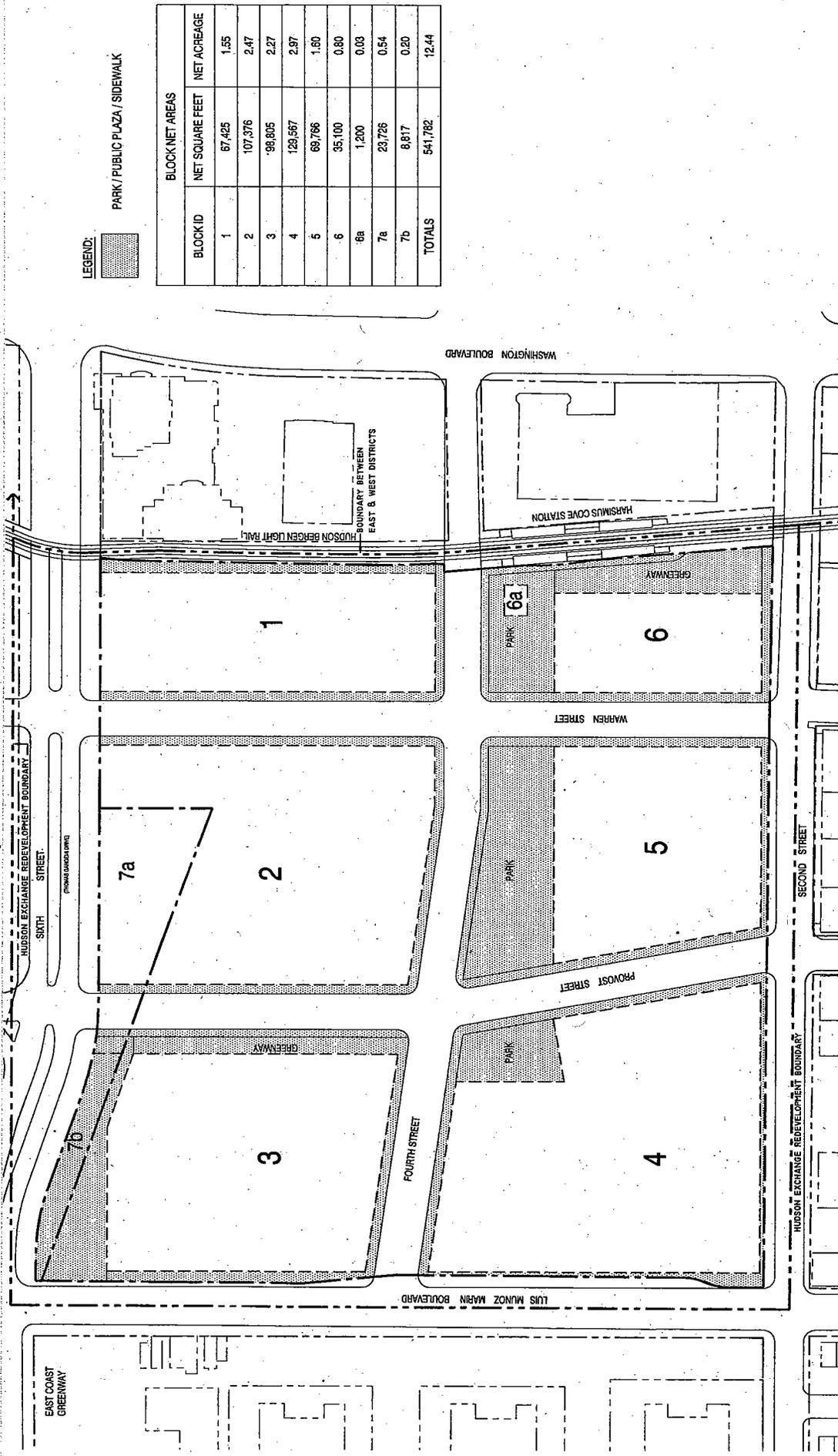
- 1. Existing Development on Lot 7.01 shall be grandfathered.
- 2. 8:1 FAR and 300 DU/AC for development on Parcel 7a shall be based upon the full 40,761 square foot area of lot 7.01 on Block 20 yielding a maximum of 326,000 Sf Floor area and a maximum 280 dwelling units.
- 3. Parcel 7a shall remain in the High Rise District and have no setback, yard or coverage requirements
- 4. Parcel 7a shall have no open space requirements
- 5. Parcel 7b and the proposed Provost Street ROW between Parcels 7A & 7B shall be open space, approximately 44% of lot 7.01.

6. Parking for parcel 7a only may utilize parking facilities in the Newport Redevelopment Area that are within 500 feet of parcel 7a to meet zoning requirements.
7. The adjacent parcel development, located at the southwest corner of Sixth and Warren Streets, East of the highrise portion of parcel 7a shall be restricted to a maximum of 5 stories.
8. The adjacent parcel development, located along Provost Street for 140 feet south of parcel 7a shall be restricted to a maximum of 5 stories.

G. STREET PLAN - VEHICULAR CIRCULATION - MAP 6

H. TRANSIT PLAN - MAP 7

I. R-O-W SECTIONS - MAPS 8, 9 & 10



LEGEND:



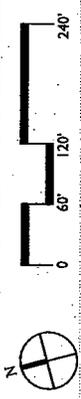
PARK / PUBLIC PLAZA / SIDEWALK

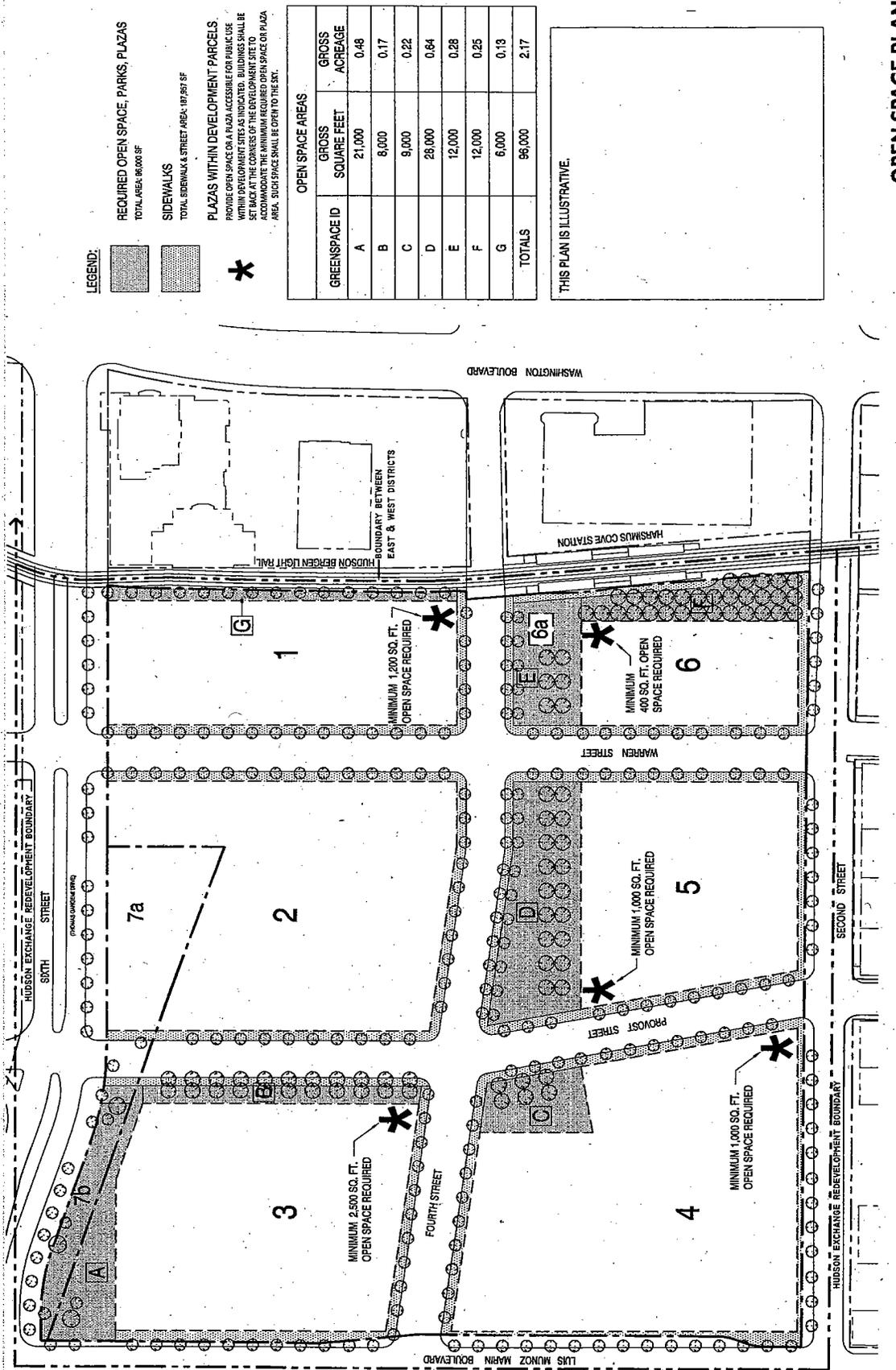
BLOCK ID	BLOCK NET AREAS	
	NET SQUARE FEET	NET ACREAGE
1	67,425	1.55
2	107,376	2.47
3	198,805	2.27
4	128,567	2.97
5	69,766	1.60
6	95,100	0.80
6a	1,200	0.03
7a	23,726	0.54
7b	8,817	0.20
TOTALS	541,782	12.44

BLOCK DESIGNATION PLAN

**HARSIMUS COVE STATION REDEVELOPMENT PLAN
WEST NEIGHBORHOOD DISTRICT
JERSEY CITY, NJ**

Date: April 3, 2012





LEGEND:



REQUIRED OPEN SPACE, PARKS, PLAZAS
TOTAL AREA: 86,000 SF



SIDEWALKS
TOTAL SIDEWALK & STREET AREA: 187,951 SF



PLAZAS WITHIN DEVELOPMENT PARCELS.
PROVIDE OPEN SPACE OR A PLAZA ACCESSIBLE FOR PUBLIC USE
WITHIN DEVELOPMENT SITES AS INDICATED. BUILDINGS SHALL BE
SET BACK AT THE CORNERS OF THE DEVELOPMENT SITE TO
ACCOMMODATE THE MINIMUM REQUIRED OPEN SPACE OR PLAZA
AREA. SUCH SPACE SHALL BE OPEN TO THE ST.

