

City Clerk File No. Ord. 15.114

Agenda No. 3.F 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.114

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF
JERSEY CITY AMENDING THE VACANT BUILDINGS
REDEVELOPMENT PLAN**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Vacant Buildings Redevelopment Plan in August of 1999, and amended the plan numerous times subsequently, most recently February 14, 2007; and

WHEREAS, the Municipal Council seeks renewed investment and development within the redevelopment area; and

WHEREAS, there is a need citywide to reduce the amount of vacant buildings; and


WHEREAS, the Planning Board voted favorably to recommend amendments to the Vacant Buildings Redevelopment Plan by the Municipal Council; and

WHEREAS, a copy of the amendments to the Vacant Buildings Redevelopment Plan 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

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the attached Garfield Avenue 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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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: 

APPROVED: _____

Corporation Counsel

Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
AMENDING THE VACANT BUILDINGS REDEVELOPMENT PLAN****Initiator**

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
	Matt Ward, AICP	Senior Planner
Phone/email	201-547-5010	bobbyc@jcnj.org / mward@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance amends the Vacant Buildings Redevelopment Plan. The Redevelopment Area consists of properties the Vacant Building Study Area and New Vacant Buildings Study Area that were recommended to the Municipal Council by the Planning Board to be declared an area in need of redevelopment. The plan area includes approximately 350 properties which scattered throughout the City of Jersey City. All properties at the time of designation were determined to be vacant. The objective of this Plan is to reduce the amount of vacant buildings citywide.

I certify that all the facts presented herein are accurate.


Signature of Department Director

7/29/15
Date

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: July 28, 2015

TO: Council President Lavarro, Anthony Cruz, Bob Cotter

FROM: Matt Ward, AICP

SUBJECT: Ordinance to amend the Vacant Buildings Redevelopment Plan

The ordinance before you is to amend the Vacant Buildings Redevelopment Plan.

This Redevelopment Plan originally adopted in August of 1999 is a result from the designation of the Vacant Buildings Study Area as a area in need of redevelopment. All properties in this plan are listed to be acquired. The objective of this plan is reduce the amount of vacant buildings citywide.

On May 13, 2015, the Municipal Council of the City of Jersey City passed a resolution authorizing the planning board to conduct a preliminary investigation to determine if a second round of vacant buildings called the New Vacant Buildings Study Area qualifies as an area in need of redevelopment. The study is complete and recommended to the council for designation by resolution. That designation then requires this ordinance to place the new

Summary

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY AMENDING THE VACANT BUILDINGS REDEVELOPMENT PLAN

This ordinance amends the Vacant Buildings Redevelopment Plan. The Redevelopment Area consists of properties the Vacant Building Study Area and New Vacant Buildings Study Area that were recommended to the Municipal Council by the Planning Board to be declared an area in need of redevelopment. The plan area includes approximately 350 properties which scattered throughout the City of Jersey City. All properties at the time of designation were determined to be vacant. The objective of this Plan is to reduce the amount of vacant buildings citywide.

July 21

As presented to the Planning Board on July 7, 2015

Vacant Buildings Redevelopment Plan

Adopted August 18, 1999
Amended September 8, 1999
Amended January 14, 2004
Amended February 14, 2007
Amended _____

Text that is added to various plans is in bold, underlined and highlighted **like this**.
Text to be omitted by a floor amendment is strikethrough ~~like this~~.

City of Jersey City
Division of City Planning

INTRODUCTION

On January 13, 1999, the Municipal Council of the City of Jersey City passed a resolution authorizing the planning board to conduct a preliminary investigation to determine if the properties contained within the Vacant Buildings Study Area (hereinafter referred to as the Study Area) qualifies as an area in need of redevelopment. Following such a determination, and adoption of such determination by the Council, it is required that a Redevelopment Plan also be adopted. This document is the proposed Redevelopment Plan (hereinafter referred to as the Plan) for the proposed Vacant Buildings Redevelopment Area (hereinafter referred to as the Redevelopment Area).

On May 13, 2015, the Municipal Council of the City of Jersey City passed a resolution authorizing the planning board to conduct a preliminary investigation to determine if a second round of vacant buildings called the New Vacant Buildings Study Area (hereinafter referred to as the Study Area) qualifies as an area in need of redevelopment. Following such a determination, and adoption of such determination by the Council, it is required that a Redevelopment Plan also be adopted. In lieu of a new redevelopment plan, this plan is being amended to include the properties identified as an area in need of redevelopment in the New Vacant Buildings Study Area.

I. BOUNDARY DESCRIPTION

The Redevelopment Area consists of those Vacant Building Study Area and New Vacant Buildings Study Area properties that were recommended to the Municipal Council by the Planning Board to be declared an area in need of redevelopment (Table 1). These properties are scattered throughout the City of Jersey City.

