

City Clerk File No. Ord. 13-038

Agenda No. 3.A 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 13-038

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE AT 9 BAYVIEW AVENUE; 33 CLENDENNY AVENUE; 61 DUNCAN AVENUE; 135 GREENVILLE AVENUE; 134 HANCOCK AVENUE; 435 LIBERTY AVENUE; 282 NEPTUNE AVENUE; 45-43 OAK STREET; 44 PIERCE AVENUE; 66 RESERVOIR AVENUE; 195 STEGMAN STREET; 375 THIRD STREET; 373 UNION STREET; 193A VAN NOSTRAND AVENUE; 160 VROOM STREET AND 373-377 WOODLAWN AVENUE AND AMEND THE RESERVED PARKING SPACE AT 92 BROWN PLACE; 216 FIFTH STREET; 29 LONG STREET; 20 NEW STREET; 280 NORTH STREET AND 83 TERRACE AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 183 THORNE STREET AND 86 WALLIS AVENUE

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

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

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

PARKING FOR THE DISABLED

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

<u>Tyrone Chess</u>	<u>9 Bayview Av</u>
<u>[Frank Viggiano] Yolanda Collado</u>	<u>92 Brown Pl</u>
<u>Emma Williams</u>	<u>33 Clendenny Av</u>
<u>Helen Doyle</u>	<u>61 Duncan Av</u>
<u>[Maria] Susan Flores</u>	<u>216 Fifth St</u>
<u>Bryan Villa</u>	<u>135 Greenville Av</u>
<u>John Weiss</u>	<u>134 Hancock Av</u>
<u>Charles Flynn</u>	<u>435 Liberty Av [183Thorne St]</u>
<u>[Rebecca Bland] Eleanor Ferguson</u>	<u>29 Long St</u>
<u>Betty Bell</u>	<u>282 Neptune Av</u>
<u>[Ira] Eartha Butler</u>	<u>20 New St</u>
<u>[Nicholas] Nancy DelGiodice</u>	<u>280 North St</u>
<u>Mary Milligan</u>	<u>45-43 Oak St</u>
<u>Warren Lewis</u>	<u>44 Pierce Av</u>
<u>Segundo Brito</u>	<u>66 Reservoir Av</u>
<u>Marvis Chatmon</u>	<u>195 Stegman St</u>
<u>[Alfred] James Wachter</u>	<u>83 Terrace Av</u>

CONTINUED.....
CFL:PCL
(03.19.13)

Paul Maiellaro
Josephine DePasquale
Carmen Alcantara
Rafael Suarez
Beatrice Hernandez

375 Third St
373 Union St [86Wallis Av]
193A Van Nostrand Av
160 Vroom St
373-377 Woodlawn Av

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

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

CFL:pc1
(03.19.13)

APPROVED: [Signature]
Municipal Engineer

APPROVED AS TO LEGAL FORM
[Signature]
Corporation Counsel

APPROVED: [Signature] 3/19/13
Director, Dept. of Public Works
APPROVED: [Signature]
Business Administrator

Certification Required
Not Required

FACTSHEET

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

1. Full title of ordinance:

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE AT 9 BAYVIEW AVENUE; 33 CLENDENNY AVENUE; 61 DUNCAN AVENUE; 135 GREENVILLE AVENUE; 134 HANCOCK AVENUE; 435 LIBERTY AVENUE; 282 NEPTUNE AVENUE; 45-43 OAK STREET; 44 PIERCE AVENUE; 66 RESERVOIR AVENUE; 195 STEGMAN STREET; 375 THIRD STREET; 373 UNION STREET; 193A VAN NOSTRAND AVENUE; 160 VROOM STREET AND 373-377 WOODLAWN AVENUE AND AMEND THE RESERVED PARKING SPACE AT 92 BROWN PLACE; 216 FIFTH STREET; 29 LONG STREET; 20 NEW STREET; 280 NORTH STREET AND 83 TERRACE AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 183 THORNE STREET AND 86 WALLIS AVENUE

2. Name and title of person initiating the ordinance:

Lee D. Klein, P.E., PTOE, Division of Engineering, Traffic and Transportation, Department of Public Works on behalf of the Municipal Council Committee for Disabled Parking

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

Designate a reserved parking space for the disabled at various locations throughout the City, for those disabled individuals whose applications have been reviewed and approved by The Municipal Council Committee for Disabled Parking. Remove from the Disabled Parking Manual reserved parking signs that are no longer warranted and the signs have been removed.

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

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

5. Anticipated benefits to the community:

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

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

Approximately 30 U-Posts @ a cost of \$100.00 each for a cost of \$3,000.00
40 reserved parking signs @ a cost of \$100.00 each for a cost of \$4,000.00
TOTAL: \$7,000.00

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

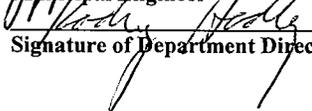
Twenty days after adoption by the Jersey City Municipal Council

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

Patricia Logan, Supervising Traffic Investigator, Division of Engineering, Traffic and Transportation, Department of Public Works ex. 4492

10. Additional comments:

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

 Municipal Engineer 3/19/13 Date
 Signature of Department Director 3/19/13 Date

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

ORDINANCE NO. Ord. 13-038
3.A. MAR 13 2013 4.A.



TITLE: An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code designating a reserved parking space at 9 Bayview Avenue; 33 Clendenny Avenue; 61 Duncan Avenue; 135 Greenville Avenue; 134 Hancock Avenue; 435 Liberty Avenue; 282 Neptune Avenue; 45-43 Oak Street; 44 Pierce Avenue; 66 Reservoir Avenue; 195 Stegman Street; 375 Third Street; 373 Union Street; 193a Van Nostrand Avenue; 160 Vroom Street and 373-377 Woodlawn Avenue and amend the reserved parking space at 92 Brown Place; 216 Fifth Street; 29 Long Street; 20 New Street; 280 North Street and 83 Terrace Avenue and repeal the reserved parking space at 183 Thorne Street and 86 Wallis Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAR 13 2013 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSENT			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			COLEMAN	✓		

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 13 2013

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. 13-040

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 13-040

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE – SUPPLEMENTARY ZONING AS IT PERTAINS TO HEIGHT EXCEPTIONS FOR FLOOD ZONES

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

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

WHEREAS, recently adopted FEMA standards require that buildings in flood zones be raised from grade; and

WHEREAS, clarifying the height exceptions in the Land Development Ordinance will preserve the amount of buildable floor area in these buildings by permitting a equivalent height increase so that height is measured from the Base Flood Elevation where applicable; and

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

WHEREAS, the Planning Board at its meeting of March 5, 2013 did vote to recommend that the Municipal Council adopt these amendments to the Supplementary Zoning section of the Land Development Ordinance; 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.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S.A. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S.A. 40:49-2.1.


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

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED: 

APPROVED: 
Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE – SUPPLEMENTARY ZONING AS IT PERTAINS TO HEIGHT EXCEPTIONS FOR FLOOD ZONES

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

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

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

This Ordinance will amend the Supplementary Zoning section of the Land Development Ordinance (Zoning Ordinance) to clarify height exceptions for flood zones in accordance with FEMA standards.

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

New FEMA standards have been adopted and the ordinance should be revised accordingly.

5. Anticipated Benefits to the Community:

This amendment will allow buildings to reach increased height in proportion to flood zone elevations. Therefore, property owners will not lose height as a result of the flood zones.

6. Cost of Proposed Plan, etc.:

None

7. Date Proposed Plan will commence:

Upon approval

8. Anticipated Completion Date: N/A

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

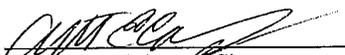
Carl Czaplicki, Director, Dept of HEDC
Robert D. Cotter, City Planning Director
Nick Taylor, Acting Director, Division of Zoning

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.


Division Director

MARCH 13 2013
Date


Department Director Signature

MARCH 13 2013
Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE – SUPPLEMENTARY ZONING AS IT PERTAINS TO HEIGHT EXCEPTIONS FOR FLOOD ZONES

This Ordinance will amend the Supplementary Zoning section of the Land Development Ordinance (Zoning Ordinance) to clarify height exceptions for flood zones in accordance with FEMA standards.

As of 2/22/13

§345-60 Supplementary Zoning Regulations

- A. No Change
- B. No change
- C. No change
- D. No change
- E. No change
- F. No Change
- G. Height Exceptions.

- 1. No change
- 2. No Change
- 3. No change

- 4. ***Where a property is located within the “One Percent (1%) Annual Chance Flood Hazard Area,” the number of feet required to reach the base flood elevation plus one foot shall be added to the maximum permitted height of the building. This provision shall apply to all property within any regular zone district or within any duly adopted Redevelopment Plan Area. Where property is located within an Historic District, or where an Historic District and Redevelopment Plan overlap, this exception shall not apply.***

~~Where a property in any zone except the Historic District is located within the one hundred (100) year Flood Plain, the number of feet required to reach the base flood elevation plus one shall be added to the maximum permitted height of the building.~~

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

ORDINANCE NO. Ord. 13-040
 TITLE: 3. C. MAR 13 2013 4. B.



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Land Development Ordinance supplementary zoning as it pertains to height exceptions for flood zones.

RECORD OF COUNCIL VOTE ON INTRODUCTION								MAR 13 2013 7-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSENT			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			COLEMAN	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

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

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 13 2013

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. 13-041

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 13-041

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MARTIN LUTHER KING DRIVE REDEVELOPMENT PLAN INCREASING HEIGHT LIMITS AT THE HUB

WHEREAS, the Municipal Council of the City of Jersey City adopted the Martin Luther King Drive Redevelopment Plan in 1995 and has amended the plan several times since; and

WHEREAS, the Municipal Council seeks to advance and promote high quality new construction on un-built lots within the Redevelopment Plan and to promote higher densities near mass transit facilities, as is recommended by the Jersey City Master Plan; and

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

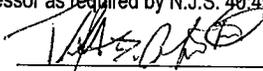
WHEREAS, the following amendments to the Martin Luther King Drive Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting of March 19, 2013; and

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

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the recommended amendments to the Martin Luther King Drive Redevelopment Plan be, and hereby are, adopted.

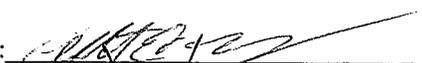
BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


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

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED: 

APPROVED: 
Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET

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

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MARTIN LUTHER KING REDEVELOPMENT PLAN INCREASING HEIGHT LIMITS AT THE HUB

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

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

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

The amendment increases the allowable building height within subdistricts of the MLK Hub project to six or eight stories.

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

This will allow for an increase in permitted density within walking distance to the MLK light rail station and support retail activity along MLK Drive.

5. Anticipated Benefits to the Community:

Development of attractive new construction in a transit accessible location supporting nearby retail.

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

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

7. Date Proposed Program or Project will commence:

Upon approval of the redevelopment plan amendment.

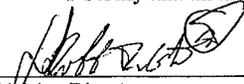
8. Anticipated Completion Date: N/A

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

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

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.



Division Director

3/19/13.

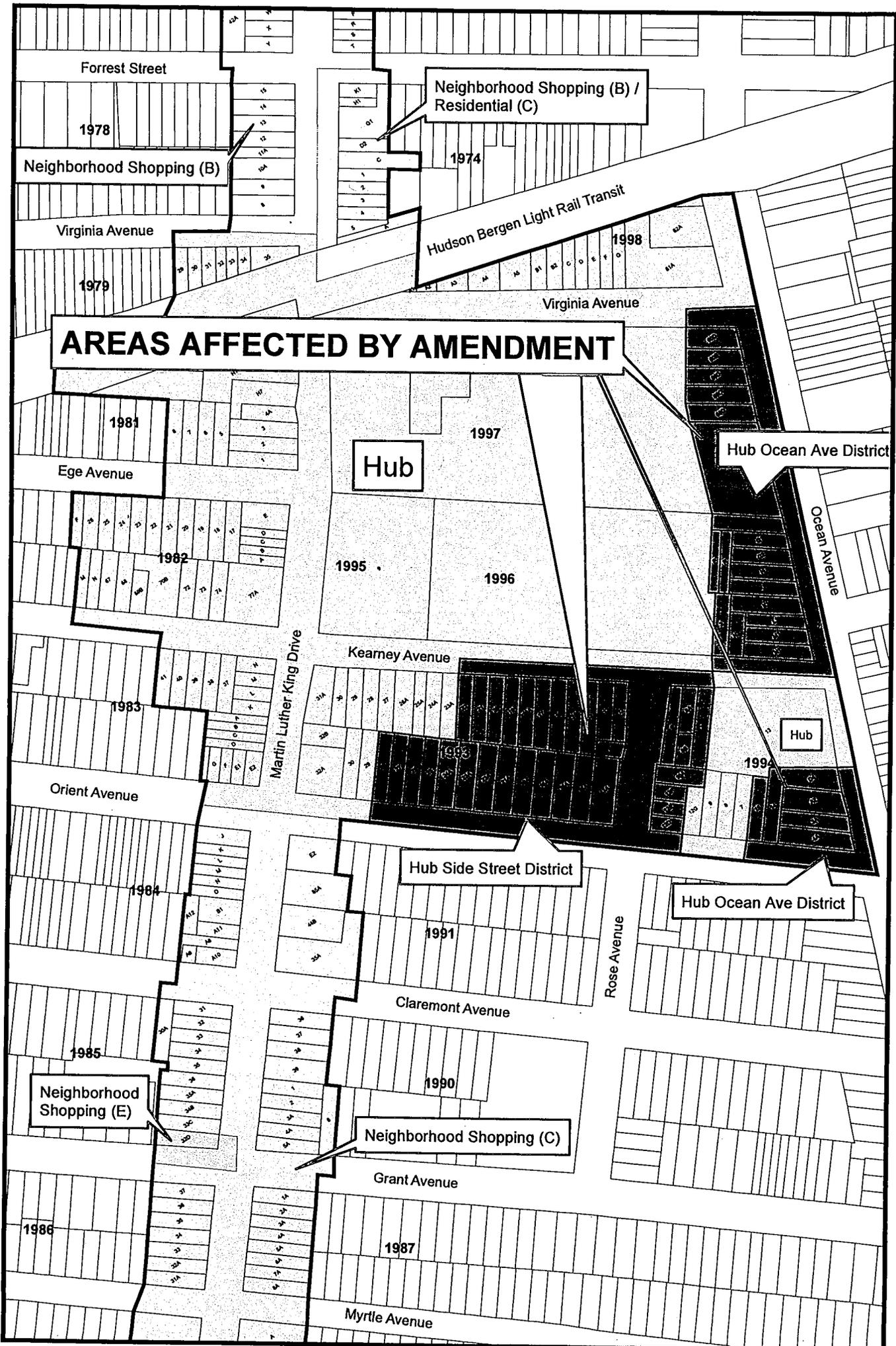
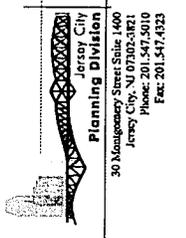
Date



Department Director Signature

MARCH 19, 2013

Date



**MARTIN LUTHER KING JR. DRIVE REDEVELOPMENT PLAN AREA
LAND USE DISTRICTS**

February 23, 2010



SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MARTIN LUTHER KING REDEVELOPMENT PLAN INCREASING HEIGHT LIMITS AT THE HUB

The amendment will increase permitted height limits from 4 to 6 stories at the MLK Hub within the Hub Ocean Avenue subdistrict, which runs along Ocean Avenue behind the Extra Supermarket. The amendment will also increase height limits to 8 stories in the Hub Side Street Subdistrict which is bounded by Kearney Avenue, Rose Avenue, and Orient Avenue.