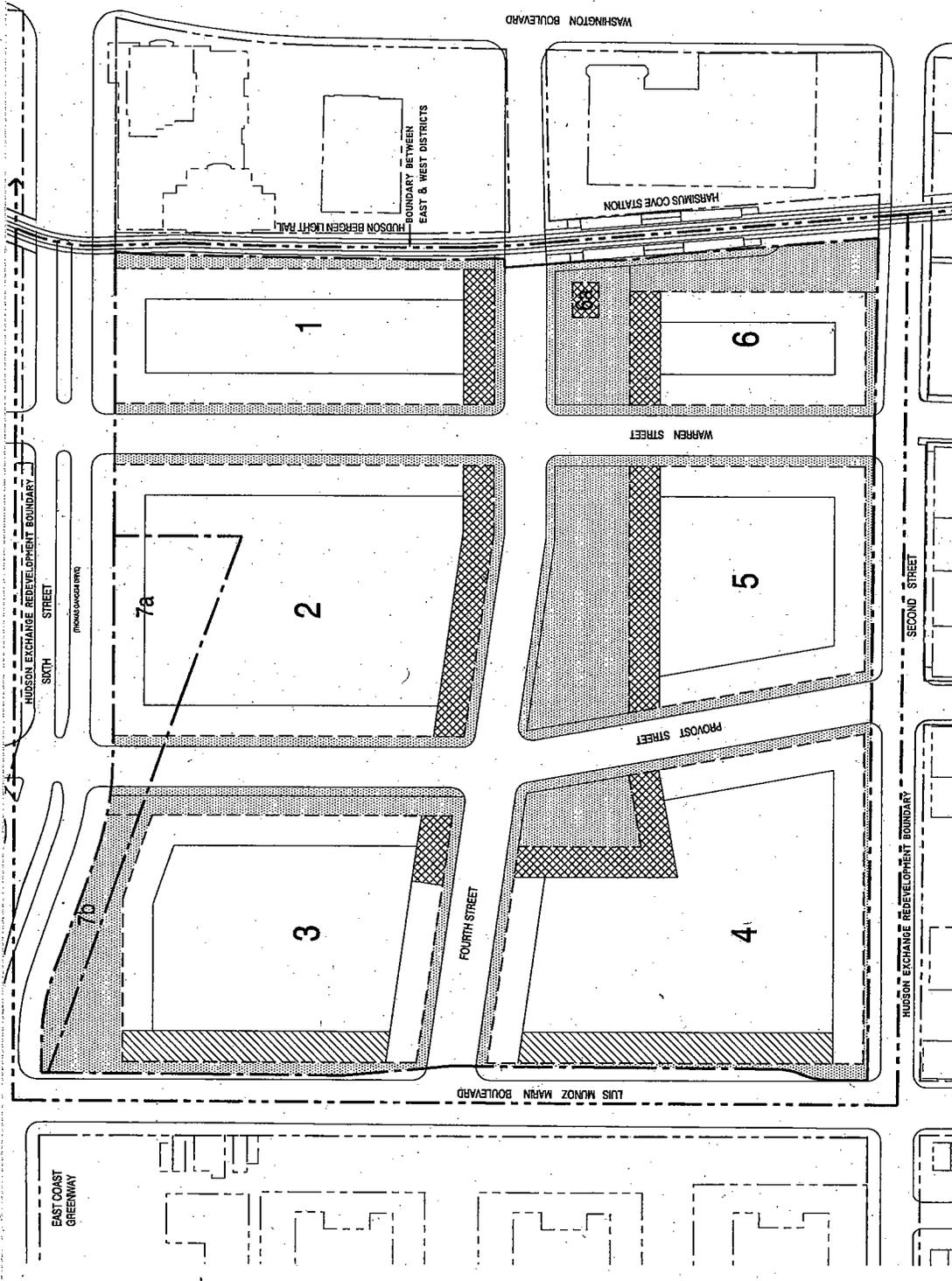
OPEN SPACE AREAS		
GREENSPACE ID	GROSS SQUARE FEET	GROSS ACREAGE
A	21,000	0.48
B	8,000	0.17
C	9,000	0.22
D	28,000	0.64
E	12,000	0.28
F	12,000	0.25
G	6,000	0.13
TOTALS	96,000	2.17

THIS PLAN IS ILLUSTRATIVE.

**HARSIMUS COVE STATION REDEVELOPMENT PLAN
WEST NEIGHBORHOOD DISTRICT**
JERSEY CITY, NJ



OPEN SPACE PLAN



LEGEND:



RETAIL FRONTAGE REQUIRED
GROUND FLOOR AREAS THAT ARE REQUIRED TO
PROVIDE RETAIL AND STOREFRONT ENTRANCES AT
SIDEWALK LEVEL



RESIDENTIAL FRONTAGE REQUIRED
GROUND FLOOR AREAS THAT MUST CONTAIN
RESIDENTIAL USES



RETAIL FRONTAGE OPTIONAL



HARSIMUS COVE STATION REDEVELOPMENT PLAN
WEST NEIGHBORHOOD DISTRICT
JERSEY CITY, NJ

FRONTAGE PLAN

FOR RESIDENTIAL DEVELOPMENT:

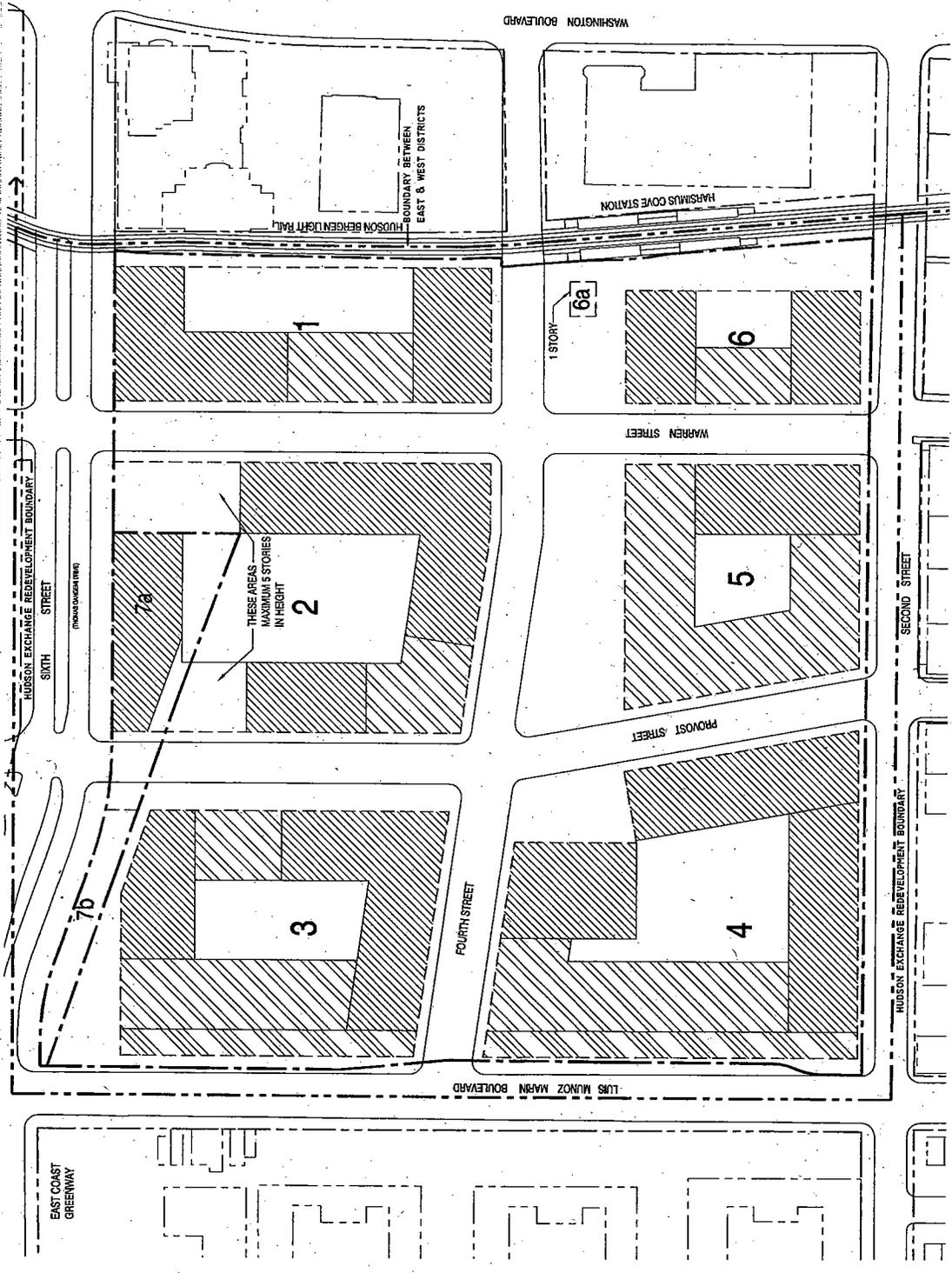
LEGEND:

-  B - BASE 1-6 STORIES
MID BLOCK PARKING + RETAIL
AREAS AT BLOCK CENTERS MAY BE USED FOR PARKING STRUCTURES.
-  L - LOWRISE BUILDINGS 4-8 STORIES
-  M - MIDRISE BUILDINGS 9-12 STORIES
-  H - HIGH RISE BUILDINGS 13-60 STORIES

THE MAXIMUM LENGTH OF ANY HIGH RISE TOWER FACADE SHALL NOT EXCEED 150 FEET. IN ADDITION, THE MINIMUM DISTANCE BETWEEN ANY TWO HIGH RISE TOWERS FACING EACH OTHER ON THE SAME BLOCK SHALL BE 60 FEET.