**PROPOSED AMENDMENTS TO THE MARTIN LUTHER KING DRIVE
REDEVELOPMENT PLAN**

PRESENTED TO THE JERSEY CITY PLANNING BOARD ON MARCH 19, 2013

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

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

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

Starting at section:

B. COMMUNITY "HUB" DISTRICT (HUB)

Page 55:

HUB – Ocean Avenue Sub-District: In the ~~Orient~~–Ocean Avenue Sub-District, signature buildings will be constructed along Ocean Avenue at the northwest corners with Orient Avenue, Kearney Avenue, and the former Ege Avenue, as well as at the southwest corner with Virginia Avenue. These structures will be between 35 and ~~50~~ **68** feet tall, ~~and contain two to four dwelling units~~. The existing residential structures between Virginia Avenue and the former Ege Avenue will remain.

Mid-block infill redevelopment in other places along Ocean Avenue may match the height and density of the corner signature buildings, or may be shorter townhouses or rowhouses. ~~All structures will have a façade that is predominantly brick~~. The rear yard will be occupied by parking lot and/or rear alley; however, there will be a landscaping strip between the vehicular areas and the adjacent properties to the rear. A rear garage integrated into the rear of the structure will be a permitted option, however the parking ratio will not exceed 1.5 spaces per unit.

1. Principal Permitted Uses

- (a) Detached dwelling units.
- (b) Semi-Attached dwelling units.
- (c) Row houses.
- (d) Townhouses.
- (e) Parks and playgrounds.
- (f) Houses of worship.
- (g) Service access to supermarket and/or shopping center (Block 1997, lot 64 only).
- (h) Off-street parking lot for principal permitted uses.
- (i) Multi-family Residential.**
- (j) Retail sales of goods and services limited to ground floor on corner lot locations.**
- (k) Offices limited to ground floor on corner lot locations.**
- (l) Restaurants limited to ground floor on corner lot locations.**
- (m) Live-work units.**
- (n) Art gallery.**
- (o) Mixed use buildings with any of the above uses.**

2. Accessory Permitted Uses

- (a) Rear Yard off-street parking.
- (b) Off-street parking lot for principal permitted uses.
- (c) Parking within a building.**
- (d) Public open space, plaza and/or park.
- (e) Fences and walls.
- (f) Rear Garages.

3. Prohibited Uses

Uses that are not permitted are prohibited.

4. Site Development Regulations

Site Development regulations shall be as listed in this HUB SUB-DISTRICTS DEVELOPMENT CONTROLS section. For all elements that are not specifically addressed therein, the HUB District Development Controls shall apply.

Floor Area Ratio requirements set forth in the HUB District above shall not apply within the HUB-side Street Sub-District or the HUB-Ocean Avenue subdistrict.

5. Area, Yard and Bulk Requirements

(a) HUB – Side-Street Sub-District

	Maximum Building Height	Minimum Building Height	Minimum Lot Width	Maximum Lot Width	Maximum Lot Depth	Minimum Dwelling Unit Density Per Lot / Maximum Dwelling Unit Density Per Lot	Maximum Setback of facade and side of primary structure or porch, (not stoop) from Public Right-of-way	Minimum Landscaped Rear Yard Area
Detached Structures	35 feet (40 feet on Kearney Avenue Only)	27 feet	25 feet	30 feet	120 feet	2 / 2	10 feet	540 sq. ft.
Semi-Attached Structures	35 feet (40 feet on Kearney Avenue Only)	27 feet	25 feet	30 feet	120 feet	2 / 2	10 feet	540 sq. ft.
Attached Structures (Row Houses and Town Houses)	45 feet	27 feet	20 feet	30 feet	120 feet	1 / 2 (on 20 feet wide lot) 2 / 2 (on wider than 20 feet wide lot)	10 feet	540 sq. ft.
Multi-family Residential	90 feet	40 feet	100 feet	None	None	None	Shall be contextual to the block or greater.**	20% of lot area*

*may be provided on top of a parking structure

(b) HUB – Ocean Avenue Sub-District

	Maximum Building Height	Minimum Building Height	Minimum Lot Width	Maximum Lot Width	Minimum Dwelling Unit Density Per Lot / Maximum Dwelling Unit Density Per Lot	Maximum Setback of Façade(s) of primary structure (not stoop) from Public Right-of-way
Detached Structures	50 foot	35 foot (corner buildings*) 27 foot (mid block only)	25 foot	30 foot (35 foot for corner lots)	2 / 4	5 foot** (7 foot for mid block)
Semi-Attached Structures	50 foot	35 foot (corner buildings*) 27 foot (mid block only)	25 foot	30 foot (35 foot for corner lots)	2 / 4	5 foot** (7 foot for mid block)
Attached Structures (Row Houses and Town Houses)	50 foot	35 foot (corner buildings*) 27 foot (mid block only)	20 foot	30 foot (35 foot for corner lots)	1 / 2 (on 20 foot wide lot) 2 / 4 (on wider than 20 foot wide lot)	5 foot** (7 foot for mid block)
Multi-Family Residential***	68 feet	35 feet	20 feet	None	None	Shall be contextual to the block or greater.**

Mid-block shall mean those buildings that are not corner buildings.

* Corner Buildings shall be considered as those buildings that are at the corner of Ocean Avenue and the following streets: Orient Avenue, Kearney Avenue, former Ege Avenue, and Virginia Avenue.

** Setback in Ocean Avenue Sub-District may also match that of existing adjacent Ocean Avenue Residential Structures.

***Building coverage and lot coverage may be 100%

6. Building Design and Materials

(a) Façade and exterior walls:

(1) All Sub-Districts

- i. The façade shall face the public street.
- ii. The **majority of the** façade shall be parallel to the public street.
- ~~iii. Façades shall consist of no more than three materials, textures or colors.~~
- iv. ~~All window sills in the façade (excluding basement windows) shall be at least six (6) foot above sidewalk grade level, and windows shall remain full size.~~
- v. Exterior Insulation Finishing Systems (EIFS), ~~and other similar materials~~ shall be prohibited from all exterior surfaces.
- vi. The **front** façade shall not be punctured by vents, pipes, wires, or mechanicals of any type. Punctures of the sides and rear shall be minimized wherever possible. Where punctures occur, they shall be screened. ~~by evergreen shrubbery.~~
- vii. Bay windows shall be a permitted option:
 - ~~Windows shall be double hung.~~
 - ~~Bay windows in the façade shall have a copper or metal roof, either standing seam or flat seam, except where the bay extends upward to the primary roofline.~~
 - ~~The exterior of bay windows in the façade shall be clad with brick or wood, except where the bay extends down to the foundation, and except for raised panels or recessed panels below the window.~~
 - Trim that is applied to the surface material in order to create the illusion of a panel, where there is no recessed or raised panel, shall be prohibited because the trim will not create an appropriate shadow line.
 - ~~Raised panels or recessed panels on the bay shall be constructed of wood, pre-finished aluminum or pre-finished copper, or a pre-molded polymer with a density that is similar to kiln-dried white pine, with the pre-molded polymer properly primed and coated to prevent deterioration from ultra-violet rays.~~
 - ~~Where the bay extends down to the foundation, the portion of the bay that is below the first floor level shall be clad with brick.~~

~~(2) Side Street Sub-District~~

- ~~i. Façade materials shall be predominantly brick for the first floor and below, except for bay windows.~~
- ~~ii. Exterior cladding materials shall be brick, or "clapboard style" siding with a four (4) inch reveal, except where optional bay window requirements apply. Metal siding shall be prohibited.~~

(3) Ocean Avenue Sub-District

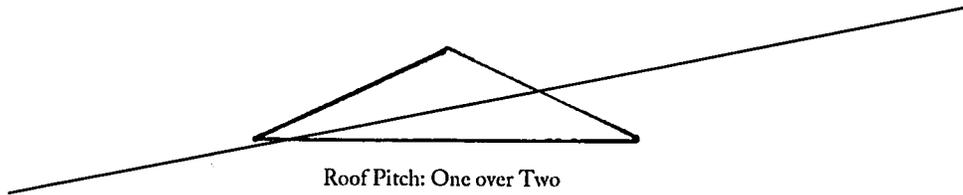
- ~~i. Façade design shall complement the character of the surrounding built environment on Ocean Avenue with respect to cornice line, window size and placement, and color of materials~~
- ii. On corner signature buildings, the structure shall have two (2) **primary** façades. One façade shall face Ocean Avenue, and one façade shall face the side street.
- ~~iii. Façade materials shall be predominantly brick, except for bay windows.~~
- ~~iv. Exterior cladding materials shall be brick, or "clapboard style" siding with a four (4) inch reveal, except where other façade requirements apply. Metal siding shall be prohibited.~~
- v. Corner buildings may utilize corner bay windows above the first floor that extend over the public right-of-way.

~~(b) Entry, stoop or porch, and stairs:~~

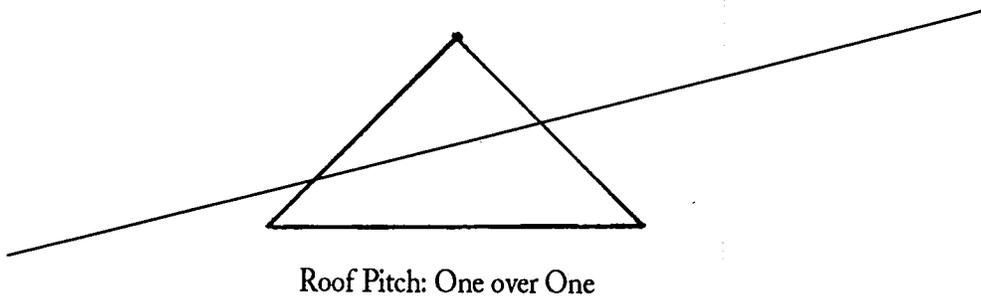
- ~~(1) All units shall be accessible through a main entry that faces the public street. (Corner signature buildings along Ocean Avenue shall have the main entry face Ocean Avenue.)~~
- ~~(2) All main entries in the HUB Side Street Sub-District shall open upon a stoop or porch, the floor of which between three (3) and six (6) foot above sidewalk grade level, and which shall have stairs to grade level, except where compliance with Americans with Disabilities Act (ADA) guidelines prohibits such stairs.~~
- ~~(3) All main entries in the HUB Ocean Avenue Sub-District shall open upon a stoop, the floor of which between three (3) and six (6) foot above sidewalk grade level, and which shall have stairs to grade level, except where compliance with Americans with Disabilities Act (ADA) guidelines prohibits such stairs. Porches shall be prohibited from the Ocean Avenue Sub-District.~~
- ~~(4) All porches shall be entirely covered by a roof that is attached to the primary façade. A stoop may be covered by a roof.~~
- ~~(5) A stoop shall be no wider than its steps.~~
- ~~(6) A stoop shall extend no further than four (4) foot in horizontal distance from the façade of the primary structure.~~
- ~~(7) All front stoops, stairs, porches, and columns shall be of brick or stone. Floors on porches may be of a tongue and groove wood flooring that allows no gaps between floorboards, and has cove edges. Floors on stoops shall be predominantly brick or stone.~~
- ~~(8) Railings and balustrade on porches and stoops shall be brick, stone or wrought iron.~~
- ~~(9) Stoops may be recessed into the façade.~~
- ~~(10) All front porches shall provide a minimum of four (4) foot by five (5) foot uninterrupted floor area, in addition to a four (4) foot wide unimpeded path from the stairs to the entry.~~
- ~~(11) Deadbolt locks shall be installed on all exterior doors, and brass strikeplates shall be properly screwed into the stud of the wall.~~
- ~~(12) All main entries shall be in a building façade that is on the short side of the lot.~~

(e) ~~Roofline:~~

- (1) ~~Roofs that are pitched, and have the eave end facing the street, shall have a minimum pitch of one (1) over two (2).~~



- (2) ~~Roofs that are pitched, and have the gable end facing the street, shall have a minimum pitch of one (1) over one (1).~~



(3) HUB – Side Street Sub-District:

- i. Kearney Avenue: Buildings on properties that front Kearney Avenue shall utilize one of the following options:
 - All structures may have a flat roof.
 - All structures may have a pitched roof with the eave end facing the street.
 - Where there is a single project with at least six (6) buildings of varying heights and architectural styles in a row, an aesthetically pleasing mix of flat roofs and eave ends and gable ends may be utilized.
- ii. Orient Avenue and Rose Avenue: Buildings on properties that front Orient Avenue and Rose Avenue shall utilize one of the following options:
 - All structures may have a pitched roof, with the gable end facing the street.
 - Attached townhouses may have a pitched roof with a mix of gables and eaves facing the street.