FOR COMMERCIAL DEVELOPMENT:

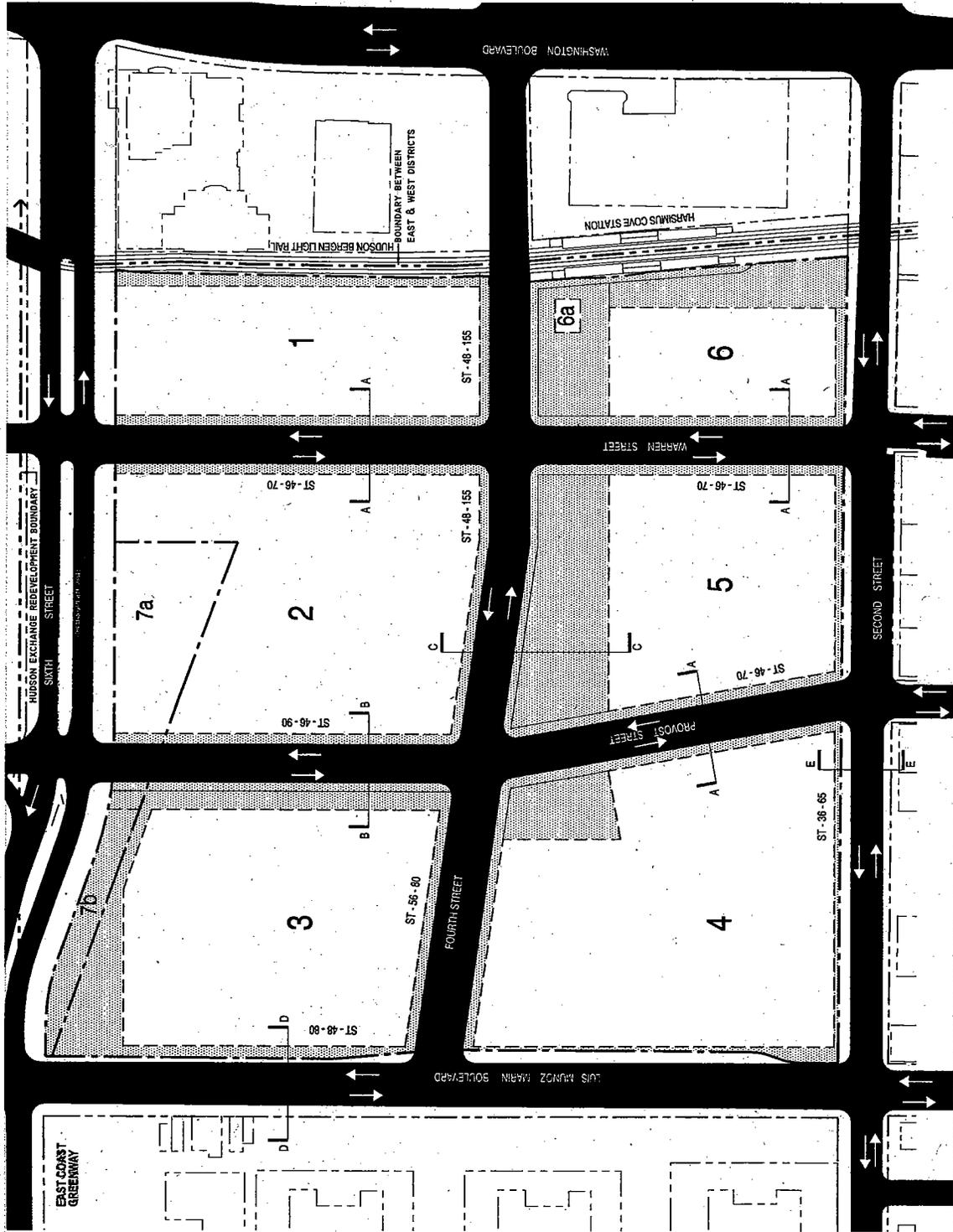
WHERE COMMERCIAL USES ARE ANTICIPATED AND APPROVED TO BE LOCATED IN THE TOWER STRUCTURES, THE FLOOR PLATE OF THE TOWER STRUCTURE MAY BE EXPANDED TOWARD THE INNER PART OF THE BLOCK OVER THE BASE IN ORDER TO PROVIDE AN APPROPRIATE FLOOR PLATE TO ACCOMMODATE THE PROPOSED COMMERCIAL USE. WHERE THE FLOOR PLATE OF THE PROPOSED COMMERCIAL STRUCTURE OVERLAPS MORE THAN ONE HEIGHT CATEGORY, THE PREDOMINANT HEIGHT CATEGORY SHALL GOVERN THE ENTIRE BUILDING.



BUILDING REGULATING PLAN

**HARSIMUS COVE STATION REDEVELOPMENT PLAN
WEST NEIGHBORHOOD DISTRICT
JERSEY CITY, NJ**



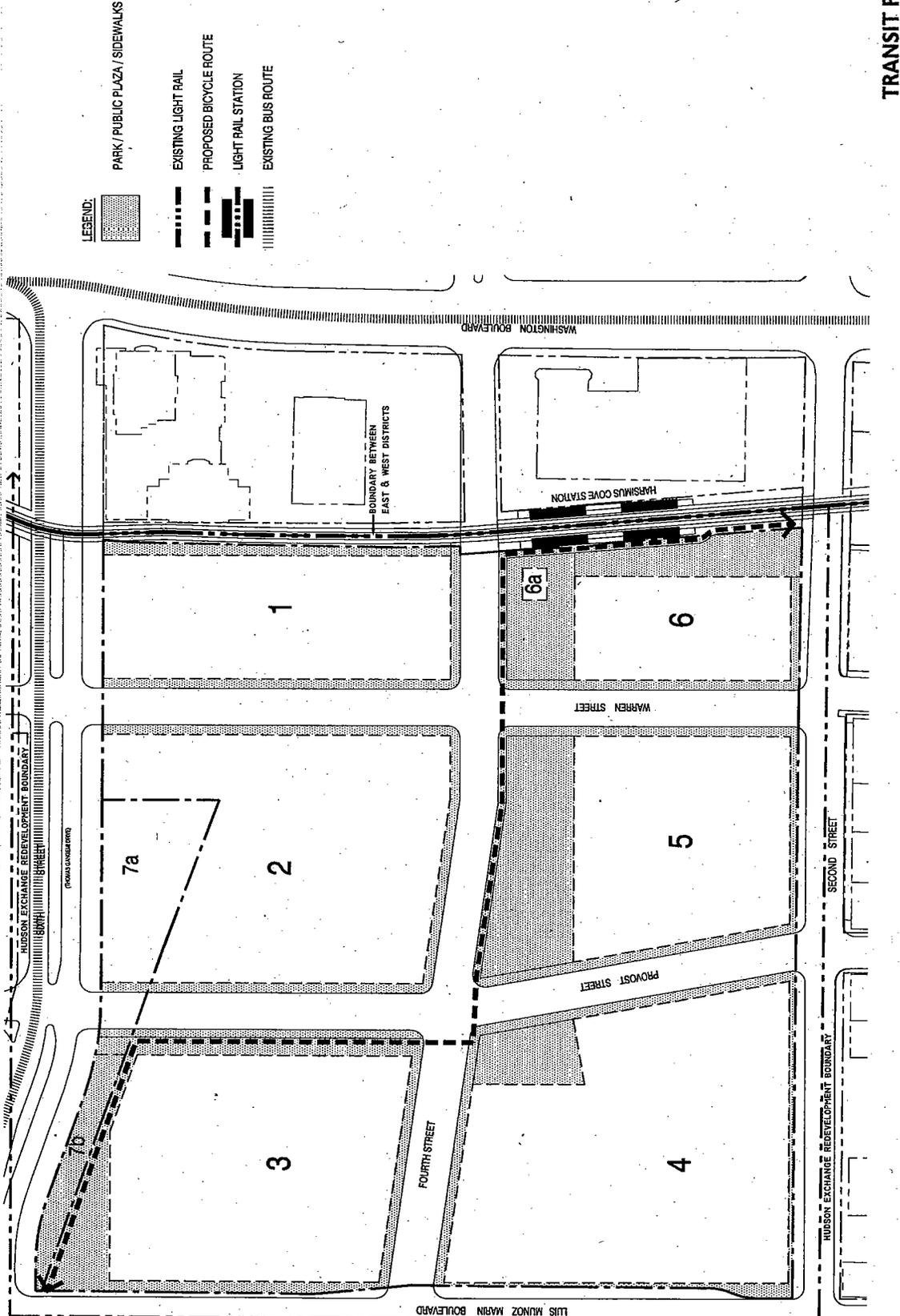


THE STREET GRID SYSTEM HAS BEEN DESIGNED WITH A COMBINATION OF TWO-WAY STREETS, WITH PARKING ON BOTH SIDES. THE PLAN CALLS FOR A POROUS STREET NETWORK CONSISTING OF NEIGHBORHOOD-SCALED STREETS THAT RECONNECT TO EXISTING CITY STREETS, CONSISTENT WITH SMART GROWTH AND SOUND URBAN DESIGN PRINCIPLES.