- Where there is a single project with at least six (6) buildings of varying heights and architectural styles in a row, an aesthetically pleasing mix of flat roofs and eave ends and gable ends may be utilized.

(4) ~~HUB—Ocean Avenue Sub-District: Buildings shall have a roof line that matches the prevailing roof line in the surrounding built environment.~~

~~(d) Additional Details:~~

- ~~(1) All windows shall be double hung, including bay windows.~~
- ~~(2) Each unit shall have a central air conditioning system. Heating may be provided by HVAC or hydronic heat. Zoned systems are strongly encouraged for energy efficiency.~~
- ~~(3) Each unit shall have a burglar alarm, with a sensor mounted on each exterior door and window. Small window stickers announcing the existence of the burglar alarm, not to exceed three (3) inches in height, width, or diameter, shall be posted on windows and exterior doors.~~
- ~~(4) Each dwelling unit shall be wired for cable television, with at least one cable wall outlet installed in a wall in each level of the unit.~~
- ~~(5) All rooftop exhaust vents for gas and oil fired appliances shall be contained within a chimney that is clad on the exterior with materials to match the façade.~~
- ~~(6) Bars and/or grillwork of any type shall be prohibited from all porches, doors and windows, except as follows. Emergency release child safety bars may be installed on the interior of windows.~~
- ~~(7) Roll down doors and gates shall be prohibited.~~
- ~~(8) All exterior mechanicals shall be prohibited from the front and sides of the dwelling.~~
- ~~(9) Utility meters shall be located to the rear or side of the structure, or located internal to the structure utilizing a remote reader.~~
- ~~(10) Satellite dishes shall be prohibited from the façade, the rooftop, and any building side that faces the public right-of-way.~~

7. Streetscape:

- (a) All sidewalks in the public right-of-way shall maintain a minimum five (5) foot passageway that is uninterrupted by utility boxes, street furniture, or other objects. Along Ocean Avenue, the sidewalk shall extend from the curb line to the edge of the right-of-way. Along the side-streets, the sidewalk may be setback from the curb line to allow a landscaping strip.
- (b) All sidewalks shall be of concrete or superior materials such as brick pavers.
- (c) All concrete sidewalks shall be tinted French Grey in color, or a color that is compatible to nearby existing sidewalks.
- (d) Street trees shall be evenly spaced and set at a rate of at least one (1) tree every twenty-five (25) foot, in a straight line that is located within four (4) foot of the curb, and shall be installed at a minimum caliper of three and one-half (3½) inches. Tree wells shall be a minimum of fifteen (15) square foot, and rectangular in shape with the long end parallel to the curb. Tree well shall be fitted with a decorative brick walking surface set in sand or dust, or where the sidewalk extends to the curb line, decorative iron grates that are fitted with removable or expandable centers to allow for tree growth. Tree grates shall sit on a shelf of metal or masonry.
- (e) Lamppost style shall complement the overall lighting design scheme of the HUB and shall conform with this plan's Lighting Design Guidelines.

8. Landscaping:

(a) Side Street Sub-District

(1) Front yard:

- i. The front yard shall consist of all land between the façade and the edge of the public right-of-way, including walkway areas.
- ii. Landscaping shall be in the ground or in permanent planters constructed of mortar and brick or stone. Where planters are used, they shall be constructed of mortar and brick or stone, be between one (1) and three (3) foot above sidewalk grade level, and may have a decorative wrought iron picket fence along the top, not to exceed twelve (12) inches in height.
- iii. The front yard shall contain 100% landscaping coverage, except where allowances for walkways and planters are made.
- iv. Front yard landscaping coverage shall consist of evergreen shrubs, which at full maturity do not typically grow higher than the bottom of the first floor window sill.

(2) Side yard that abuts the public right-of-way:

- i. Landscaping shall be in the ground or in permanent planters constructed of mortar and brick or stone.
- ii. The side yard shall contain 100% landscaping coverage.
- iii. Side yard landscaping coverage shall consist entirely of evergreen shrubs or trees, which at full maturity typically grow higher than the shrubs used in the front yard.

(3) Rear yard:

- i. Minimum landscaping area shall be in accordance with area, yard and bulk requirements above.
- ii. ~~In addition, there shall be a minimum of two trees per lot, a minimum of three (3) inches in caliper, planted in the rear yard of each unit.~~

(b) Ocean Avenue Sub-District

(1) Front yard:

- i. The front yard shall consist of all land between the façades (including both façades of corner signature buildings) and the edge of the public right-of-way, including walkway areas.
- ii. Landscaping shall be in permanent planters constructed of mortar and brick or stone, that are between one (1) and three (3) foot above sidewalk grade level, and which may have a decorative wrought iron picket fence along the top, not to exceed twelve (12) inches in height.
- iii. The front yard shall contain 100% landscaping coverage, except where allowances for walkways and planters are made.
- iv. Front yard landscaping coverage shall consist of evergreen shrubs, which at full maturity do not typically grow higher than the bottom of the first floor window sill.

~~(2) Rear yard:~~

~~The rear yard shall be a common area parking lot and/or driveway access to rear garages that are integral to the primary structure. Within the common area, a continuous~~

~~landscaping strip that is at least five (5) feet wide shall be provided along the edge of the adjacent lot line to the rear. Poured in place concrete curbing shall be placed between the landscaping strip and the parking lot and/or driveway. A dense mix of evergreen and deciduous trees and shrubs shall be planted so as to provide a varied screening barrier.~~

9. Landscaping Replacement:

All landscaping that is not resistant to the urban environment, or that dies within two (2) years of planting, shall be replaced by the developer.

10. Fencing:

(a) General Requirements:

- (1) All fence posts shall be set in a poured concrete base that is at least three (3) feet deep
- (2) All fence posts for board on board fences shall be located such that the center of the post is equidistant from the surface of both sides of the fence.

~~(b) Front yard in both Sub-Districts: a decorative wrought iron picket fence, not to exceed thirty-six (36) inches in height, shall be installed around the perimeter of the front yard along the lot line, except where planters are installed at the lot line. Additional sections shall be installed as necessary to meet with the edge or corner of the primary structure, or along the side yard edge to meet with the rear yard fence.~~

(c) Rear yards in the Side Street Sub-District that do not abut the public right-of-way:

- (1) A board-on-board wood fence, that is six (6) foot in height, shall be installed from the rear of the structure, along the rear yard lot line, to a point that is between eight (8) and twelve (12) foot from the primary structure. A matching transition section of fence, which reduces the height of the fence line at a rate of between one-half foot and one foot for every foot of horizontal run, shall be installed along the lot line at the intersection of the taller fence and the shorter fence. A matching board-on-board fence, not to exceed three (3) feet in height, shall be installed along the remainder of the perimeter of the rear lot line, except where there is a garage or parking pad at the rear lot line.
- (2) In all instances, a self closing gate (not to exceed three foot in height) shall be provided that provides direct pedestrian access from the rear yard to the parking area or alleyway.
- (3) Where a rear yard parking pad is utilized, the fence shall be installed around the perimeter of the parking pad, with driveway access unimpeded by a fence or gate.
- (4) Where a freestanding rear garage is utilized, there shall be no gaps between the fence and the garage.

(d) Rear yards in the Side Street Sub-District that abut the public right-of-way (along Kearney Avenue, Orient Avenue and/or Rose Avenue only): a brick wall that is an average height of between five (5) and six (6) foot, shall be installed along the lot line that abuts the public right-of-way, except along the portion of a lot line that borders a shared parking lot (wherein Shared Parking Lot screening requirements shall apply). Additional sections of decorative wrought iron picket fence shall be installed as necessary to meet with the edge or corner of the primary structure.

11. Off Street Parking Requirements

There shall be a minimum of one (1) off-street parking space provided ~~per~~ **for every three** dwelling units, and a maximum of one and one-half (1.5) off-street parking spaces provided per dwelling unit.

The following arrangements are permitted options for parking. Dwelling units and sets of dwelling units shall utilize one option only, except where otherwise indicated. Carports shall be prohibited. Front yard parking and ~~front yard curb cuts shall be prohibited.~~

(a) ~~Shared~~ rear parking lot (Permitted option for both HUB – Side Street Sub-District and HUB – Ocean Avenue Sub-District):

(1) General Requirements

- i. May contain a sliding gate that is operated by remote control. ~~Gate shall be decorative iron picket style or an alternative decorative design approved by the planning board.~~
- ii. ~~There shall be a minimum of one assigned space per dwelling unit. If there is also a rear garage that is integral to the primary structure, then the garage parking space may be substituted for the assigned space in the shared lot. The maximum parking ratio of 1.5 off street parking spaces per unit shall not be exceeded.~~
- iii. There shall be accessible parking spaces provided in accordance with the Americans with Disabilities Act (ADA) guidelines.
- iv. The short side of ~~the an~~ **an outdoor** parking lot shall face the public right-of-way.
- v. ~~A concrete sidewalk that is tinted French Grey shall be installed around the perimeter of the parking area. The sidewalk shall have an uninterrupted width of five (5) feet.~~
- vi. Screening: Where ~~the an~~ **an outdoor** parking lot abuts the public right-of-way, a brick wall that is three (3) foot in height and ~~that is topped with decorative wrought iron picket fence~~ shall be constructed along the edge of the right-of-way. The wall may be set back up to five (5) foot from the public right-of-way if a dense planting of evergreen trees is provided between the right-of-way and the wall. Total wall and fence height shall not exceed six (6) foot in height.
- vii. Landscaping: A minimum of one tree, that is a minimum of three and one-half (3½) inches in caliper, shall be planted for every five (5) parking spaces. Trees shall be placed in landscaped planting areas that are separated from the parking area by poured in place concrete curbing. The tree requirement may be met by placing multiple trees within a planting area, provided that proper planting distances between trees are achieved.

(2) Side Street Sub-District

- i. **All parking must be accessed from a single alley running through the block connecting Kearny Avenue to Orient Avenue.**
 - ii. **Parking may be provided inside a building**
-
- i. ~~Parking lot vehicular entry shall only be from Rose Avenue. Vehicular egress may be to Rose Avenue, or to Kearney Avenue as described below.~~
 - ii. ~~The parking area shall not abut the public right of way along Kearney Avenue nor Orient Avenue.~~

~~iii. If angled parking with a one-way aisle is used for the shared parking lot, the driveway from such lot may exit onto Kearney Avenue. Such driveway shall not exceed twelve (12) feet in width, and shall have poured in place concrete curbs along both sides. The sidewalk around the parking lot shall extend along one side of any such driveway, and may extend along both sides.~~

(3) Ocean Avenue Sub-District

- i. Parking lot vehicular access shall only be from the side street.
- ~~ii. The parking area shall not abut the public right-of-way along Ocean Avenue.~~
- iii. **Parking is preferred to be enclosed within a building.**

(b) Accessory Rear Garage (Permitted option for HUB – Side Street Sub-District Only):

- (1) Accessory garages (detached, semi-attached to other garages or attached to other garages) shall be permitted in the rear yard, however, the garage may not be placed adjacent to the public right-of-way (unless the right-of-way is an alleyway) or used to screen the rear yard from the public right-of-way way (unless the right-of-way is an alleyway).
- (2) Exterior cladding materials shall be brick, or “clapboard style” siding with a four (4) inch reveal. Metal siding shall be prohibited.
- (3) Freestanding garages shall not exceed one (1) story, plus pitched roof, in height.
- (4) Freestanding garages shall be accessible to motor vehicles via a rear alley, which may be gated if owned by an association of residents and owners, or which may be dedicated to the municipality. Dedication of any alleyway to the municipality shall be contingent upon approval of roadway standards by the Division of Traffic Engineering.

(c) Rear Yard Parking Pad (Permitted option for HUB – Side Street Sub-District Only):

- (1) Parking pads shall be constructed of either concrete, brick, cobblestones, or a combination thereof, or other semi-permeable surface that is approved by the Planning Board.
- (2) The perimeter of all parking pads shall be encompassed by poured in place concrete curbing, except where the parking pad meets the alleyway. One curb cut for pedestrian access, not to exceed thirty-six (36) inches, shall be permitted for each parking pad.
- (3) Parking pads shall be accessible to motor vehicles via a rear alley, which may be gated if owned by an association of residents and owners, or which may be dedicated to the municipality. Dedication of any alleyway to the municipality shall be contingent upon approval of roadway standards by the Division of Traffic Engineering.

(d) Garage that is integral to the rear of the primary structure (Permitted option for HUB - Ocean Avenue Sub-District Only):

- (1) May be used in conjunction with shared rear parking lot above.
- (2) Shall be accessible to motor vehicles from either the shared parking lot or a rear alley **or a side street**. The rear alley may be gated if owned by an association of residents and owners, or which may be dedicated to the municipality. Dedication of any alleyway to the municipality shall be contingent upon approval of roadway standards by the Division of Traffic Engineering.

12. Maintenance of Common Areas

Prior to full occupancy of a site, the developer of that site shall establish an association of residents and homeowners of the site that will oversee short and long term maintenance of any common areas on the site. ~~The developer shall also enter into a contractual agreement, on behalf of the association, with the MLK NDC, a management company, or other such agency, to provide maintenance and administrative services.~~

14. Building and Lot Placement

~~Corner lots at the intersection of Kearney Avenue and Rose Avenue shall have the short side abutting Rose Avenue, such that the building facade faces Rose Avenue.~~

~~Corner lots at the intersection of Orient Avenue and Rose Avenue shall have the short side abutting Orient Avenue, such that the building facade faces Orient Avenue.~~

~~Corner lots along Ocean Avenue shall have the short side abutting Ocean Avenue, such that one of the building facades faces Ocean Avenue and one faces the side street.~~

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

ORDINANCE NO. Ord. 13-041
3. D. MAR 13 2013 4. C.
 TITLE:



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Martin Luther King Drive Redevelopment Plan increasing height limits at the HUB.

RECORD OF COUNCIL VOTE ON INTRODUCTION												
										MAR 13 2013		7-0
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓			
DONNELLY	✓			FULOP	ABSENT			LAVARRO	✓			
LOPEZ	ABSENT			RICHARDSON	✓			COLEMAN	✓			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING												
										MAR 13 2013		7-0
Councilperson _____ moved, seconded by Councilperson _____ to close P.H.												
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	
SOTTOLANO				GAUGHAN				BRENNAN				
DONNELLY				FULOP				LAVARRO				
LOPEZ				RICHARDSON				COLEMAN				

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 13 2013

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. 13-039
Agenda No. 3.A 1st Reading
Agenda No. 4.D 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 13-039

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY AMENDING THE NINTH AND BRUNSWICK REDEVELOPMENT PLAN**

WHEREAS, the Municipal Council of the City of Jersey City, adopted the Ninth & Brunswick Redevelopment Plan area ("Plan") on December 14, 2011; and

WHEREAS, the Planning Board of Jersey City, at a public hearing on March 5, 2013, heard proposed amendments to this Plan which would increase the density bonuses available, and expand the green space contribution requirements for development; and

WHEREAS, the proposed amendments also clarify permitted uses and permit a penthouse story; and

WHEREAS, the community has provided input on the Plan in which they requested that the parking be linked to the units, and those changes have been added to the plan as well; and

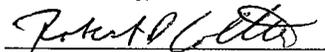
WHEREAS, Planning Board determined that the proposed amendments would encourage development in this underutilized part of the City, further enhancing the area and the City as a whole, with the addition of a new park and an increase in residential activity; and

WHEREAS, the proposed Ninth & Brunswick Redevelopment Plan amendments, attached hereto and made a part hereof is available for public inspection in the Office of the City Clerk, City Hall, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the above referenced McGinley Square East Redevelopment Plan be, and hereby is, adopted as recommended by the Jersey City Planning Board.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


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

APPROVED AS TO LEGAL FORM

APPROVED: 

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required
Not Required

Summary Sheet

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY AMENDING THE NINTH AND BRUNSWICK REDEVELOPMENT PLAN

This ordinance amends the Ninth and Brunswick Redevelopment Plan to expand green space contribution options and contribution amounts, clarify permitted uses, add a penthouse story, require deeded parking, and increase the density bonus.

**PROPOSED AMENDMENTS TO THE
NINTH & BRUNSWICK REDEVELOPMENT PLAN
(Last Amended February 13, 2013 by Ord. 13-009)**

April 8, 2013

New text to be included is shown as Bold Italic, *Thusly*.
Text to be removed is shown as a Strikethrough, ~~Thusly~~.

Section I. through Section V. – NO CHANGE.

VI. OFF-STREET PARKING AND LOADING REQUIREMENTS

- A. All residential development must provide parking at a minimum ratio of one space for every unit. All such spaces must be tied to the residential lease or deed for each unit. Any parking spaces not utilized by the tenant authorized to use that space shall be placed into a common pool of available parking spaces and may be leased by the building management to other tenants of the building or to residents within the surrounding community.***
- ~~A.B.~~ All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep, as measured from the curb stop. All aisles shall be a minimum of 22 feet wide. Compact parking stalls (8x15) may be provided for up to 50% of the parking requirement.**
- ~~B.C.~~ Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction of pedestrian walks and thoroughfares. Developers shall demonstrate that sufficient off-street parking and loading will be provided to meet the needs of the proposed use.**
- ~~C.D.~~ All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded and paved with a durable dust free surface and adequately drained. All parking and loading areas shall be designed in accordance with the Zoning Ordinance.**
- ~~D.E.~~ The off-street parking requirements shall apply to all new construction. Required parking may be provided on-site. Parking may be permitted within five hundred (500) feet of the proposed development which it will serve only with review and approval by the Planning Board and the linking of the properties by deed.**
- ~~E.F.~~ The setback area shall be adequately landscaped to provide buffer and visual screening.**
- ~~F.G.~~ The number and design of off-street loading spaces shall conform to Article IV, Section 28-18, Subsection I-1 and 2 of the Zoning Ordinance of Jersey City.**
- ~~G.H.~~ All developments which propose valet parking shall submit a parking management plan. Such plan shall include but not be limited to: number of vehicles to be parked, number of rows of cars to be stacked, and all parking stall and aisle widths. All parking management plans shall be subject to review by the Bureau of Traffic Engineering and review and approval by the Planning Board.**
- ~~H.I.~~ Parking Structure Requirements - to apply to all parking garages:**

Garage levels shall be screened so as not to give the apparent perception of garage space from all rail and street Rights-of-Ways and from all adjacent property lines. Examples of various acceptable screening and façade treatment techniques which can be utilized include the following:

- Artificial windows of the punched out style utilizing glass or decorative grillwork or a combination of same.
- Artificial building façade wrapping around the exterior of the garage.
- Extension of the ground floor or second floor window design to upper floors without the glass, but utilizing the same detailing, design, and window frame color.
- The addition of cornices, lintels, quoins, and other decorative detailing in addition to all the other façade designs.
- Emphasis of a vertical exterior façade pattern instead of the horizontal cladding associated with parking garages and their structural members.
- The building shall be designed to eliminate headlight glare by the provision of opaque screening the full height of the opening, or with the use of spandrels rising a minimum of 42 inches from the floor line.
 - Interior garage lighting shall utilize only fixtures that will not readily expose the lighting source from view, thereby maintaining a soft illumination of the interior garage space. Individual fixture sources shall not be visible from the exterior. An internal lighting plan prepared by a lighting professional shall be included with any garage application for review and approval.

VII. INTERIM USES – NO CHANGE
VIII. RESIDENTIAL DENSITY BONUS

This provision is applicable to all residential development and permits construction of up to 30 80 additional dwelling units per acre.

- A. All residential projects are eligible to receive an additional bonus density not to exceed an additional 30 80 DU/AC, if the developer agrees to contribute to green space located within the plan area, as set forth more specifically below.
- B. The green space development requirement may be satisfied by any one or combination of the following methods approved by the Planning board as part of the Preliminary Site Plan:
 - Monetary contribution to the City of Jersey City to be established in a separate account for the exclusive purpose of acquiring, developing and enhancing green space within the plan area, or adjacent areas.
 - Developer donation of real property for green space development; such property to be *dedicated* ~~deeded~~ to the City in perpetuity *by deed or easement as required by the City.*
- C. The amount of monetary contribution or value of an equivalent in-kind contribution of land shall be calculated as follows:
 - \$7,500 for each additional bonus residential dwelling unit constructed under this provision over the base density permitted without this bonus.
 - *The value of the in-kind contribution shall include the value of the land itself; the cost of any demolition, environmental remediation and other land preparation costs; the cost of any improvements to the proposed open space such as grading, drainage, landscaping, paving, lighting, fencing, benches, play equipment, etc.; and other similar improvements and costs as appropriate.*
- D. Development utilizing this bonus provision must comply with all applicable criteria of the area, yard, and bulk chart, or be granted the appropriate deviations pursuant to the requirements of this plan.

- E. Satisfaction of 50% of the green space contribution requirement is a required pre-condition for the issuance of any building permit associated with the project. The remaining 50% shall be paid to the City of Jersey City prior to the issuance of any Certificate of Occupancy. *In the alternative, if the green space contribution is in the form of an in-kind contribution of land and improvements, then the Planning Board may require the 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 the improvements.*
- F. *The in-kind contribution of land within this Redevelopment Plan shall be located at the western end of Ninth Street so as to function as an extension of adjacent Enos Jones Park, and shall be designed to allow for the further extension of this greenspace to the north into the adjacent property and the Jersey Avenue Tenth Street Redevelopment Area.*

Section IX. – NO CHANGE.

Section X. SPECIFIC LAND USE PROVISIONS

Opening paragraphs - NO CHANGE

A. Permitted Uses

- Residential with ground floor retail *A minimum of 2% of all residential units shall be three-bedroom units.*
- *Retail Sale of Goods and Services (ground floor/first floor only)*
- *Offices (ground floor/first floor only)*
- *Restaurants, category one and two (ground floor/first floor only)*
- *Child Care Centers (ground floor/first floor only)*
- Parks/Public Open Space
- Public Utilities, except that natural gas transmission lines shall be prohibited
- Health clubs in residential buildings

B. Accessory Uses

- Garage on-Site/off-street Parking & Loading Facilities
- Fences & Walls
- Signs

Active Permitted and Accessory Uses are encouraged on parking levels adjacent to street lines, where feasible, in order to screen the parking use from pedestrian sidewalks within the street right-of-way.

C. Area, Yard and Bulk Requirements (See Chart)

AREA, YARD & BULK CHART

	RESIDENTIAL
MAX. HEIGHT	65 ' and 5 6 stories ³ of residential + 1 story of parking
MAX. LOT COVERAGE ¹	95%
MIN. LOT AREA IN SQ. FT ⁴ .	2,000 sq. ft.
MAX. DENSITY ²	55 DU/AC
MIN. FRONT YARD	5'
MAX. FRONT YARD	10'
MIN. EACH SIDE YARD	0'
MIN. REAR YARD	0'

1. Total percentage, buildings and impervious surfaces
2. Dwelling units per acre.
3. Floor Area Ratio *The 6th story must be setback a min. of 15 ft. from adjacent street right-of-way lines.*
4. Not including Park & Recreation Area space

Paragraphs D. through G. – NO CHANGE

Section XI. and Section XII. – NO CHANGE

Section XIV. MAPS

Revise maps to reflect current block number (i.e. Block # 6902) and current lot number (i.e. lot # 29) to reflect the new numbering system.

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

ORDINANCE NO. Ord. 13-039
 TITLE: 3.A, APR 10 2013 4.D



Ordinance of the Municipal Council of the City of Jersey City amending the Ninth and Brunswick Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 10 2013 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO		✓	
LOPEZ	✓			RICHARDSON	✓			COLEMAN	✓		

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ 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				COLEMAN			

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

Adopted on first reading of the Council of Jersey City, N.J. on APR 10 2013

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. 13-042

Agenda No. 3.B 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 13-042

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

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

WHEREAS, the Municipal Council seeks to advance and promote mixed use construction on un-built lots within the Bright Street Redevelopment Plan; and

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

WHEREAS, the following amendments to the Bright Street Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting of April 2, 2013; and

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

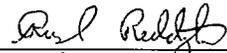
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the recommended amendments to the Bright Street Redevelopment Plan be, and hereby are, adopted.

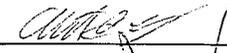
BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

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

APPROVED AS TO LEGAL FORM


Paul Reddy
Asst. Corporation Counsel

APPROVED: 

APPROVED: 
Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET

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

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

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

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

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

The amendment will adopt new bulk standards for mixed use development on Bright Street within the redevelopment plan area.

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

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

5. Anticipated Benefits to the Community:

Development of attractive mixed use construction in a transit accessible location .

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

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

7. Date Proposed Program or Project will commence:

Upon approval of the redevelopment plan amendment.

8. Anticipated Completion Date: N/A

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

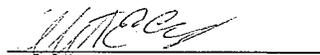
Robert D. Cotter, Director, City Planning 547-5050
Jeff Wenger, City Planning 547-5453

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.


Division Director

APRIL 1, 2013
Date


Department Director Signature

APRIL 1, 2013
Date

SUMMARY STATEMENT

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

The amendment will adopt new bulk standards for mixed use development on Bright Street within Zone 3 of the Bright Street Redevelopment Plan. Design standards that require architectural conformity with the Van Vorst Park Historic District remain the same.

PROPOSED AMENDMENTS TO THE BRIGHT STREET REDEVELOPMENT PLAN

PRESENTED TO THE JERSEY CITY PLANNING BOARD ON APRIL 2, 2013

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

Text that is deleted is in strike-threw ~~like this~~.

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

PAGE 14:

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

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

1. Principal Permitted Uses:
 - a. One, Two, and Three family townhouses.
 - b. Four unit multifamily.
 - c. Multi-family residential with 5 or more units.
 - d. **Professional offices (non-medical), on the ground floor, limited to lots greater than 10,000 square feet.**
 - e. **Mixed use buildings of any of the above permitted uses.**
2. Uses incidental and accessory to the principal use, including:
 - a. Fences and walls and stoops.
 - b. Home occupations.
 - c. Decks, patios.
 - d. Swimming pools.
 - e. Off-street parking
 - f. ~~Professional Office (non-medical), less than 2000 square feet.~~
3. Bulk and Density Standards for residential buildings with up to 4 units:
 - a. Required lot size: 2500 square feet.
 - b. Required lot width: 25 feet.
 - c. Required lot depth: 100 feet.
 - d. Required front yard setback: Must match prevailing setback of historic buildings on this block.
 - e. Minimum rear yard setback: 30 feet.

- f. Required side yard setback: zero.
- g. Maximum building height: 4 stories and 40 feet.
- h. Maximum building coverage: 70%
- i. Maximum lot coverage: 80%
- j. Maximum residential density: 75 units per acre
- k. Parking requirement: Not permitted.