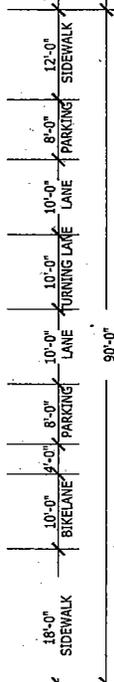
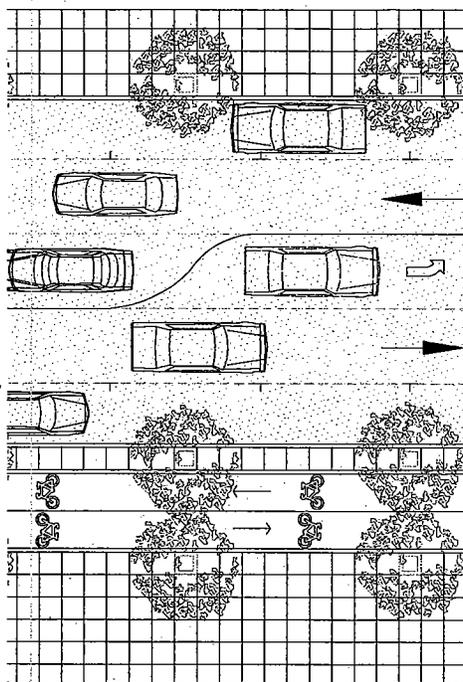
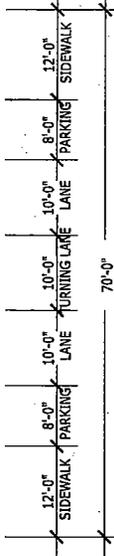
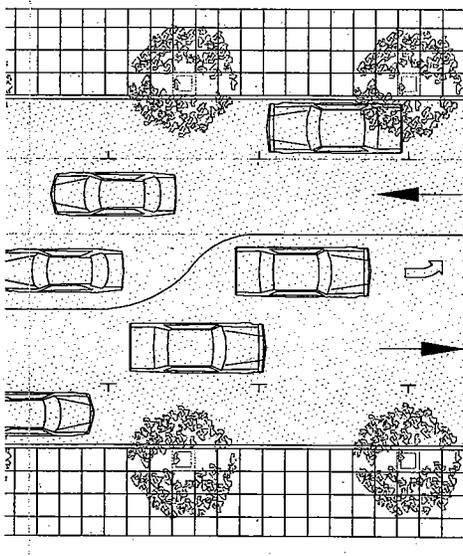
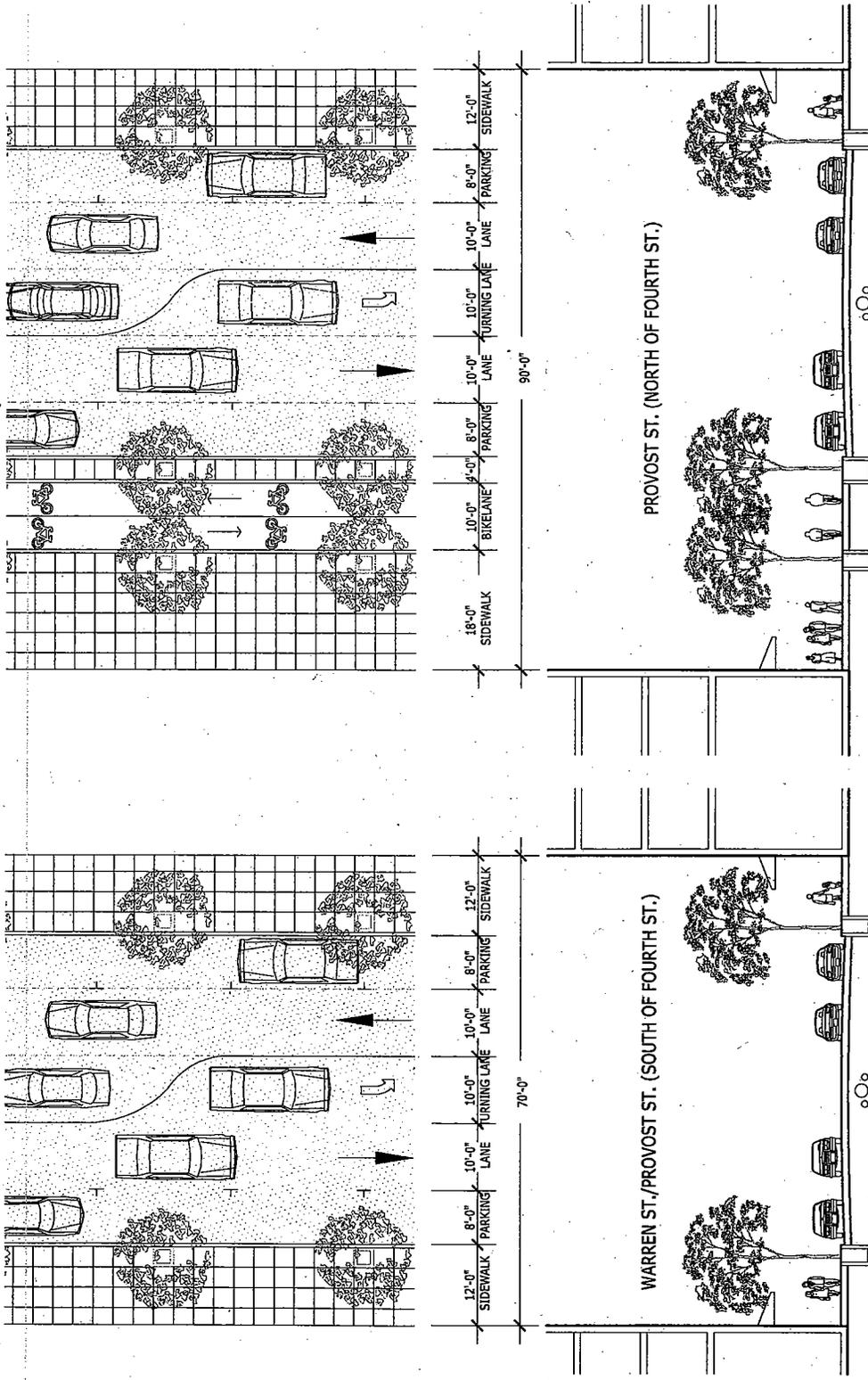
**STREET PLAN
VEHICULAR CIRCULATION**

**HARSIMUS COVE STATION REDEVELOPMENT PLAN
WEST NEIGHBORHOOD DISTRICT
JERSEY CITY, NJ**





**HARSIMUS COVE STATION REDEVELOPMENT PLAN
WEST NEIGHBORHOOD DISTRICT**
JERSEY CITY, NJ



WARREN ST./PROVOST ST. (SOUTH OF FOURTH ST.)

PROVOST ST. (NORTH OF FOURTH ST.)

ROADWAY TYPE	
LOCATION	
DESIGNATION	SECTION AA
TRAFFIC LANES	ST-46-70
PARKING LANES	ONE LANE EACH WAY
F.O.W. WIDTH	70
CURB TO CURB WIDTH	46
CURB RADIUS	15

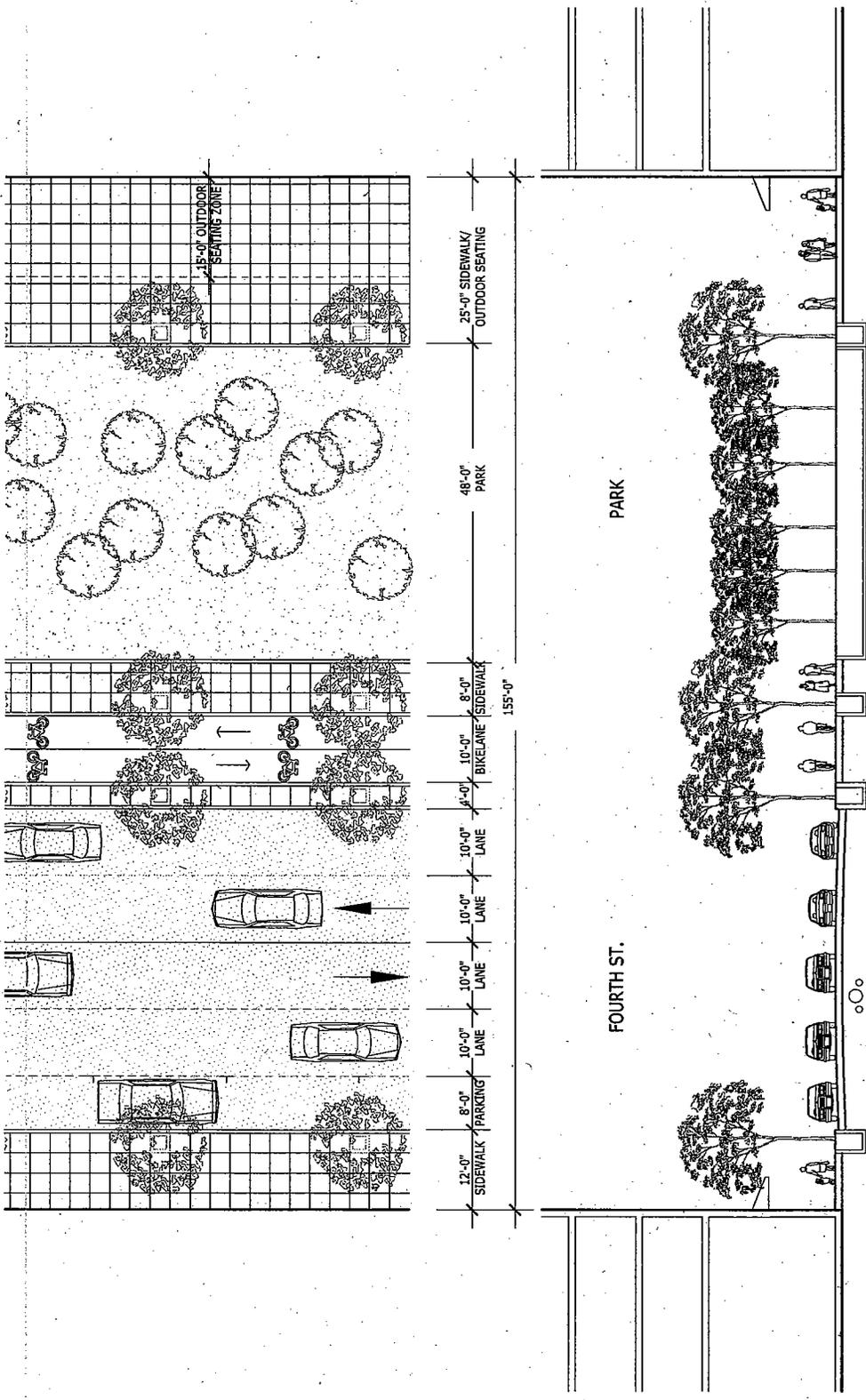
STREET	
SECTION BB	
ONE LANE EACH SIDE	ST-46-80
BOTH SIDES	90
	46
	15

STREET	
SECTION BB	
ONE LANE EACH SIDE	ST-46-80
BOTH SIDES	90
	46
	15

HARSIMUS COVE STATION REDEVELOPMENT PLAN
WEST NEIGHBORHOOD DISTRICT
 JERSEY CITY, NJ

R-O-W SECTIONS





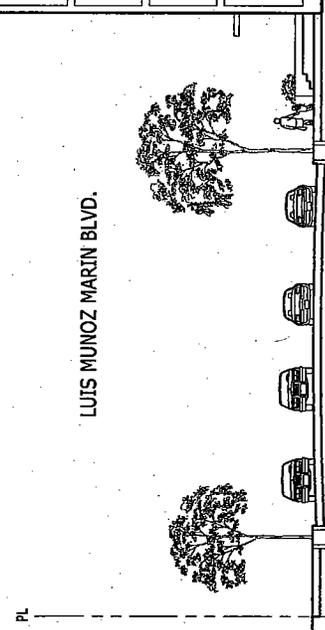
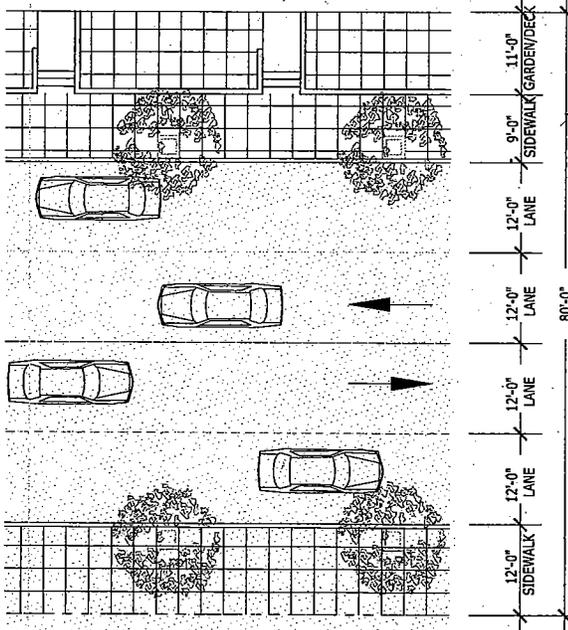
ROADWAY TYPE	
LOCATION	SECTION CC
DESIGNATION	ST. 48 - 155
TRAFFIC LANES	TWO LANES EACH WAY
PARKING LANES	ONE SIDE
FLOW WIDTH	155'
CURB TO CURB WIDTH	48'
CURB RADIUS	15'