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

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

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

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

6. **Bulk and Density Standards for mixed use buildings with 5 or more units:**

- a. **Minimum lot size: 10,000 square feet.**
- b. **Minimum lot width: 100 feet.**
- c. **Minimum lot depth: 100 feet.**
- d. **Required front yard setback: must match prevailing setback of historic buildings on this block.**
- e. **Minimum rear yard setback: 5 feet.**
- f. **Required side yard setback: zero feet within 15 feet of a right-of-way.**
- g. **Maximum building height: 5 stories and 60 feet.**

- h. Minimum building height: 4 stories and 40 feet.**
- i. Maximum building coverage: 90%.**
- j. Maximum lot coverage: 90%.**
- k. Maximum permitted parking: 0.5 spaces per unit .**
- l. Minimum bicycle parking: 0.5 space per unit .**
- m. Maximum residential density: 180 dwelling units per acre.**
- l. Minimum rear building step back above the ground floor: 20 feet.**

6-7. Design Standards for residential buildings with 5 or more units or mixed use buildings:

- a. Front façade design shall be consistent with the design and architecture of proximate historic resources within the Van Vorst Park Historic District with an emphasis on compatibility with late nineteenth century architectural proportions and architectural detail.
- b. Front façade must be primarily brick of a historically appropriate color and size to be consistent with other town homes on this block, to be consistent with those used in paradigmatic nineteenth century resources in the district, and be consistent with the particular stylistic paradigm of the proposed architecture. The remainder of the front facade must be constructed of stone, cast stone, decorative metal, slate or simulated slate shingles, tile, terra cotta or other similar and appropriate materials. The use of polyurethane, vinyl, and asphalt shingles at facades visible from the street is prohibited.
- c. Building facade shall be broken down in scale by dividing the façade into smaller sections to resemble a series of smaller buildings typical of resources in the historic district with an emphasis on vertical proportions.
- d. Window, door, entrance, entablature, lintel, and sill sizes, proportions, and materials must be consistent with those found on this block and in compatible historic resources of note within the district. Windows shall be simulated double or single hung, although casement windows may be permitted where appropriate to the style of the building as an accent, and be consistent with the vertical proportion of windows typical of the resources in the Historic District and common in late 19th century vernacular architecture and set in 4" (one brick width) from the face of the brick facade. Snap in and internal muntins and external window screens are not permitted.
- d. A single decorative carriage house style garage door is permitted. The garage door must be partly glazed at the top, and made of wood.
- e. Appropriate decorative mounted light fixtures are required.
- f. A minimum of two entry stoops are required on the Bright Street facade with stone or metal railings consistent with other railings in the Historic District. Cast or wrought iron shall be used for railings, fences and gates along the street frontage. The use of mild and tubular steel for fencing and rails is prohibited.

- g. A minimum of one bay window is required on the Bright Street facade, which shall extend to the ground and project a maximum of 36" beyond the building face and shall be constructed of brick, stone and or cast stone decorative metal panels on a masonry base of stone cast stone or brick. Oriels with decorative metal paneling, facing and roofing above the first floor shall be permitted.
- h. Front landscaping and stoops may project into the right-of-way to align with stoops and other landscaping found on this block and curbed of a minimum of four inches high and four inches wide.
- i. A building base shall be clearly defined at the first floor level, using an appropriate design methodology such as an alternating brick pattern, shape, style, coursing and/or color and/or a variety of materials such as stone, cast stone and decorative window heads and sills.
- j. Floors 2, 3, 4, and 5 shall have an appropriate rich texture of brick using different patterns, shapes, colors mortar joints and coursing with decorative window heads and sills. The use of stone, cast stone and tile as design elements is permitted.
- k. The rooflines shall be clearly defined through the use of decorative cornice lines, detailed brick work, mansard roofs with slate or simulated slate, gables of brick or stone, and dormers with brick, stone or metal detailing and cornices of metal, fiberglass or another appropriate and durable substitute.
- l. All doors and framing elements must be wood, have a glazing component, and may not be solid. The use of double doors, sidelights, transoms, pilasters, panels, styles and rails and/ or entablatures, etc. in order to emphasize the importance of residential entryways is required.
- m. The building must include an elevator.
- n. Elevator penthouse may exceed the height requirement, but must have an appropriate facing material consistent with the character of the building and the utilitarian nature of the bulkhead. The use of stucco or vinyl or aluminum siding is not permitted.
- o. Grade level parking may be located within 20 feet of the front property line for a maximum of 60 linear feet along any public right-of-way.
- p. All secondary entryways, including fire exits and service entrances at the street frontages must be designed to be compatible with the surrounding architecture.
- q. All windows opening into a garage must be glazed and include the same treatments as applied to residential windows, such as lintels, sills, simulated divided lights, muntins, mullions etc. However the use of decorative, textured, stained, tinted, etched glass etc may be permitted at the garage windows where harmoniously integrated in the façade.
- r. All architectural design must be in accordance with the Historic Design Standards in the Jersey City Land Development Ordinance Chapter 345-71. However, the overall design of buildings in this area shall be consistent with historic design idioms, principals and proportions as

demonstrated by residential historic resources in the approximate area within the Van Vorst Park Historic District. The use of modern design elements within this area is discouraged.

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

ORDINANCE NO. Ord. 13-042
 TITLE: 3.B. APR 10 2013 4.E.



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

RECORD OF COUNCIL VOTE ON INTRODUCTION											
								APR 10 2013 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	✓			COLEMAN	✓		

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on APR 10 2013

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. 13-043

Agenda No. 3.C 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 13-043

TITLE: AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY AS LESSEE TO EXTEND A FOURTH AMENDED LEASE AGREEMENT WITH 115 CCD PARTNERS AS LESSOR FOR OFFICE SPACE AT 115 CHRISTOPHER COLUMBUS DRIVE, JERSEY CITY.

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

WHEREAS, the City of Jersey City ("City") leases office space on the third floor of 115 Christopher Columbus Drive, Suite 303 (Premises) for the Department of Health and Human Services' Preventive Medicine Clinic; and

WHEREAS, the lease expired on May 31, 2011; and

WHEREAS, The City has been a holdover tenant without a lease from June 1, 2011; and

WHEREAS, the owner of the Premises, 115 CCD Partners, LP ("115 CCD"), has offered to extend the lease until February 28, 2015; and

WHEREAS, the rental payment for 2,263 square feet will be \$28.00 per square foot for a monthly base rent of \$5,280.33 or \$63,364.00 annually; and

WHEREAS, the lease term will be for two (2) years effective as of March 1, 2013 and ending February 28, 2015; and

WHEREAS, the City will be required to pay electricity at \$2.00 per square foot in equal monthly installments of \$377.00 or \$4,524.00 annually; and

WHEREAS, the total annual cost for the first year of the lease for rent and electricity usage, shall not exceed the sum of \$67,888.00; and

WHEREAS, N.J.S.A. 40A:12-5 provides that a municipality may by ordinance authorize the leasing of real property or personal property; and

WHEREAS, the sum of \$6,000.00 is available in the fiscal year 2013 budget account #01-201-31-432-304 for lease costs incurred for March 1, 2013.

WHEREAS, the balance of the lease funds will be made available in the 2013 calendar year temporary and permanent budget.

AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY AS LESSEE TO EXTEND A FOURTH AMENDED LEASE AGREEMENT WITH 115 CCD PARTNERS, LP AS LESSOR FOR OFFICE SPACE AT 115 CHRISTOPHER COLUMBUS DRIVE, JERSEY CITY

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JERSEY CITY THAT:

- 1) The Mayor or Business Administrator is authorized to execute the attached Lease Agreement with 115 CCD Partners, LP for office space at 115 Christopher Columbus Drive subject to such modification as may be deemed necessary or appropriate by Corporation Counsel.
- 2) The term of this Lease Agreement is for two years effective as of March 1, 2013 and ending February 28, 2015 for a total cost not to exceed \$ 135,776.00 payable in 24 equal installments of \$5,657.33.
- 3) The City shall have the right after the first year of this 4th Amendment, to terminate this Lease provided the City is not in material default, and provided the City gives the Landlord at least 60 days prior notice.
- 5) Funds in the amount of \$6,000.00 are available in Account # 13-01-201-31-432-304 for lease costs from March 1, 2013.
- 6.) The balance of the lease funds will be made available in the calendar year 2013 temporary and permanent budget.

I, _____ (Donna Mauer), Chief Financial Officer, hereby certify that these funds are available in Account # 13- 01-201-31-432-304.

P.O. # 109298

APPROVED AS TO LEGAL FORM

Raymond R. Raddell
P.C.C. Corporation Counsel

APPROVED: _____

APPROVED: Julia Kelly
Business Administrator

Certification Required

Not Required

FOURTH AMENDMENT TO LEASE AGREEMENT

Landlord: 115 CCD Partners, LP
115 Christopher Columbus Drive, Suite 400
Jersey City, New Jersey 07302

Tenant: City of Jersey City
280 Grove Street, Jersey City, NJ

Location of Property: 115 Christopher Columbus Drive, Suite 303
Jersey City, New Jersey 07302

Current Premises: Approximately 2,263 rentable square feet

Original Lease Date: February 1, 2000

Date of Amendment No. 1: April 12, 2002

Date of Amendment No. 2: May 2, 2005

Date of Amendment No.3: February 5, 2008

Current Expiration Date: May 31, 2011

Date of This Amendment: February 22, 2013

In consideration of the rents and covenants hereinafter set forth, Landlord and Tenant hereby agree as follows:

1. **Term:** Landlord and Tenant agree to extend the Lease and Amendments referred to above for a period of two (2) years, beginning March 1, 2013 and ending February 28, 2015 upon all of the same terms and conditions except that Base Rent and Tenant Electric shall be as set forth below.

2. **Rent:** Tenant covenants and agrees to pay to the Landlord as and for the Minimum Monthly Base Rent of the Premises the Minimum Monthly and Annual sums set out below, plus any other payments and additional rent set forth in the Lease, all of which shall be payable in equal monthly installments, due on the first day of each and every month in advance throughout the demised term. Said rent and all payments due hereunder shall be paid to the Landlord at 115 CCD Partners, LP, 115 Christopher Columbus Drive, Suite 400, Jersey City, NJ 07302 or its successor.

<u>Term</u>	<u>Rent Per Ft.</u>	<u>Monthly Base Rent</u>	<u>Annual Base Rent</u>
3/01/13 - 2/28/2015	\$28.00	\$5,280.33	\$63,364.00

3. Tenant Electric: Tenant's cost for electricity shall be \$2.00 per square foot, payable in equal monthly installments, due on the first of each and every month in the amount of \$377.00.
4. Tenant represents and warrants to Landlord and Landlord represents and warrants to Tenant that no broker was responsible for negotiated and was instrumental in consummating this agreement.
5. Early Termination: After the first year of this 4th Amendment, Tenant shall have the right to terminate this Lease, provided Tenant is not in material default, and provided Tenant gives Landlord at least 60 days prior notice.
6. All other terms and conditions of the Original Lease and Amendments referred to above shall continue in full force and effect.

In witness hereof, the parties hereto have hereunto set their hands and seals this ____ day of February, 2013.

Landlord: 115 CCD Partners, LLC
 By: 115 CCD, Inc., its General Partner

Tenant: The City of Jersey City

 By: Ephraim Hasenfeld, President

 By:

Date: _____

Date: _____

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

ORDINANCE NO. Ord. 13-043
 TITLE: 3.C. APR 10 2013 4.F.



An ordinance authorizing the City of Jersey City as lessee
 to extend a fourth amended lease agreement with 115
 CCD Partners as lessor for office space at 115
 Christopher Columbus Drive, Jersey City

RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 10 2013 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	✓			COLEMAN	✓		

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ 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				COLEMAN			

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

Adopted on first reading of the Council of Jersey City, N.J. on APR 10 2013

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. 13-044

Agenda No. 3.D 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 13-044

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AMENDING SECTION 332-22 (PARKING PROHIBITED AT ALL TIMES) OF THE JERSEY CITY CODE DESIGNATING NO PARKING ANY TIME ON THE NORTH SIDE OF THEODORE CONRAD DRIVE BEGINNING 325 FEET EAST OF EDWARD HART ROAD AND EXTENDING CLOCKWISE TO THE SOUTH SIDE OF THEODORE CONRAD DRIVE TO A POINT 325 FEET EAST OF EDWARD HART ROAD

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

1. Chapter 332 (Vehicles and Traffic) Article III (No Parking Any Time) of the Jersey City Code is hereby supplemented as follows:

Section 332-22

PARKING PROHIBITED AT ALL TIMES

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

Name of Street

Limits

Theodore Conrad Drive

North side; beginning 325 feet east of Edward Hart Drive extending clockwise to the south side of Theodore Conrad Drive to a point 325 feet east of Edward Hart Drive

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.

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

CFL:pc1
(4.2.13)

APPROVED AS TO LEGAL FORM

Royal Radelet
Asst. Corporation Counsel

APPROVED: [Signature] 4/3/13
Municipal Engineer

APPROVED: [Signature] 4/3/13
Director, Dept. of Public Works
APPROVED: [Signature]
Business Administrator

Certification Required

Not Required

FACT SHEET

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 III (PARKING, STANDING AND STOPPING) AMENDING SECTION 332-22 (PARKING PROHIBITED AT ALL TIMES) OF THE JERSEY CITY DESIGNATING NO PARKING ANY TIME ON THE NORTH SIDE OF THEODORE CONRAD DRIVE BEGINNING 325 FEET EAST OF EDWARD HARD DRIVE AND EXTENDING CLOCKWISE TO THE SOUTH SIDE OF THEODORE CONRAD DRIVE TO A POINT 325 FEET EAST OF EDWARD HART DRIVE

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, 201.547.4440 at the request of Chuck F. Lee, P.E., Municipal Engineer on behalf of Sysco located on Theodore Conrad Drive

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

Designate "no parking any time" on Theodore Conrad Drive beginning 325 feet east of Edward Hart Drive, extending clockwise to the south side of Theodore Conrad Drive 325 feet east of Edward Hart Drive.

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

Designate both sides of Theodore Conrad Drive and the cul-de-sac in the vicinity of Sysco with "no parking any time" to prevent truck drivers from parking tractor trailers during the day and overnight.

5. Anticipated benefits to the community:

It is in the best interest of public safety to keep this area clear of parked vehicles, especially tractor trailers.

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 \$100.00 per u-post and sign installation.
Six (6) signs and u-posts needed at a total cost of \$1,200.00

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

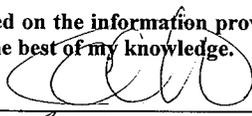
Twenty days after adoption by the Jersey City Municipal Council

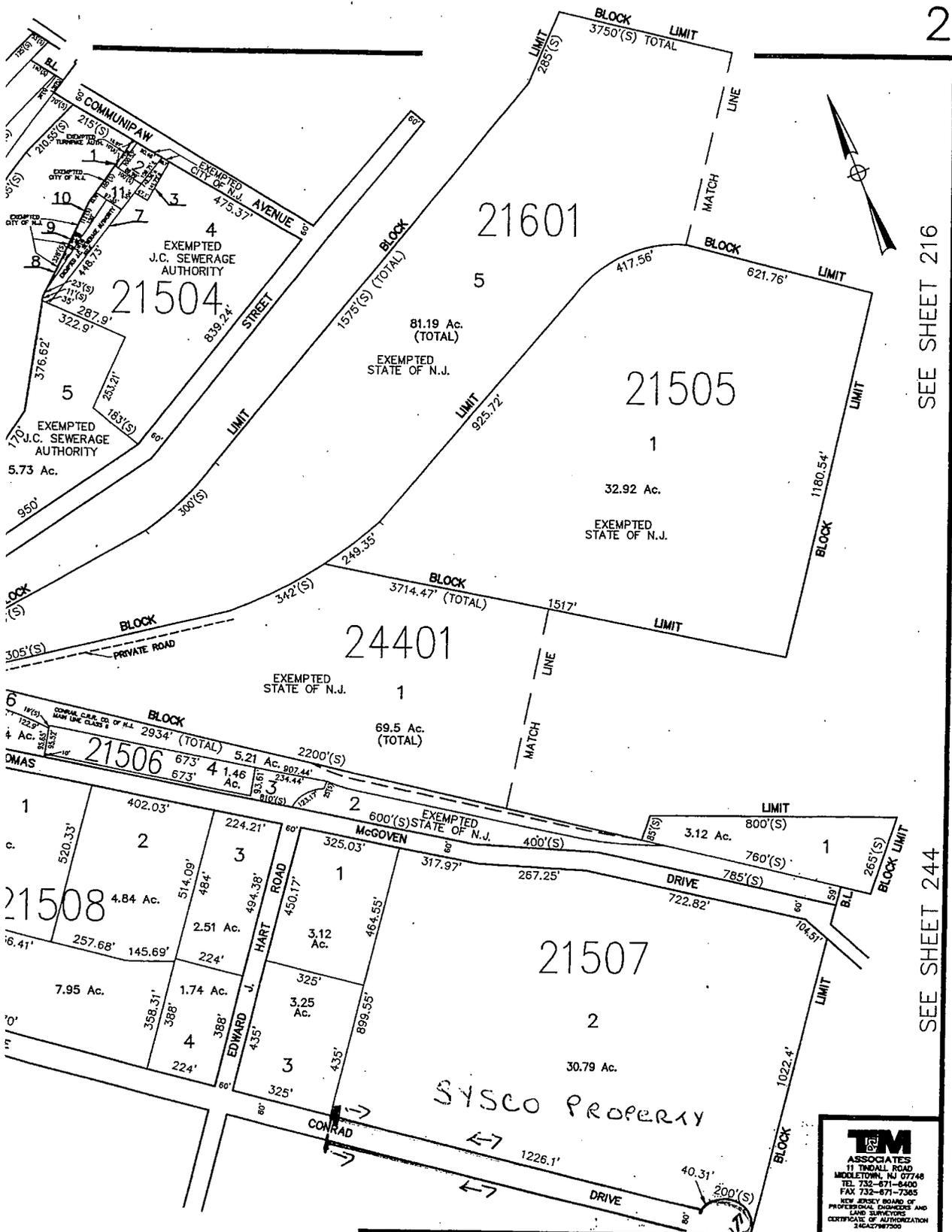
9. Person responsible for coordinating proposed program, project, etc.:

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

	4/3/13
_____ Municipal Engineer	_____ Date
	4/3/13
_____ Signature of Department Director	_____ Date



SEE SHEET 216

SEE SHEET 244

T&M
ASSOCIATES
 11 TINDALL ROAD
 MIDDLETOWN, NJ 07748
 TEL 732-671-6400
 FAX 732-671-7365
 NEW JERSEY BOARD OF
 PROFESSIONAL ENGINEERS AND
 LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION
 240427907000

NEW JERSEY DEPARTMENT OF THE TREASURY
 DIVISION OF TAXATION
 PROPERTY ADMINISTRATION
 APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF
 N.J.S.A. 17:27-18 & 19-24
 FOR THE DIRECTOR, DIVISION OF TAXATION
 DATE: MAY 8 - 2003

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 200' AUGUST, 2006
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.

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

ORDINANCE NO. Ord. 13-044
3. D. APR 10 2013 *4.C.*



An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) amending Section 332-22 (Parking Prohibited at All Times) of the Jersey City Code designating No Parking Any Time on the north side of Theodore Conrad Drive beginning 325 feet east of Edward Hart Road and extending clockwise to the south side of Theodore Conrad Drive to a point 325 feet east of Edward Hart Road.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 10 2013 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	✓			COLEMAN	✓		

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ 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				COLEMAN			

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

Adopted on first reading of the Council of Jersey City, N.J. on APR 10 2013

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. 13-045

Agenda No. 3.E 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 13-045

TITLE:

A FRANCHISE ORDINANCE GRANTING PERMISSION TO ABDEL AMIN, HIS SUCCESSORS AND ASSIGNS, TO MAKE PRIVATE IMPROVEMENTS TO THE PUBLIC RIGHT OF WAY AT THE PROPERTY LOCATED AT 60 SUSSEX STREET A/K/A 67 GREEN STREET, JERSEY CITY, NEW JERSEY, ALSO KNOWN ON THE TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 14304, LOT 5.

The Municipal Council of the City of Jersey City does hereby ordain:

WHEREAS, Abdel Amin is the owner of the property located 60 Sussex Street, Jersey City, and known as Block 14304, Lot 5 on the current tax maps of the City of Jersey City ("Property"); and

WHEREAS, pursuant to a Resolution for a "D" variance for an expansion of a nonconforming use and "C" variances for front yard setback, minimum rear yard and maximum building coverage, the Jersey City Zoning Board of Adjustment (Case # Z 11 - 031) approved the applicant's proposed expansion of a ground floor restaurant into both floors of a separate two-story accessory garage (carriage house) at the rear of the lot and granting front yard setback, minimum rear yard, and maximum building coverage variances ; and

WHEREAS, a portion of the development approval granted by the Jersey City Board of Zoning Adjustment includes overhanging storefronts, a new entry stoop, and maintaining the existing basement hatch door and existing stoop, a new residential trash enclosure, reorientation of the carriage house door swing opening onto the sidewalk, and installation of removable screens on the sidewalk, all of which are more particularly depicted and described in the Franchise Plans, Exhibit A, attached hereto; and

WHEREAS, there will remain sufficient area in the public right-of-way for pedestrian use (at least nine [9] unobstructed feet), and the proposed private improvements will not impede or have a negative impact on typical pedestrian use; and

WHEREAS, Abdel Amin has filed a petition for relief and represented to the Municipal Council of the City of Jersey City that the passage of this Ordinance is in the best interest and essential for the successful growth of this neighborhood small business; and

WHEREAS, after due notice was given in accordance with law, a public hearing was held on the Petition filed by Abdel Amin to grant permission to construct private improvements within the public right-of-way for the following purposes:

1. The contemplated improvements will address installation of overhanging storefronts, a new entry stoop, and maintaining the existing basement hatch door and existing stoop, a new residential trash enclosure, reorientation of the carriage house door swing opening onto the sidewalk, and installation of removable screens on the sidewalk.
2. All costs associated with these improvements will be incurred by the Petitioner, and there being no objections thereto.

WHEREAS, a franchise is required to permit the completion of the construction of the private improvements within the public right-of-way; and

WHEREAS, by reason of the character of the development of the area in which this property is situated, the said improvements will enhance the aesthetic and character of the property and greatly benefit Jersey City and the surrounding neighborhood; and

WHEREAS, the public interest will be served by said improvements, which will be of great benefit to the citizens of Jersey City and Hudson County and the rights of the public will not be injuriously or adversely affected by the requested relief;

A FRANCHISE ORDINANCE GRANTING PERMISSION TO ABDEL AMIN, HIS SUCCESSORS AND ASSIGNS, TO MAKE PRIVATE IMPROVEMENTS TO THE PUBLIC RIGHT OF WAY AT THE PROPERTY LOCATED AT 60 SUSSEX STREET A/K/A 67 GREEN STREET, JERSEY CITY, NEW JERSEY, ALSO KNOWN ON THE TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 14304, LOT 5.

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

SECTION I. Permission be, and is hereby granted to Abdel Amin, his successors and assigns, to complete private improvements to the public right of way at 60 Sussex Street, Jersey City, and known as Block 14304, Lot 5 on the current tax maps of the City of Jersey City, said areas being more particularly described as follows and on survey with metes and bounds description and plan attached hereto as Exhibit "A" and Exhibit "B" respectively.

1. The contemplated improvements will include the installation of overhanging storefronts, a new entry stoop, the existing basement hatch door and stoop, a new residential trash enclosure, reorientation of carriage house door-opening swing, and installation of removable screens on the sidewalk.
2. There will remain sufficient area in the public right-of-way (at least nine [9] unobstructed feet) for typical pedestrian use.
3. The contemplated improvements will be constructed consistent with the Plans approved by the Jersey City Zoning Board of Adjustment, the Jersey City Zoning Officer and Building Department.
4. All costs associated with these improvements will be incurred by the Petitioner.
5. The contemplated improvements are necessary to construct the proposed development consistent with the development approvals and will greatly benefit the Petitioner's property and the surrounding neighborhood.

SECTION II. All the work herein authorized shall be done under the supervision of the proper department or departments of the City of Jersey City. Further, all the work herein authorized shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the City Engineer for his review and comments prior to the start of construction. After construction there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic and vehicular traffic. Abdel Amin and his successors and assigns, shall maintain all improvements installed by him for the entire term of this Franchise at no cost to the City.

SECTION III. This Ordinance shall remain in full force and effect for a period of ninety-nine (99) years. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be canceled in whole or in part because of a public purpose, the City reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioners one year prior to the date of cancellation.

SECTION IV. All costs and expenses incident to the introduction, passage and publication of this Ordinance shall be borne and paid by said Abdel Amin.

SECTION V. In accepting the privileges of this Ordinance and the installation, maintenance and use hereby authorized, Abdel Amin, his successors and assigns hereby agree to assume full, complete, and undivided responsibility for any and all injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the City of Jersey City harmless from all injury or damage to persons or property by reason of such installation, maintenance and use (except such injury or damage which is caused by the negligence or misconduct of the City or its officers, employees or agents) for the term of this Ordinance. Abdel Amin, his successors and assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the City of Jersey City, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this franchise. A certificate of insurance, in the amount of \$1,000,000 in a form deemed acceptable by the City's Risk Manager, shall be delivered to the Risk Manager before use or occupancy of the premises subject to this Franchise Ordinance.

SECTION VI. This Ordinance shall not become effective unless an acceptance hereof in writing is filed by the Petitioner with the City Clerk. In the event, that the Petitioner shall not file with the City Clerk its acceptance in writing of the provisions of this Ordinance within 30 days after receiving notice of its passage, this Ordinance shall become void and be of no effect.

SECTION VII. Only with prior written consent and approval by the City Council of the City of Jersey City, which consent and approval shall not be unreasonably withheld, shall Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance.

A FRANCHISE ORDINANCE GRANTING PERMISSION TO ABDEL AMIN, HIS SUCCESSORS AND ASSIGNS, TO MAKE PRIVATE IMPROVEMENTS TO THE PUBLIC RIGHT OF WAY AT THE PROPERTY LOCATED AT 60 SUSSEX STREET A/K/A 67 GREEN STREET, JERSEY CITY, NEW JERSEY, ALSO KNOWN ON THE TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 14304, LOT 5.

SECTION VIII. An easement for the duration of this Ordinance is reserved for the benefit of the City of Jersey City and all public utility companies including any cable television company as defined in the "Cable Television Act", P.L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this Franchise Ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this Franchise Ordinance.

SECTION IX. For the rights and privileges therein granted, said beneficiaries hereunder, their successors and assigns, shall pay annually to the City of Jersey City the sum of One Dollar (\$1.00), which payment shall be made annually on the 1st day of July next succeeding the time when this Ordinance shall become effective and on each first day of July thereafter until the termination of this Ordinance.

SECTION X.

- 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 certified 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 repeals of existing provisions.

APPROVED AS TO LEGAL FORM

Russell Rediff
Asst. Corporation Counsel

APPROVED: *[Signature]*

APPROVED: *[Signature]*
Business Administrator

Certification Required
Not Required

PETITION

TO: THE HONORABLE MAYOR AND MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY:

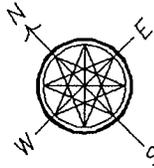
Your Petitioner, Abdel Amin, having offices located at 60 Sussex Street, Jersey City, New Jersey 07302, respectfully says that:

1. Petitioner is the owner of the property located at 60 Sussex Street a/k/a 67 Green Street, Jersey City, and known as Block 14304, Lot 5, on the current tax maps of the City of Jersey City (the "property"). The Petitioner is proposing to expand its current sidewalk café on the Green Street frontage to in front of the carriage house and also to a portion of the front yard on Sussex Street.
2. The Jersey City Zoning Board of Adjustment approved the improvements consistent with the recommendation from the Historic Preservation Commission.
3. Petitioner proposes to make the following site improvements within the area of the public right-of-way:
 - A. The contemplated improvements will include construction of overhanging storefronts in the style of the building in 1933, a new entry stoop, approval of an existing basement hatch and stoop, carriage house door swings opening on to the sidewalk, trash enclosures for residential apartments, and installation of removable screens on the sidewalk.
 - B. All costs associated with these improvements will be incurred by the Petitioner, and there being no objections thereto.
4. The contemplated improvements are necessary to modify the Property's current appearance consistent with the development approvals, and will greatly benefit the Petitioner's property and the surrounding area and neighborhood.
5. A copy of the Resolution of the Zoning Board of Adjustment of the City of Jersey City is attached.