STREET	
SECTION CC	SECTION CC
ST. 48 - 155	ST. 48 - 155
TWO LANES EACH WAY	TWO LANES EACH WAY
ONE SIDE	ONE SIDE
155'	155'
48'	48'
15'	15'

**HARSIMUS COVE STATION REDEVELOPMENT PLAN
WEST NEIGHBORHOOD DISTRICT
JERSEY CITY, NJ**

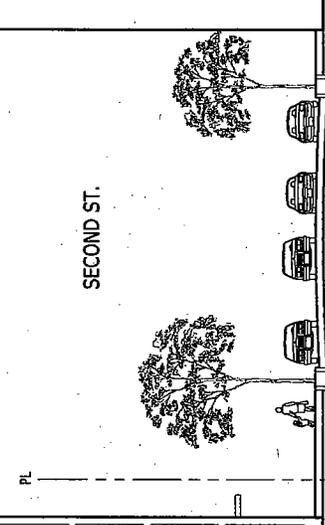
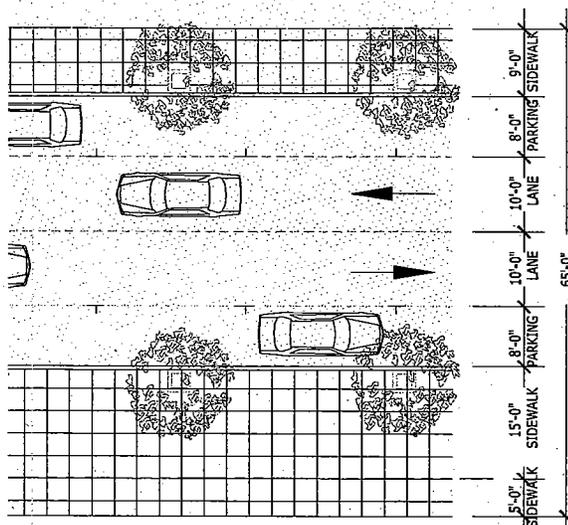
R-O-W SECTIONS





ROADWAY TYPE	
LOCATION	
DESIGNATION	
TRAFFIC LANES	TWO LANES EACH WAY
PARKING LANES	NONE
R.O.W. WIDTH	80'
CURB TO CURB WIDTH	48'
CURB RADIUS	20'

STREET	
SECTION EE	ST-48-146
ONE LANE EACH WAY	
TWO SIDES	
	65'
	36'
	15'



ROADWAY TYPE	
LOCATION	
DESIGNATION	
TRAFFIC LANES	TWO LANES EACH WAY
PARKING LANES	
R.O.W. WIDTH	65'
CURB TO CURB WIDTH	36'
CURB RADIUS	15'

STREET	
SECTION EE	ST-36-65
ONE LANE EACH WAY	
TWO SIDES	
	65'
	36'
	15'

**HARSIMUS COVE STATION REDEVELOPMENT PLAN
WEST NEIGHBORHOOD DISTRICT**
JERSEY CITY, NJ

R-O-W SECTIONS



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

ORDINANCE NO. Ord. 12-059
3.D. APR 25 2012 4.C.

TITLE:



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Hudson Exchange Redevelopment Plan and changing its name to Harsimus Cove Station Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 25 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											
Councilperson				moved, seconded by Councilperson				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				LAVARRO			
LOPEZ				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											
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)

APR 25 2012

Adopted on first reading of the Council of Jersey City, N.J. on _____

Adopted on second and final reading after hearing on _____

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

APPROVED:

Robert Byrne, City Clerk

Peter M. Brennan, Council President

*Amendment(s):

Date: _____

APPROVED:

Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-060

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO ARTICLE III (PROCEDURES AND CHECKLISTS) OF THE LAND DEVELOPMENT ORDINANCE

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, Article III of the Ordinance includes checklists and the General Development Application for the Planning Board and Board of Adjustment; and

WHEREAS, it is necessary amend the checklists and General Development Application to incorporate questions pertaining to Historic Preservation eligibility and require additional façade details on development applications.

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

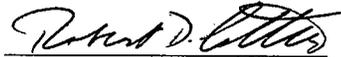
WHEREAS, the Planning Board at its meeting of April 3, 2012 did vote to recommend that the Municipal Council amend the Land Development Ordinance Section III; and

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;

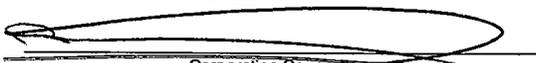
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Land Development Ordinance, be and hereby is amended as per the attached document;

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, 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 ARTICLE III (PROCEDURES AND CHECKLISTS) OF THE LAND DEVELOPMENT ORDINANCE

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 Article III of the Land Development Ordinance (Zoning Ordinance) to modify the General Development Application and checklists. The changes incorporate questions pertaining to Historic Preservation eligibility and require additional façade details on development applications.

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

Amendments are needed in order to require more complete information from applicants for project review.

5. Anticipated Benefits to the Community:

Greater clarity with respect to project review.

6. Cost of Proposed Plan, etc.:

None

7. Date Proposed Plan will commence:

Upon approval

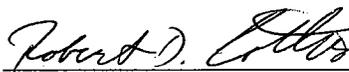
8. Anticipated Completion Date: N/A

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

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

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.



Division Director

4/11/12
Date


Department Director Signature

4/11/12
Date

SUMMARY STATEMENT

RECEIVED
2012 APR 12 PM 1:31
CITY OF JERSEY CITY
BUSINESS ADMINISTRATION

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO ARTICLE III (PROCEDURES AND CHECKLISTS) OF THE LAND DEVELOPMENT ORDINANCE

This Ordinance will amend Article III of the Land Development Ordinance (Zoning Ordinance) to modify the General Development Application and checklists. The changes incorporate questions pertaining to Historic Preservation eligibility and require additional façade details on development applications.



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date: _____ Application No. _____

Date Validated as an Application for Development: _____

Date Deemed Complete: _____

1. SUBJECT PROPERTY

Address: _____ Block & Lots: _____

2. BOARD DESIGNATION

Planning Board Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review.	<input type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in)

4. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

5. APPLICANT

Applicant's Name _____ Street Address _____

Phone _____ Fax _____ City _____ State _____ Zip _____

e-Mail address _____

6. OWNER

Owner's Name _____ Street Address _____

Phone _____ Fax _____ City _____ State _____ Zip _____

**7.
APPLICANT'S
ATTORNEY**

Attorney's Name	Street Address		
Firm's Name	City	State	Zip
Phone	Fax	e-mail address	

**8.
PLAN
PREPARERS**

Engineer's Name	Street Address		
Firm's Name	City	State	Zip
Phone	Fax	e-mail address	

Surveyor's Name	Street Address		
Firm's Name	City	State	Zip
Phone	Fax	e-mail address	

Planner's Name	Street Address		
Firm's Name	City	State	Zip
Phone	Fax	e-mail address	

Architect's Name	Street Address		
Firm's Name	City	State	Zip
Phone	Fax	e-mail address	

9. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):

_____ sf _____ (dimensions)

Zone District(s): _____

Present Use: _____

Redevelopment Area: _____

Conforming Non-Conforming

Historic District: _____

Vacant Lot

Proposed Development, Name, and Nature of Use:

Check all that Apply:

Application for a new building on undeveloped tract

Application for new use of existing building

Application for use of a portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

yes no

Is demolition proposed? yes no If yes, is building 150+ years old? yes age: _____ no

Number of New Buildings: _____

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building				
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential		sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:		sf

Number of dwelling units (if applicable):		
Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:		units

Number of lots before subdivision:	
Number of lots after subdivision:	

% of lot to be covered by buildings:	%
% of lot to be covered by buildings & pavement:	%
Gross floor area (GFA):	sf
Floor Area Ratio (FAR):	

Number of parking spaces & dimensions: number: _____ / Dimensions: _____
 Number of loading spaces & dimensions: number: _____ / Dimensions: _____

Number of Signs: _____
 Height of monument and/or pylon signs: _____

**11.
 INFRA-
 STRUCTURE**

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Size Material		
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Size Material		
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
MISC		
Are existing streets being widened	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are utilities underground	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____
Are any structures being removed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**12.
TYPE OF
DEVELOPMENT**

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units			
Conversion from a non-residential structure to a structure containing residential units			
Conversion from market rate housing units to NJ COAH defined affordable housing units			

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*					

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

Use Group Description (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.		
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.		
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.		
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.		
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.		
A1: Assembly uses including concert halls and TV studios.		
A2: Assembly uses including casinos, night clubs, restaurants and taverns.		
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship.		
A4: Assembly uses including arenas, skating rinks and pools.		
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums.		
E: Schools K – 12		
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.		
R1: Hotels, motels and dormitories		
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.		

13. APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. Check here if none
 If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

14. FEES
 (see attached fee schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

15. ATTACHMENTS

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

16. CERTIFICATION

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date _____

 Signature of Applicant

 Property Owner Authorizing Application if other than Applicant

 Notary Public

Preliminary and Final Major Site Plan Checklist

CASE #: _____
 DATE: _____
 PROPERTY ADDRESS: _____
 APPLICANT: _____
 OWNER: _____

Planning Completeness	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).					
2. Affidavit of Ownership					
3. Affidavit of Performance					
4. 10% disclosure, if applicable					
5. Letter of Rejection from Zoning Officer, if available					
6. Current color site photo <i>and photo including adjacent properties, where applicable.</i>					
7. Application Fee					
8. Certificate of tax and water bills paid					
9. The following number of plans shall be submitted: A) One when initial application is filed. B) Review agent sets (when instructed by Staff) C) Fourteen for planning Board (when complete) D) Eleven for Zoning Board (when complete)					
10. All plans shall include: A) A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application. To be located on the first numbered drawing sheet. B) Signature and seal of map preparer, Licensed Engineer, Architect or Land Surveyor in New Jersey on all pages. C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variance or design standard waiver request, if any, clearly noted). One table per plan set, to be located on the first numbered drawing sheet. (1) Density (2) Height (3) Floor Area Ratio (4) Setbacks (5) Parking (# of spaces, stall dimensions) (6) Loading (# of berths, dimensions) (7) Access (circulation, driveway width, curbcut dimensions) (8) Signage (9) Landscaping (10) Bonus provisions (11) Building coverage for each structure, if more than one is part of the development parcel. (12) Lot Dimensions (13) Lot size in square feet (14) Buffer areas (15) Gross floor area (16) lot coverage (17) Design standards (list all for which a waiver is requested)					
11. The scale shall be a minimum of 1"=20' for tracts up to 40 acres or 1"=50' for tracts over 40 acres. (No 15' scale)					

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
12. Map size: 8.5x13"; 15x21"; 24x36"; or 30x42".					
13. The following details shall be on all site plans:					
<ul style="list-style-type: none"> A) Tax block, lot numbers and street address of site B) Dates of drawings and revisions, if any C) Graphic Scale D) Project title E) North arrow F) Landscaping <ul style="list-style-type: none"> (1) Type (2) Caliper (3) Square Footage (4) Height (5) Planting Schedule (6) Maintenance procedures and guarantees G) Survey showing block and lot numbers with metes and bounds description; existing and proposed easements, and size and location of any existing or proposed structures with setbacks dimensions. H) Demolition Plan, if applicable I) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed. J) Floor plans with all room dimensions including basement plan and roof plan. K) Locations of all mechanical and other equipment L) Materials used in paved areas and walks and all other surface treatments. M) Lighting; wattage, location, height, attachment details, areas of diffusion N) Fences/walls: height, materials, width of internal details (e.g.: pickets), spacing of internal details. O) Refuse: location of dumpster, etc., screening height, materials, details of removal path. P) Signage: Lettering, dimensions, location, materials equipment, and lighting. Q) Recreation areas: location, square footage, materials, equipment and lighting. R) Elevations of all façades indicating colors and materials and window dimensions S) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison. T) Elevation of roof indicating heating, ventilation and air-conditioning equipment, communication equipment, and antennae specifying screening height, colors and materials. U) Utility connection points into proposed structures (ie: façade conduits, transformers) to be detailed on site plans and façade elevations. V) One illustrative site plan depicting details using the following color scheme: <ul style="list-style-type: none"> (1) Asphalt paved areas: gray concrete (2) Paved areas: beige (3) Buildings: dark brown (4) Landscaped areas: light green (5) Trees and shrubs: dark green (6) Water: light blue (7) Signs: red (8) Lighting fixtures: black. W) Circulation: parking spaces, dimensions, aisle widths, location of accessible bike racks/storage, car sharing, sidewalk details, etc. X) Shadow study, if applicable Y) Visual assessment, if required 					
14. Indication of review/approval (if applicable) by Environmental Commission, Department of Environmental Protection, Army Corps of Engineers					
15. Application filed with Historic Preservation Commission, if applicable					
16. Indication if property contains a right-of-way preservation area, per map 4.4-1 of the Jersey City Master Plan Circulation Element.					

Minor Site Plan Checklist

CASE #: _____
 DATE: _____
 PROPERTY ADDRESS: _____
 APPLICANT: _____
 OWNER: _____

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).					
2. Plan drawn, signed, and sealed by a P.E., L.S., P.P., or R.A. as permitted by law and based on a current survey.					
3. The scale shall be a minimum of 1"=20' or as required by the planning staff. No 15' scale.					
4. The plan size shall be one of the following: 8.5x13"; 15x21"; 24x36"; or 30x42".					
5. Current survey upon which plan is based.					
6. A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application. To be located on the first numbered drawing sheet.					
7. Title block and basic information: A) Project Title B) Date of Original Preparation and Date(s) of revision C) North arrow to be designed so that north is facing the top of the page. D) Graphic Scale E) Tax block, lot numbers and street addresses F) Name, address and license number of person preparing plan					
8. Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.					
9. For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.					
10. Affidavit of Performance					
11. Affidavit of Ownership					
12. 10% disclosure, if applicable					
13. Letter of Rejection from Zoning Officer, if available					
14. Application Fee					
15. Certificate of tax and water bills paid					
16. Current color site photo and photo including adjacent properties, where applicable					
17. Comprehensive plan (if cell antenna application)					
18. Elevations of all applicable façades, including window dimensions					
19. Roof plan, if applicable					
20. Application filed with the Historic Preservation Commission, if applicable.					

* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.

"C" & "D" Variance Checklist

CASE #: _____
 DATE: _____
 PROPERTY ADDRESS: _____
 APPLICANT: _____
 OWNER: _____

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).					
2. Affidavit of Performance.					
3. Affidavit of Ownership					
4. One copy of the application for Building Permits or Certificate of Occupancy, if available.					
5. Current survey upon which plan is based.					
6. A statement of Principal Points relative to the Variance as per NJSA-40:55D-70(c) and (d)					
7. Original certified list and block diagram of all property owners within 200 feet.					
8. Notice to property owners (Must be submitted at least 14 days prior to the hearing for staff review)					
9. Affidavit of Vacant and Nonconforming Use indicating length of time property has been vacant, if applicable.					
10. Fourteen sets of folded plans (once complete) of proposed buildings or alterations with the following information: A) All pages must bear an original signature and seal of an engineer or architect licensed in New Jersey. B) A Key Map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning districts, streets and lots involved in the application. To be located on the first numbered drawing sheet. C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variances, deviations, or design standard waiver requests. If any, clearly noted. One table per plan set, to be located on the first numbered drawing sheet. (1) Density (2) Height (3) Floor Area Ratio (4) Setbacks (5) Parking (# of spaces, stall dimensions) (6) Loading (# of berths, dimensions) (7) Access (circulation, driveway width, curbcut dimensions) (8) Signage (9) Landscaping (10) Bonus provisions (11) Building coverage for each structure, if more than one is part of the development parcel.					

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
(12) Lot Dimensions (13) Lot size in square feet (14) Buffer areas (15) Gross floor area (16) lot coverage (17) Design standards (list all for which a waiver is requested) D) The scale shall be a minimum of: 1"=20' for tracts up to 40 acres or 1"=50" for tracts over 40 acres. (No 15' scale) E) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed. F) Demolition Plan, if applicable G) Floor plans with all room dimensions, including basement plan and roof plan H) Elevations, with details of materials and colors, for all applicable facades and window dimensions. I) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison. J) Sign details, if applicable K) North arrow, designated so that the north arrow is facing the top of the page. L) Street addresses and block number(s) M) Dates of drawings and revisions, if any N) Graphic Scale O) Project title					
11. Notice of Rejection which has been signed by the Zoning Officer, if available					
12. Current color site photo and photo including adjacent properties, where applicable.					
13. Application Fee					
14. Certificate of tax and water bills paid					
15. 10% disclosure statement, if applicable					
16. Application filed with the Historic Preservation Commission, if applicable.					
17. The following must be submitted at least 2 days prior to the hearing: A) Certified Mail Receipts (1) Mounted on 8.5x11 bound paper (2) Six to a page (3) Arranged in the same order as indicated on the certified list of property owners (a properly certified US Postal from 3877 will be accepted in lieu of the mounted receipts, provided that the addresses are arranged in the same order as indicated on the certified list). RETURN RECEIPT POSTCARDS WILL NOT BE ACCEPTED B) Affidavit of Proof of Service C) Affidavit of Publication					

* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.

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

ORDINANCE NO. Ord. 12-060
3.E. APR 25 2012 4.D.

TITLE:



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to Article III (Procedures and Checklists) of the Land Development Ordinance.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 25 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											
Councilperson				moved, seconded by Councilperson				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				LAVARRO			
LOPEZ				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											
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)

Adopted on first reading of the Council of Jersey City, N.J. on APR 25 2012

Adopted on second and final reading after hearing on _____

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

APPROVED:

Robert Byrne, City Clerk

Peter M. Brennan, Council President

*Amendment(s):

Date: _____

APPROVED:

Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____

City Clerk File No. Ord. 12-061

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 12-061

TITLE:

AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS) OF THE JERSEY CITY CODE DESIGNATING FRANKLIN STREET AND NEW YORK AVENUE AS A MULTI-WAY STOP INTERSECTION

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

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

Section 332-9

**SCHEDULE
STOP INTERSECTION**

The intersections listed below are hereby designated as a stop intersection. Stop signs shall be installed as provided therein.

Street 1 (Stop Sign On)	Direction of Travel	Street 2 (At Intersection)
Franklin St	[<u>South</u>] <u>East and West</u>	New York Av-Multi

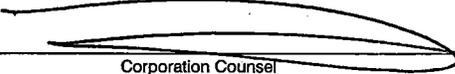
- All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order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

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

CFL:pcl
(03.30.12)

APPROVED:  4/3/12
Municipal Engineer

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED:  4/4/12
Director, Dept. of Public Works
APPROVED: 
Business Administrator

Certification Required

Not Required



Google earth



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

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

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-9 (Stop Intersections) of the Jersey City Code designating Franklin Street and New York Avenue as a multi way stop intersection

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

Lee D. Klein, P.E., PTOE, Assistant City Engineer, Division of Engineering, Traffic and Transportation, Department of Public Works at the request of Joel Torres, Ward D, District 22

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

Designate New York Avenue and Franklin Street as a multi way stop intersection

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

Increase traffic and pedestrian safety.