WHEREFORE, your Petitioner respectfully prays for itself, its successors and assigns, for the enactment of a Franchise Ordinance to allow it to make private improvements within and under the sidewalk area of the public right-of-way of Sussex Street and Green Street; all is more particularly shown on the plans annexed hereto and made a part hereof.



ABDEL AMIN



BEHAR SURVEYING ASSOCIATES, P.C.

Professional Land Surveying and Planning

61 Locust Lane, East Rutherford, NJ 07073

Phone: 973-778-0010

Fax: 973-778-0027

<http://www.beharsurveying.com>

60 Sussex Street

Tax Block 14304, Lot 5

(Formerly known as Tax Block 68, Lot A-1)

City of Jersey City

Hudson County, New Jersey

Beginning at a point on the intersection of the westerly line of Greene Street (60' Wide Right-of-Way), and the northerly line of Sussex Street (60' Wide Right-of-Way), running thence;

1. N 81° 38' 15" W 19.90' along the said line of Sussex Street, to a point, thence;
2. N 08° 21' 45" E 75.03', leaving the said line of Sussex Street to, through and beyond a centerline party wall to a point on the southerly face of a brick garage, thence;
3. N 81° 38' 15" W 1.11', along said southerly brick face to a point on the westerly face of said brick garage, thence;
4. N 08° 18' 58" E 24.97', along the westerly face of said brick garage and beyond to a point, thence;
5. S 81° 38' 15" E 21.03', to a point on the westerly line of Greene Street, thence;
6. S 08° 21' 45" W 100.00', along the said line of Greene Street to the point and place of beginning.

Subject to easements and restrictions of record.

Franchise Easement

Beginning at a point on the westerly line of Greene Street (60' Wide Right-of-Way), said point being distant 8.00' northerly from the corner formed by the intersection of the northerly line of Sussex Street (60' Wide Right-of-Way) and the said line of Greene Street, running thence;

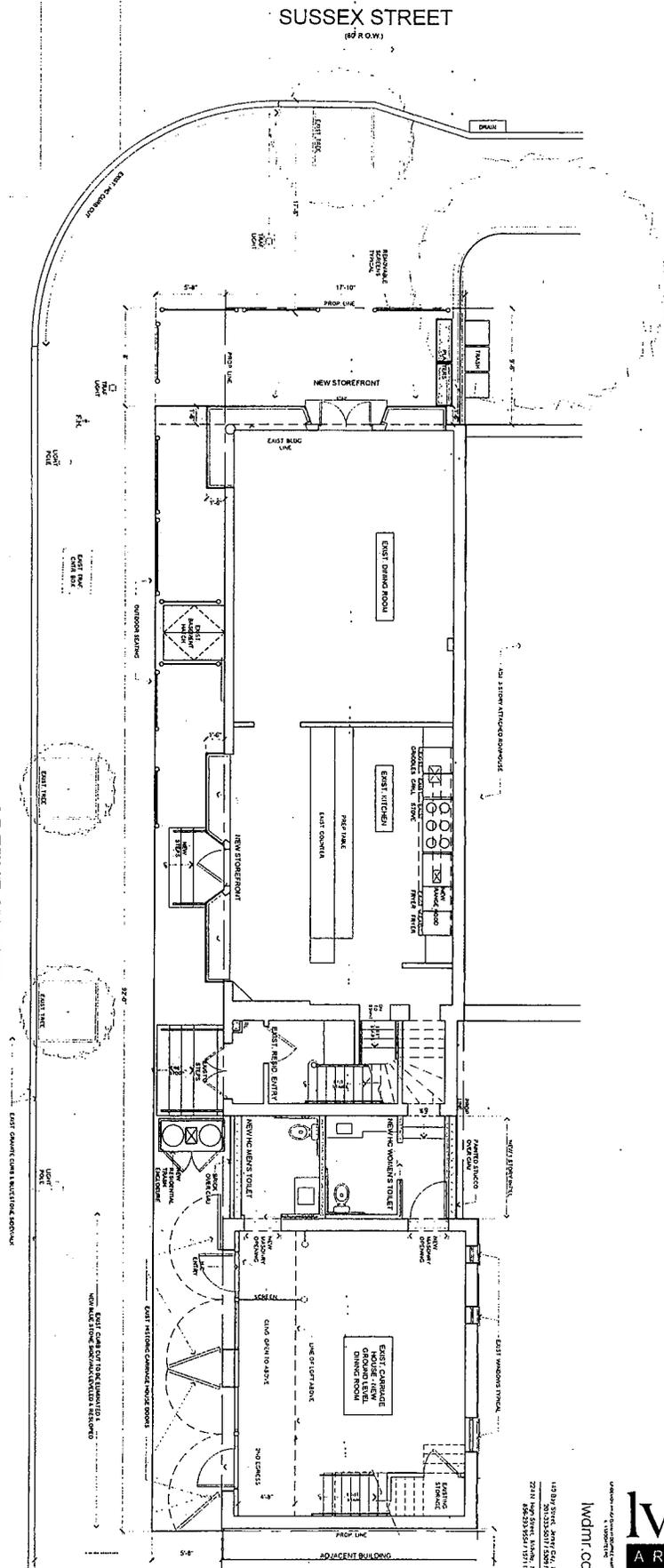
1. N 08° 21' 45" E 92.00', along the said line of Greene Street to a point, thence;
2. S 81° 38' 15" E 5.67', leaving the said line of Greene Street to a point resting in the right-of-way of Greene Street, thence;
3. S 08° 21' 45" W 92.00', continuing in the right-of-way of Greene Street to a point, thence;
4. N 81° 38' 15" W 5.67', to the point and place of beginning.

In accordance with a survey prepared by Behar Surveying Associates, PC dated September 12, 2011, and later revised July 1, 2012.

William B. Klapper

Licensed Land Surveyor 24GS03317500

60 SUSSEX ST. / 67 GREENE ST.
 PROPOSED FRANCHISE ORDINANCE



FIRST FLOOR / SITE PLAN
 SCALE: 1/8" = 1'-0"



14289 Sussex, Amy Co., NJ
 201.222.0177 / 201.222.1111
 2211
 900.235.5544 / 771.1111

lwdmrcor

lwdmrcor
 ARCHITECTS

[Handwritten signature]

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

ORDINANCE NO. Ord. 13-045
 TITLE: 3.E. APR 10 2013 4.H.



A franchise ordinance granting permission to Abdel Amin, his successors and assigns, to make private improvements to the public right of way at the property located at 60 Sussex Street a/k/a/ 67 Green Street, Jersey City, New Jersey, also known on the tax maps of the City of Jersey City as Block 14304, Lot 5.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 10 2013 9-C											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			COLEMAN	✓		

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ 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				COLEMAN			

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

Adopted on first reading of the Council of Jersey City, N.J. on APR 10 2013

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. 13-046

Agenda No. 3.F 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 13-046

TITLE: AN ORDINANCE GRANTING PERMISSION TO 593 JERSEY AVENUE, LLC, ITS SUCCESSORS AND ASSIGNS, TO MAKE PRIVATE IMPROVEMENTS IN THE JERSEY AVENUE PUBLIC RIGHT OF WAY ADJACENT TO THE PROPERTY LOCATED AT 591 JERSEY AVENUE, JERSEY CITY, NEW JERSEY, ALSO KNOWN ON THE TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 11103, LOT 17 (f/k/a BLOCK 315 LOT A).

WHEREAS, 593 Jersey Avenue, LLC, having offices located 1 Harrison Avenue, Harrison, New Jersey 07029, is the owner of the property located at 591 Jersey Avenue, Jersey City, and known as Block 11103 Lot 17 (formerly Block 315, Lot A) on the current tax maps of the City of Jersey City ("Property"); and

WHEREAS, the Property is located within the Harsimus Cove Historic District and applied for and was approved for a Certificate of Appropriateness by the Jersey City Historic Preservation Commission ("Historic Approval") to subdivide the property and develop separate residential developments on the lots, one being the conversion of the former funeral home to a seven unit multi-family, mid-rise apartment building on the Property located at 591 Jersey Avenue and the other being the development of a four story, three unit townhouse on the remaining lot; and

WHEREAS, pursuant to a Resolution for the Minor Subdivision approval and the Preliminary and Final Site Plan Approval with "c" and "d" variances, Case #Z06-021 (subdivision) and #Z06-022 (site plan), the Zoning Board of Adjustment granted approval ("Zoning Board Approval") to subdivide the property and develop separate residential developments on the lots, one being a conversion of a former funeral home into seven unit multi-family, mid-rise apartment building on the Property located at 591 Jersey Avenue and the other being a four story, three unit townhouse on the remaining lot; and

WHEREAS, as part of the Historic Approval and the Zoning Board Approval, the conversion of the former funeral home with the seven unit multi-family, mid-rise apartment building presently includes the maintenance of the presently existing, and further expansion of a concrete curb with wrought iron fence located within a portion of both the Jersey Avenue public right-of-way and the Fourth Street public right-of-way, which is more particularly depicted and described in the Franchise Plans, Exhibits A and B, attached hereto; and

WHEREAS, the maintenance of the presently existing, and further expansion of a concrete curb with wrought iron fence that will be located within a portion of both the Jersey Avenue public right-of-way and the Fourth Street public right-of-way is the result of the recommendation of the Historic Preservation Commission, the Division of Planning staff, and the Zoning Board of Adjustment for aesthetic and historic preservation purposes to match the the existing decorative fencing located in front of the former funeral home, and as stated in the Resolution attached hereto as Exhibit C, attached hereto; and

WHEREAS, the Petitioner is required to file the Petition for a Franchise Ordinance to make any private improvements within the public right-of-way; and

WHEREAS, there will remain sufficient area in the right-of-way for pedestrian use (at least ten [10] feet), and the proposed private improvements will not impede or have a negative impact on typical pedestrian use; and

WHEREAS, 593 Jersey Avenue, LLC has filed a petition for relief and represented to the

Municipal Council of the City of Jersey City that the passage of this Ordinance is in the best interests and essential for the completion of the construction of the development; and

WHEREAS, after due notice was given in accordance with law, a public hearing was held on the Petition filed by 593 Jersey Avenue, LLC to grant permission to construct private improvements within the public right-of-way for the following purposes:

1. The improvements will include the maintenance of the presently existing, and further expansion of a concrete curb with wrought iron fence that will be located within a portion of both the Jersey Avenue public right-of-way and the Fourth Street public right-of-way.
2. There will remain sufficient area in the right-of-way (at least 10 feet) for typical pedestrian use.
3. All costs associated with these improvements will be incurred by the Petitioner, and there being no objections thereto.

WHEREAS, the Jersey City Zoning Officer and the Building Department can approve the construction of the improvements at the subject property conditioned upon the Petitioner being granted a franchise ordinance by the City Council of the City of Jersey City; and

WHEREAS, a franchise ordinance is required to permit the completion of the construction of the private improvements within the public right-of-way; and

WHEREAS, by reason of the character of the development of the area within which this property is situated, the said improvements will enhance the aesthetic and character of the property, promote historic preservation, and greatly benefit Jersey City and the surrounding neighborhood; and

WHEREAS, the public interest will be served by said improvements, which will be of great benefit to the citizens of Jersey City and Hudson County and the rights of the public will not be injuriously or adversely affected by the requested relief;

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

SECTION I. Permission be, and is hereby granted to and 593 Jersey Avenue, LLC, its successors and assigns, to complete private improvements to a portion of lands located within the public rights of way adjacent to 591 Jersey Avenue, Jersey City, and known as Block 11103, Lot 17 (formerly Block 315, Lot A) on the current tax maps of the City of Jersey City, said areas being more particularly described as follows and on the topographic survey and metes and bounds description attached hereto as Exhibit A and Exhibit B respectively.

1. The improvements will include the maintenance of the presently existing, and further expansion of a concrete curb with wrought iron fence that will be located within a portion of both the Jersey Avenue public right-of-way and the Fourth Street public right-of-way.
2. There will remain sufficient area in the right-of-way (at least 10 feet) for typical pedestrian use.
3. The improvements will be constructed consistent with the Plans approved by the Jersey City Zoning Board of Adjustment, the Jersey City Zoning Officer and Building Department.
4. All costs associated with these improvements will be incurred by the Petitioner.
5. The improvements are necessary to construct the proposed development consistent with the development approvals and will greatly benefit the Petitioner's property and the surrounding neighborhood.

SECTION II. All the work herein authorized shall be done under the supervision of the proper department or departments of the City of Jersey City. Further, all the work herein authorized shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the City Engineer for his review and comments prior to the start of construction. After construction there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic and

vehicular traffic. 593 Jersey Avenue, LLC, and its successors and assigns, shall maintain all improvements installed by it for the entire term of this Franchise at no cost to the City.

SECTION III. This Ordinance shall remain in full force and effect for a period of ninety-nine (99) years. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be canceled in whole or in part because of a public purpose, the City reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioners one year prior to the date of cancellation.

SECTION IV. All costs and expenses incident to the introduction, passage and publication of this Ordinance shall be borne and paid by said 593 Jersey Avenue, LLC.

SECTION V. In accepting the privileges of this Ordinance and the installation, maintenance and use hereby authorized, 593 Jersey Avenue, LLC, its successors and assigns hereby agree to assume full, complete and undivided responsibility for any and all injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the City of Jersey City harmless from all injury or damage to persons or property by reason of such installation, maintenance and use (except such injury or damage which is caused by the negligence or misconduct of the City or its officers, employees or agents) for the term of this Ordinance. 593 Jersey Avenue, LLC, its successors and assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the City of Jersey City, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this franchise. A certificate of insurance, in the amount of \$1,000,000.00 in a form deemed acceptable by the City's Risk Manager, shall be delivered to the Risk Manager before use or occupancy of the premises subject to this Franchise Ordinance.

SECTION VI. This Ordinance shall not become effective unless an acceptance hereof in writing is filed by the Petitioner with the City Clerk. In the event, that the Petitioner shall not file with the City Clerk its acceptance in writing of the provisions of this Ordinance within 30 days after receiving notice of its passage, this Ordinance shall become void and be of no effect.

SECTION VII. An easement for the duration of this Ordinance is reserved for the benefit of the City of Jersey City and all public utility companies including any cable television company as defined in the "Cable Television Act", P.L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this Franchise Ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this Franchise Ordinance.

SECTION VIII. For the rights and privileges herein granted, said beneficiaries hereunder, their successors and assigns, shall pay annually to the City of Jersey City the sum of One Dollar (\$1.00), which payment shall be made annually on the 1st day of July next succeeding the time when this Ordinance shall become effective and on each first day of July thereafter until the termination of this Ordinance.

SECTION IX. 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 certified 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 repeals of existing provisions.

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. 13-046
3.F. APR 10 2013 4.L.
 TITLE:



An ordinance granting permission to 593 Jersey Avenue, LLC its successors and assigns, to make private improvements in the Jersey Avenue public right of way adjacent to the property located at 591 Jersey Avenue, Jersey City, New Jersey, also known on the tax maps of the City of Jersey City as Block 11103, Lot 17 (f/k/a/ Block 315, Lot A).

RECORD OF COUNCIL VOTE ON INTRODUCTION											
				APR 10 2013				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	✓			COLEMAN	✓		

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on APR 10 2013

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. 13-047

Agenda No. 3.G 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 13-047

TITLE:

ORDINANCE ESTABLISHING CHAPTER 37 (IMMIGRANT AFFAIRS COMMISSION) OF THE JERSEY CITY CODE

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

A. The establishing of Chapter 37 (Immigrant Affairs Commission) of the Jersey City Code is hereby adopted;

WHEREAS, Jersey City, sometimes known as "America's Golden Door," is home to immigrants from Africa, Asia, Europe, and Latin America; and

WHEREAS, New Jersey's immigrants, including undocumented immigrants, contribute significantly to its economy; and

WHEREAS, for example, Latinos and Asians (both foreign-born and native-born) alone wield roughly \$73 billion in consumer purchasing power in the state, and the businesses they own had sales and receipts of \$40.1 billion and employed more than 160,000 people at last count, according to a 2010 study by the Selig Center for Economic Growth; and

WHEREAS, a 2008 study by the Eagleton Institute for Politics showed that immigrant workers contributed at least \$47 billion to the state economy, and at a time when the economy is in a slump, New Jersey can ill-afford to alienate such a critical component of its labor force, tax base, and business community; and

WHEREAS, the same study reports that immigration to New Jersey has raised the wages of native-born workers without a high school diplomas by 3.0% between 1990 and 2000; and

WHEREAS, immigrants are also critical to New Jersey as a center of innovation; and

WHEREAS, a 2008 study by Rutgers University reveals that over 40 percent of the state's scientists and engineers with higher degrees are foreign-born; and

WHEREAS, despite these contributions, immigrants in New Jersey continue to face socio-economic disparities compared to the native-born Americans; and

WHEREAS, for example, a 2012 report from the Center of Immigration Studies details that of New Jersey immigrants and their U.S.-born children (under 18), 13 percent live in poverty compared to 9 percent of natives and their children; and

WHEREAS, of New Jersey immigrants and their U.S. born children (under 18), 29 percent lack health insurance, compared to 11 percent of natives and their children (under 18), and immigrants and their children account for 51 percent of those without insurance in the state; and

02013053

WHEREAS, New Jersey immigrants' home ownership rate is 54 percent, compared to 70 percent for natives; and

WHEREAS, this same study reveals that the lower socio-economic status of New Jersey's immigrants is not because most are recent arrivals given their average length of residence in the United States is 19 years; and

WHEREAS, current and proposed laws at the local, state, and Federal levels can significantly impact the contributions and socio-economic status of New Jersey's immigrants; and

WHEREAS, Congress and the President of the United States have also begun discussions to reform the nation's immigration laws; and

WHEREAS, it is critical that policies at the local, state, and Federal level are not only just and humane but also serve to promote and protect the contributions, socio-economic status, and universal human rights of immigrants in New Jersey; and

WHEREAS, New Jersey state Executive Order No. 78 (2007) created the Blue Ribbon Advisory Panel on Immigrant Policy, which, among other things, was charged with developing recommendations for a comprehensive and strategic approach to successfully integrate the rapidly growing immigrant population in New Jersey; and

WHEREAS, in its 2009 report, the Blue Ribbon Advisory Panel on Immigrant Policy specifically recommended the establishment of "local immigrant advisory councils," which could assist local elected and appointed leaders with immigrant communities to "not only [learn] how to gain access but how to do so in a respectful and culturally appropriate manner;" and

WHEREAS, the report also states that local immigrant advisory councils, which "usually include civic leadership, experts, and other knowledgeable persons, can fill important informational functions in city government and help city leaders, thereby avoiding costly or embarrassing decisions;" and

WHEREAS, New Jersey State Executive Order No. 164 (2010) created a state-wide Commission on New Americans, which was charged, among other things, to assist municipalities with integration of their immigrant communities.

WHEREAS, immigrants make up 1 in 5 residents of New Jersey, and half of them are naturalized U.S. citizens; and

WHEREAS, immigrants make up 38.4% of Jersey City, amounting to approximately 20% of New Jersey's foreign born population; and

WHEREAS, given the significant size of the immigrant community in Jersey City and its proportion to the immigrant community in New Jersey, it is crucial that Jersey City's immigrants have a formal voice in policy matters at the local, state, and federal level; and

WHEREAS, pursuant to Jersey City Code § 3-126, the Municipal Council of the City of Jersey City is empowered to create boards, agencies, and commissions; and

WHEREAS, Chapter 37 of the Jersey City Municipal Code is, with this Ordinance, established; and

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

Chapter 37 - Immigrant Affairs Commission

§ 37-1. Establishment.

- A. An Immigrant Affairs Commission ("Commission"), to consist of nine (9) members, is hereby established for the City of Jersey City. The Mayor, with the advice and consent of the Council, shall appoint all members.

§ 37-2. Composition.

- A. All members of the Commission shall be residents of Jersey City. Best efforts shall be utilized to compose the Commission to represent the diversity of the immigrant population in Jersey City. All members shall serve without compensation. Members shall have:
- (1) Experience with established public, non-profit, and/or voluntary community organizations and agencies concerned with the immigrant community in Jersey City and/or the State of New Jersey, and
 - (2) Demonstrated a dedication to, and knowledge of, the needs of the immigrant community in Jersey City and/or the State of New Jersey.
 - (3) At least two members shall be professional specialists, such as attorneys, with substantial records in the area(s) of civil rights and/or human rights of immigrants to the United States.

§ 37-3. Appointment.

- A. Of the members first appointed, three shall serve for a term of two years; three shall serve for three years; and three shall serve for four years. Thereafter, each member shall serve for a four-year term. The Mayor, with the advice and consent of the Council, shall appoint members of the Commission to complete the unexpired term cause by an unexpected vacancy, such as the resignation of a Member, in accordance with §3-125.
- B. The initial members of the Commission shall be appointed within 60 days of the effective date of the ordinance.

§ 37-4. Removal.

- A. The Municipal Council may remove any member of the Commission for cause, on written charges. Cause includes, but is not limited to, when a member misses three consecutive meetings or five meetings within any twelve-month period. The Municipal Council must serve the written charges upon the member, and afford the member the opportunity to be heard on the allegations in person or by counsel.

§ 37-5. By-laws and Officers.

- A. The Commission shall have power to promulgate rules and regulations governing the conduct of its meetings and the performance of its duties and shall elect a chairperson and vice-chairperson from among its members. The Commission may have such other officers as it deems necessary.

§ 37-6. Meetings and Official Action.

- A. The Commission shall hold at least one (1) regular meeting each month. A majority of members of the Commission shall constitute a quorum for the transaction of business. A majority vote of the quorum shall be required for official action by the Commission.

§ 37-7. Department Assignment.

A. Pursuant to Jersey City Code § 3-123, the Commission is allocated and assigned to the Office of Equal Employment Opportunity/Affirmative Action within the Department of Business Administration.

§ 37-8. Purposes. The Commission shall:

A. Advise the Municipal Council and/or Mayor on issues of common concern to immigrants, particularly in the areas of health and human services, civil and human rights, education, business development, and the demographic makeup of the Jersey City immigrant community;

B. Monitor requirements of federal, state, and local immigration, welfare and other laws that affect immigrants, and recommend to the Municipal Council and/or Mayor actions to maximize the positive impacts to local immigrants under existing laws and to minimize the adverse impacts to local immigrants under the laws; benefits

C. Review and comment on proposed federal, state, and local legislation, regulations, policies, and programs and make policy recommendations on issues affecting the health, safety, and welfare of the immigrant community;

D. Promote recognition and preservation of the contributions of immigrants to the economic and cultural vitality of Jersey City; and

E. Promote the availability of, and promote accessibility to, local educational, economic, legal, and social resources for immigrants.

F. The Commission shall have all powers reasonable and necessary to carry out its purpose. Such powers shall include, but are not limited to, the power to conduct public meetings, studies, and surveys. The Commission shall have the power to issue public statements and resolutions to the extent those are advisory only and would have no binding affect on the governing body.

§ 37-9. Public Comments at Regular Meetings.

A. Any person may address the Commission at its regular meetings on any subject of interest to the Commission. Public participation shall be limited to five minutes per person unless otherwise stated by the Chairperson.

§ 37-10. Records and Annual Report.

A. The Commission shall keep minutes of its meetings, records of its activities, and shall make an annual report to the Municipal Council. A staff person assigned by the Office of Equal Employment Opportunity/Affirmative Action shall serve as secretary to record minutes of the Commission's meetings.

§ 37-11. Website and Official Documents.

A. The City of Jersey City shall maintain a dedicated page for the Commission on the City's official website. The page shall contain the following:

(1) A list of all members of the Commission, including biographical information;

(2) Current Vacancies on the Commission

(3) A schedule of meetings for the calendar year;

(4) Agendas for upcoming meetings, to be posted no later than one week prior to the meeting;

(5) Minutes for past meetings, to be posted no later than two weeks subsequent to the meeting;

(6) Official documents, such as bylaws, resolutions, reports, and studies; and

§ 37-12. Effective Date.

- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This Ordinance shall become effective one hundred eighty (180) days after the date of enactment.
- E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of the ordinance reveals 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; works in [brackets] are omitted. For purposes of advertising only, new matter is **boldface** and repealed in *italics*.

WM/igp
4/3/13

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. 13-047
 TITLE: 3.G, APR 1 0 2013 4.J.



Ordinance establishing Chapter 37 (Immigrant Affairs Commission) of the Jersey City Code.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 1 0 2013 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	✓			COLEMAN	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

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

✓ 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				COLEMAN			

✓ 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				COLEMAN			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on APR 1 0 2013

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. 13-048

Agenda No. 3.H 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 13-048

TITLE:

AN ORDINANCE DEDICATING THAT THE INTERSECTION OF
WOODWARD STREET AND COMMUNIPAW AVENUE ALSO BE KNOWN AS

Bishop Cainan W. Johnson Way

WHEREAS, Bishop Cainan Wadsworth Johnson was born in Quincy, Florida on December 16, 1888. He was the youngest child born to Neal and Hannah Johnson; and

WHEREAS, Bishop Johnson received a Ph.D degree from Trinity Hall College in 1956. He also attended Temple University in Philadelphia and studied at the Baptist Educational Center in New York; and

WHEREAS, Bishop C.W. Johnson joined the Church of God in Christ in the 1920's and became a national evangelist for the order. In 1929 he was appointed Pastor of the First Church of God in Christ located at Harrison Avenue in Jersey City; and

WHEREAS, Bishop C.W. Johnson served as Pastor of Church of God In Christ Temple located at 405 Communipaw Avenue in Jersey City for 26 years. His total years of pastorate in Jersey City was 38 years. As Presiding Elder of the Northern District in Hudson County four Churches of God in Christ grew to eighteen under his leadership; and

WHEREAS, Bishop C.W. Johnson married Agnes L. Davidson on July 7, 1912 and six children were born to this union. He was the proud father of Randolph, Rudolph, Reginald, Ruth, Runette and Rachel; and

WHEREAS, Bishop C.W. Johnson entered into eternal life on March 7, 1967.

NOW, THEREFORE, BE IT ORDAINED, that the Municipal Council of the City of Jersey City deems it fitting and appropriate to commemorate the name of Bishop C.W. Johnson for his many accomplishments and for serving as an honored role model and inspiration to all.

BE IT FURTHER ORDAINED, that the intersection of Woodward Street and Communipaw Avenue also be known as Bishop Cainan W. Johnson Way.

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

G:\WPDOCS\TOLONDA\RESOS\RENAME\Bishop Cainan W. Johnson Way.htm
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. 13-048

TITLE: 3.H. APR 10 2013 4.K.



An ordinance dedicating that the intersection of
Woodward Street and Communipaw Avenue also be
known as Bishop Cainan Wadsworth Johnson Way

RECORD OF COUNCIL VOTE ON INTRODUCTION											
								APR 10 2013 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	✓			COLEMAN	✓		

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

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

✓ 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				COLEMAN			

✓ 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				COLEMAN			

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

Adopted on first reading of the Council of Jersey City, N.J. on APR 10 2013

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 _____