5. Anticipated benefits to the community:

Reduce the number of motor vehicle accidents and increased traffic and pedestrian safety at the intersection of New York Avenue and Franklin Street. Presently there is a stop sign on northwest corner of New York Avenue at Franklin Street

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

Approximately \$200.00 per channel/sign post installation.
Approximately 8 signs and 8 channels for a total of \$1,600.00

7. Date proposed program, or project will commence:

Upon adoption by the Jersey City Municipal Council

8. Anticipated completion date:

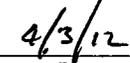
Twenty days after adoption by the Jersey City Municipal Council

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

Patricia Logan, Supervising Traffic Investigator, Division of Engineering, Traffic and Transportation, Department of Public Works.
201.547.4492

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	_____ Date
	
_____ Signature of Department Director	_____ Date

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

ORDINANCE NO. Ord. 12-061
3.F. APR 25 2012 4.E.
 TITLE:



An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-9 (Stop Intersections) of the Jersey City Code designating Franklin Street and New York Avenue as a multi-way stop intersection.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 25 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											
Councilperson _____ moved, seconded by Councilperson _____ to close PH.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				LAVARRO			
LOPEZ				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											
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)

Adopted on first reading of the Council of Jersey City, N.J. on APR 25 2012

Adopted on second and final reading after hearing on _____

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

APPROVED:

 Robert Byrne, City Clerk

 Peter M. Brennan, Council President

*Amendment(s):

Date: _____
 APPROVED: _____

 Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____

City Clerk File No. Ord. 12-062

Agenda No. 3.6 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-062

TITLE:

AN ORDINANCE REPEALING ORDINANCE 10-158, IN ITS ENTIRETY, (DESIGNATING PARKING REGULATIONS ON BOTH SIDES OF ARTHUR AND DOUGLAS SKINNER MEMORIAL DRIVE, FKA: JERSEY AVENUE, FROM GRAND STREET TO THE SOUTHERN TERMINUS) AND SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE VII(METERED PARKING) AMENDING SECTION 332-57(ON-STREET PERMIT PARKING ZONES) DESIGNATING AN ON-STREET PERMIT PARKING ZONE ON BOTH SIDES OF DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE (FKA: JERSEY AVENUE) FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS FROM 7:00 A.M. TO 3:00 P.M., MONDAY THROUGH FRIDAY; AMENDING SECTION 332-48(DESIGNATION OF PARKING SPACES.) DESIGNATE METERED PARKING ON THE WEST SIDE OF DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS FROM 3:00 P.M. TO 8:00 P.M., MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 8:00 P.M. ON SATURDAY, EXCEPT HOLIDAYS AND SECTION 332-52 VIOLATIONS, LISTING THE TIMES AND DAYS THE PARKING METERS WILL BE IN EFFECT, FROM 3:00 P.M. TO 8:00 P.M., MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 8:00 P.M., SATURDAY, EXCEPT HOLIDAYS AND AMENDING ARTICLE III(PARKING, STANDING AND STOPPING) SECTION 332-27(ANGLE PARKING) DESIGNATING THIRTY-SEVEN (37) PARKING SPACES ON THE EAST SIDE OF DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS AT 60 DEGREE ANGLE PARKING; AMENDING SECTION 332-22(PARKING PROHIBITED AT ALL TIMES) DESIGNATING FOUR HUNDRED TWO (402) FEET ON THE EAST SIDE OF DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS AS NO PARKING ANY TIME; AMENDING SECTION 332-31(PARKING RESTRICTIONS FOR STREET CLEANING PURPOSES) DESIGNATE BOTH SIDES OF DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS AS NO PARKING FOR STREET CLEANING PURPOSES, MONDAY AND THURSDAY, 6:00 A.M. TO 7:00 A.M. AND AMEND CHAPTER 160(FEES AND CHARGES) OF THE JERSEY CITY CODE, DESIGNATING THE FEE FOR THE ON-STREET PERMIT PARKING ZONE AND THE FEE FOR THE PARKING METER ZONE ON DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS

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

[I. Chapter 26(Vehicles and Traffic) Article V (Metered Parking) of the Jersey City Code is hereby supplemented as follows:

Sec. 26-28 Parking Meter Zones

Sec. 26.28.1 On-Street Permit Parking Zones

The following public streets are established as on-street permit parking zones

CFL:pcl
(04.18.19)

The monthly permit parking zone will be in effect from 7:00 a.m. to 3:00 p.m., Monday through Friday, except holidays, for the following street:

Name of Street	Location
Douglas and Arthur Skinner Memorial Drive (FKA: Jersey Avenue)	Between Grand Street and the southern terminus.

Sec. 26-30 Parking Time Limits

- (a) *Street Parking Meter Zones*
- (1) No Change
 - (2) No Change
 - (2.1) No Change
 - (2.2) The following parking meter zone(s) shall be in force from 3:00 p.m. to 8:00 p.m., Monday through Friday and 9:00 a.m. to 8:00 p.m., Saturday, except holidays
 - (A) Douglas and Arthur Skinner Memorial Drive (FKA: Jersey Avenue), both sides Grand Street to the southern terminus
- (b) (2.1) No Change
- (2.2) Parking or standing a vehicle in a designated space in the parking meter zone within the area of the east and west side of Douglas and Arthur Skinner Memorial Drive (FKA: Jersey Avenue) between Grand Street and the southern terminus shall be lawful for two (2) hours upon the deposit of twenty-five cents (\$0.25) per one-half (1/2) hour in the multi-space machine for those hours specified in this section

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

Sec. 26-95 Schedules

**Sec. 26-65 Schedule 2
Angle Parking**

No person shall park a vehicle upon any of the streets or parts thereof described below except at the angle designated

Name of Street	Sides	Angle	Location
Douglas and Arthur Skinner Memorial Drive (FKA: Jersey Avenue)	East	60 degree	Beginning at a point approximately 532 feet south of Grand Street and extending to a point 906 feet southerly therefrom.

**Sec. 26-69 Schedule 3
Parking Prohibited on Designated Streets**

No person shall park a vehicle on any of the street or parts thereof described.

Name of Street	Sides	Location
Douglas and Arthur Skinner Memorial Drive (FKA: Jersey Avenue)	East	Beginning 130 feet south of Grand Street and extending to a point 532 feet southerly therefrom

**Sec. 26-72 Schedule 6
Parking Restrictions for Street Cleaning Purposes**

DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE (FKA: JERSEY AVENUE)
Grand Street to Southern Terminus
Mon. & Thurs. 6:00 a.m. to 7:00 a.m. Both Sides

3. Chapter 160(Fees and Charges) is hereby supplemented as follows:

A. The following amendment to Chapter 160(Fees and Charges) of the Jersey City Code are hereby ordained.

YI. No Change

Y2. *The fee for a vehicle to park in the On-Street Permit Parking Zone designated on Douglas and Arthur Skinner Memorial Drive (FKA: Jersey Avenue) via said Ordinance shall be \$200.00 per year.]*

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

Sec. 332-57 On-Street Permit Parking Zones

The following public streets are established as on-street permit parking zones

On-Street Permit Parking Zones

The monthly permit parking zone will be in effect from 7:00 a.m. to 3:00 p.m., Monday through Friday, except holidays, for the following street:

Name of Street	Limits
<u>Douglas and Arthur Skinner Memorial Dr (FKA: Jersey Av)</u>	<u>From Grand St south to the Light Rail Tracks.</u>

Sec. 332-48 Designation of parking spaces.

The Jersey City Parking Authority is hereby directed and authorized to provide for the marking off of individual parking spaces in the parking meter zones designated and described below, said parking spaces to be designated by lines painted or marked on the curbing or surface of the street or lot. At each space so marked off, it shall be unlawful to park any vehicle in such a way that said vehicle shall not be entirely within the limits of the space or designated. When a parking space in any parking meter zone is at right angles or diagonal to the curb, sidewalk or island, any vehicle parked in such a parking space shall be parked with the front of the vehicle facing such meter.

- A. On-street parking meter zones. Parking or standing a vehicle in a parking meter space in the on-street parking meter zones described below shall be lawful during the hours specified only upon the deposit of such amount as is indicated for each specified period of time.

Parking Meter Zones

Name of Street	Limits
<u>Douglas and Arthur Skinner Memorial Dr (FKA: Jersey Av)</u>	<u>West Side: Grand St, south to the Light Rail Tracks</u>

Sec. 332-52 Violations

It shall be unlawful and a violation of the provisions of this Article for any person to:

- A. through O No Change

- P Park any vehicle in any one (1) parking meter space on the west side of Douglas and Arthur Skinner Memorial Dr (FKA: Jersey Av) from 3:00 p.m. to 8:00 p.m., Monday through Friday and 9:00 a.m. to 8:00 p.m., Saturday, except holidays

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

Sec. 332-27 Angle Parking

No person shall park a vehicle upon any of the streets or parts thereof described below except at the angle designated.

Angle Parking

Name of Street	Side	Angle (degrees)	Location
<u>Douglas and Arthur Skinner Memorial Dr (FKA: Jersey Avenue)</u>	<u>East</u>	<u>60 degree</u>	<u>Beginning at a point approximately 532 feet south of Grand St and extending to a point 906 feet southerly therefrom.</u>

Sec. 332-22 Parking prohibited at all times.

No person shall park a vehicle at any time upon any of the streets, or parts thereof, listed below.

Parking Prohibited At All Times

Name of Street	Sides	Location
<u>Douglas and Arthur Skinner Memorial Dr (FKA: Jersey Av)</u>	<u>East</u>	<u>Beginning 130 feet south of Grand St and extending to a point 532 feet southerly therefrom</u>

Sec. 332-31 Parking restrictions for street –cleaning purposes.

No person shall park a vehicle upon any of the streets or sides of streets either in whole or in part, during the hours of the day listed below.

Parking Restrictions for Street-Cleaning Purposes

Name of Street	Side	Days of the week	Hours	Limits
<u>Douglas and Arthur Skinner Memorial Dr (FKA: Jersey Av)</u>	<u>Both</u>	<u>M and Th</u>	<u>6:00 a.m. to 7:00 a.m.</u>	<u>Grand St south to the Light Rail Tracks</u>

3. Chapter 160 (Fees and Charges) is hereby supplemented as follows:

- A. The following amendment to Chapter 160(Fees and Charges) of the Jersey City Code is hereby ordained.

Parking or standing a vehicle in designated space in the parking meter zone within the area of the west side of Douglas and Arthur Skinner Memorial Drive (FMA: Jersey Avenue) from Grand Street, south to the Light Rail Tracks shall be lawful for two (2) hours upon the deposit of twenty-five cents (\$0.25) per one-half (1/2) hour in the multi-space machine for those hours specified in this section.

The fee for a vehicle to park in the On-Street Permit Parking Zone designated on Douglas and Arthur Skinner Memorial Drive (FKA: Jersey Avenue) via said Ordinance shall be \$200.00 per year

- 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. 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.
- 5. This ordinance shall take effect at the time and in the manner as provided by Law.

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

CFL:pcl
(04.18.12)

APPROVED: [Signature] 4/19/12
Municipal Engineer

APPROVED AS TO LEGAL FORM

APPROVED: [Signature] 4/19/12
Director, Dept. of Public Works

Corporation Counsel

Business Administrator

- Certification Required
- Not Required

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

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

AN ORDINANCE REPEALING ORDINANCE 10-158, IN ITS ENTIRETY (DESIGNATING PARKING REGULATIONS ON BOTH SIDES OF ARTHUR AND DOUGLAS SKINNER MEMORIAL DRIVE, FKA: JERSEY AVENUE, FROM GRAND STREET TO THE SOUTHERN TERMINUS) AND SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE VII(METERED PARKING) AMENDING SECTION 332-57(ON-STREET PERMIT PARKING ZONES) DESIGNATING AN ON-STREET PERMIT PARKING ZONE ON BOTH SIDES OF DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE (FKA: JERSEY AVENUE) FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS FROM 7:00 A.M. TO 3:00 P.M., MONDAY THROUGH FRIDAY; AMENDING SECTION 332-48(DESIGNATION OF PARKING SPACES.) DESIGNATE METERED PARKING ON THE WEST SIDE OF DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS FROM 3:00 P.M. TO 8:00 P.M., MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 8:00 P.M. ON SATURDAY, EXCEPT HOLIDAYS AND SECTION 332-52 VIOLATIONS, LISTING THE TIMES AND DAYS THE PARKING METERS WILL BE IN EFFECT, FROM 3:00 P.M. TO 8:00 P.M., MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 8:00 P.M., SATURDAY, EXCEPT HOLIDAYS AND AMENDING ARTICLE III(PARKING, STANDING AND STOPPING) SECTION 332-27(ANGLE PARKING) DESIGNATING THIRTY-SEVEN (37) PARKING SPACES ON THE EAST SIDE OF DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS AT 60 DEGREE ANGLE PARKING; AMENDING SECTION 332-22(PARKING PROHIBITED AT ALL TIMES) DESIGNATING FOUR HUNDRED TWO (402) FEET ON THE EAST SIDE OF DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS AS NO PARKING ANY TIME; AMENDING SECTION 332-31(PARKING RESTRICTIONS FOR STREET CLEANING PURPOSES) DESIGNATE BOTH SIDES OF DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS AS NO PARKING FOR STREET CLEANING PURPOSES, MONDAY AND THURSDAY, 6:00 A.M. TO 7:00 A.M. AND AMEND CHAPTER 160(FEES AND CHARGES) OF THE JERSEY CITY CODE, DESIGNATING THE FEE FOR THE ON-STREET PERMIT PARKING ZONE AND THE FEE FOR THE PARKING METER ZONE ON DOUGLAS AND ARTHUR SKINNER MEMORIAL DRIVE FROM GRAND STREET, SOUTH TO THE LIGHT RAIL TRACKS

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

Lee D. Klein, P.E., PTOE, Assistant City Engineer, Division of Engineering, Traffic and Transportation at the request of Rosemary McFadden, Chief of Staff for the Mayor.

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

Create the following parking restrictions on Douglas and Arthur Skinner Memorial Drive (FKA: Jersey Avenue) from Grand Street to the Light Rail Tracks:

1. Both sides; On-Street Permit Parking Zone - from 7:00 a.m. to 3:00 p.m., Monday through Friday
2. West side; Parking Meter Zones - from 3:00 p.m. to 8:00 p.m., Monday through Friday and 9:00 a.m. to 8:00 p.m. on Saturday, except holidays - park for two (2) hours upon deposit of twenty-five (\$.25) per one-half (1/2) hour in the multi-space machine
3. East side; Angle Parking -thirty-seven (37) parking spaces on the east side of Douglas and Arthur Skinner Memorial Drive at a 60 degree angle
4. East side; No Parking Any Time - designate 402 feet on the east side of Douglas and Arthur Skinner Memorial Drive as NPAT
5. Both sides; Parking Restrictions for Street Cleaning Purposes - parking restricted on both sides of Douglas and Arthur Skinner Memorial Drive on Monday and Thursday from 6:00 a.m. to 7:00 a.m. for street cleaning purposes

Amend Chapter 160(Fees and Charges) establishing a \$200.00 fee for a vehicle to park in the On-Street Permit Parking zone and establish the fee for parking in the metered zones: twenty-five cents (\$.25) per one-half (1/2) hour for a maximum of two (2) hours on Douglas and Arthur Skinner Memorial Drive between Grand Street and the southern terminus

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

Create parking spaces on both sides of Douglas and Arthur Skinner Memorial Drive from Grand Street, south to the Light Rail Tracks

5. Anticipated benefits to the community:

Increase parking

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

No cost, signs and paint markings are in place.

7. Date proposed program, or project will commence:

The date the Ordinance takes affect after adoption by the Jersey City Municipal Council

8. Anticipated completion date:

Twenty days after adoption by the Jersey City Municipal Council

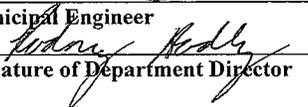
9. Person responsible for coordinating proposed program, project, etc.:

Patricia Logan, Supervising Traffic Investigator, Division of Engineering, Traffic and Transportation for the signs and paint markings and Mary Spinello-Paretti, CEO, of the Jersey City Parking Authority for the parking permits and the parking meters.

10. Additional comments:

Ordinance 10-158 had a 2 year sunset clause and it shall expire at the end April 2012. The Mayor's Office, The Parking Authority and the Division of Engineering, Traffic and Transportation are all in agreement that the parking restrictions should remain as they are on Douglas and Arthur Skinner Memorial Drive, therefore, new legislation has been proposed with a few minor changes.

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

	<u>4/19/12</u>
Municipal Engineer	Date
	<u>4/19/12</u>
Signature of Department Director	Date

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

ORDINANCE NO. Ord 12-062
3.G. APR 25 2012 4.F.



TITLE: Ordinance repealing Ordinance 10-158, in its entirety, (Designating Parking Regulations on both sides of Arthur and Douglas Skinner Memorial Drive, FKA: Jersey Avenue from Grand Street to the southern terminus) and supplementing Chapter 332 (Vehicles and Traffic) Article VII (Metered Parking) amending Section 332-57(On-Street Permit Parking Zones) designating an on-street permit parking zone on both sides of Douglas and Arthur Skinner Memorial Drive (FKA: Jersey Avenue) from Grand Street, south to the light rail tracks from 7:00 a.m. to 3:00 p.m., Monday through Friday; amending Section 332-48(Designation of parking spaces) Designate metered parking on the West of Douglas and Arthur Skinner Memorial Drive from Grand Street, south to the light rail tracks from 3:00 p.m. to 8:00 p.m., Monday through Friday and 9:00 a.m. to 8:00 p.m. on Saturday, except holidays and Section 332-52 Violations, listing the times and days the parking meters will be in effect, from 3:00 p.m. to 8:00 p.m., Monday through Friday and 9:00 a.m. to 8:00 p.m., Saturday, except holidays and amending Article III (Parking, Standing and Stopping) Section 332-27(Angle Parking) designating thirty-seven (37) parking spaces on the east side of Douglas and Arthur Skinner Memorial Drive from Grand Street, south to the light rail tracks at 60 degree angle parking; amending Section 332-22(Parking Prohibited at All Times) designating four hundred two (402) feet on the east side of Douglas and Arthur Skinner Memorial Drive from Grand Street, south to the light rail tracks as No Parking Any Time; amending Section 332-31 (Parking Restrictions for Street Cleaning Purposes) designate both sides of Douglas and Arthur Skinner Memorial Drive from Grand Street, south to the light rail tracks as No Parking for street cleaning purposes, Monday and Thursday, 6:00 a.m. to 7:00 a.m. and amend Chapter 160 (Fees and Charges) of the Jersey City Code, designating the fee for the on-street permit parking zone and the fee for the parking meter zone on Douglas and Arthur Skinner Memorial Drive from Grand Street, south to the light rail tracks.

RECORD OF COUNCIL VOTE ON INTRODUCTION								APR 25 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											
Councilperson				moved, seconded by Councilperson				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				LAVARRO			
LOPEZ				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											
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)

Adopted on first reading of the Council of Jersey City, N.J. on APR 25 2012

Adopted on second and final reading after hearing on _____

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

APPROVED:

Robert Byrne, City Clerk

Peter M. Brennan, Council President

*Amendment(s):

Date:

APPROVED:

Jerramiah T. Healy, Mayor

Date

Date to Mayor



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-063

TITLE: **Ordinance Rescinding Ordinance 12-046 And
Dedicating That Union Street Between Randolph Avenue
And Arlington Avenue Also Be Known as
"Michael Muchioki Way"**

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

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; and

WHEREAS, by the adoption of Ordinance 12-046 on April 11, 2012, a section of Randolph Avenue between Union Street and Bramhall Avenue was mistakenly designated to be renamed "Michael Muchioki Way"; and

WHEREAS, Ordinance 12-046 shall be rescinded and the new designated location to be renamed "Michael Muchioki Way" shall be Union Street between Randolph Avenue and Arlington Avenue.

NOW, THEREFORE, BE IT ORDAINED, that recognition of his 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 Union Street Between Randolph Avenue and Arlington Avenue also be known as "Michael Muchioki Way."

A. All ordinances and parts of ordinances inconsistent herewith, including but not limited to Ordinance 12-046, 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.

JM/he
4/23/12

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required
Not Required

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

ORDINANCE NO. Ord. 12-063
 TITLE: 3.H. APR 25 2012 4.G.



Ordinance rescinding Ordinance 12-046 and dedicating that Union Street between Randolph Avenue and Arlington Avenue also be known as "Michael Muchioki Way".

RECORD OF COUNCIL VOTE ON INTRODUCTION								APR 25 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											
Councilperson				moved, seconded by Councilperson				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				LAVARRO			
LOPEZ				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											
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)

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 Robert Byrne, City Clerk

 Peter M. Brennan, Council President

*Amendment(s):

Date: _____

APPROVED:

 Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____