Table 1: Vacant Buildings Redevelopment Area Properties

ADDRESS	Block	Lot	BLOCK	LOT
172-174 First Street	173	D	11502	12
248 Grove Street	199	C-1	14103	54
212 York Street	200	d-1	14102	17
325-329 Marin Blvd.	205	25		
685-691 Luis Marin Boulevard	228	C4		
48 Wayne Street	239	32	12901	19
353-357 Grove Street	242	L-1		
517 Manila Avenue	252	F	8803	6
277 Grove Street	277	24	12905	20
75 Erie St.	279	K	11205	24

ADDRESS	Block	Lot	BLOCK	LOT
93 Erie St.	280	F	<u>11204</u>	<u>2</u>
231 Seventh Street	281	b	<u>11203</u>	<u>12</u>
103 Erie St.	281	J	<u>11203</u>	<u>22</u>
231-233 Eighth Street	282	D	<u>10005</u>	<u>12</u>
113 Wayne Street	308	O	<u>12802</u>	<u>15</u>
306 Second Street	314	13.3B	<u>11108</u>	<u>31</u>
286.5 Sixth Street	318	P	<u>11202</u>	<u>38</u>
266 Sixth Street	318	9	<u>11202</u>	<u>26</u>
130 Coles Street	319	W	<u>10006</u>	<u>44</u>
132 Coles St.	319	X	<u>10006</u>	<u>45</u>
128 Bright St.	342	26	<u>13901</u>	<u>22</u>
325 Fourth Street	352	C.1	<u>11101</u>	<u>8</u>
317 Fifth St.	353	G.1	<u>11208</u>	<u>15</u>
325 Fifth St.	353	26	<u>11208</u>	<u>10</u>
91 Coles Street	354	H.1	<u>11209</u>	<u>18</u>
303 Seventh Street	355	31	<u>11201</u>	<u>12</u>
327.5 Eighth Street	356	L.1	<u>10007</u>	<u>7</u>
387 Monmouth Street	384	B	<u>11005</u>	<u>15</u>
417 Monmouth Street	387	22	<u>9902</u>	<u>16</u>
333 Fourth Street	387	24	<u>9902</u>	<u>14</u>
342 Fifth Street	389	H	<u>9905</u>	<u>32</u>
479 Monmouth Street	391	4	<u>9908</u>	<u>27</u>
379 First Street	409	14	<u>12603</u>	<u>14</u>
386 7 th Street	417	X		
407 Third Street	431	57	<u>11008</u>	<u>7</u>
12 Magnolia Avenue	512	15	<u>9705</u>	<u>35</u>
153 Chestnut Avenue	518	B	<u>9601</u>	<u>25</u>
159 Palisade Avenue	555	C	<u>5904</u>	<u>22</u>
33 Concord Street	558	C.1	<u>6808</u>	<u>17</u>
35 Concord Street	558	D.1	<u>6808</u>	<u>16</u>
398 Baldwin Avenue	558	16.A	<u>6808</u>	<u>32</u>
42 St. Paul's Avenue	559	11	<u>6802</u>	<u>24</u>
Hoboken Avenue	561	5.B, 6.B		
63 - 65 Fleet St.	561	30.A	<u>6806</u>	<u>8</u>
		31.A		
59 St. Paul's Avenue	562	28.A	<u>6807</u>	<u>9</u>
57 St. Paul's Ave.	562	30.A	<u>6807</u>	<u>10</u>
100 Hopkins Avenue	569	6	<u>5704</u>	<u>25</u>

ADDRESS	Block	Lot	<u>BLOCK</u>	<u>LOT</u>
43 Central Avenue	573	A	<u>6603</u>	<u>28</u>
139 Laidlaw Avenue	577	35.A	<u>5602</u>	<u>20</u>
126 Beacon Avenue	577	36	<u>5602</u>	<u>37</u>
188 Tonnele Avenue	616	2.B	<u>7801</u>	<u>14</u>
86 Liberty Avenue	634	195	<u>6304</u>	<u>34</u>
34 Covert Street	640	96	<u>5301</u>	<u>27</u>
96 Laidlaw Avenue	701	9.A	<u>5706</u>	<u>33</u>
100 Laidlaw Avenue	701	81.A	<u>5706</u>	<u>35</u>
165 Oakland Avenue	705	8.C	<u>4901</u>	<u>26</u>
126 Ogden Avenue	723	8	<u>5202</u>	<u>14</u>
19 Sherman Ave.	734	402.A	<u>4402</u>	<u>28</u>
153 New York Avenue	737	158	<u>4505</u>	<u>23</u>
132 New York Avenue	738	64	<u>4504</u>	<u>5</u>
3 Cambridge Avenue	743	23.E	<u>4404</u>	<u>37</u>
61 Hutton St.	745	L	<u>4406</u>	<u>6</u>
62 Sherman Avenue	746	320	<u>4502</u>	<u>8</u>
183 New York Avenue	747	143	<u>4503</u>	<u>20</u>
169 New York Avenue	747	150	<u>4503</u>	<u>27</u>
166 New York Avenue	748	81	<u>3901</u>	<u>4</u>
247 Ogden Avenue	749	80.L	<u>3903</u>	<u>51</u>
107 Mountain Road	750	61.A	<u>3904</u>	<u>44</u>
51 Hancock Avenue	754	11	<u>3802</u>	<u>14</u>
69 Griffith St.	757	F	<u>3805</u>	<u>3</u>
71 Griffith Street	757	G	<u>3805</u>	<u>2</u>
235 New York Avenue	757	117	<u>3805</u>	<u>5</u>
87 Bowers Street	764	E	<u>2903</u>	<u>3</u>
84 Griffith Street	765	K.L	<u>2904</u>	<u>27</u>
258 New York Avenue	767	J	<u>3001</u>	<u>41</u>
420 Central Avenue	771	27	<u>2201</u>	<u>22</u>
193 Sherman Avenue	773	R	<u>2205</u>	<u>31</u>
176-182 Sherman Avenue	774	S	<u>2301</u>	<u>2</u>
554A Palisade Ave.	777	28.B	<u>2401</u>	<u>25</u>
385 Ogden Avenue	777	35.B	<u>2401</u>	<u>31</u>
86 South Street	782	N.2	<u>2203</u>	<u>41</u>
88-90 South Street	782	N.3	<u>2203</u>	<u>42</u>
35 Hague Street	807	S.F	<u>503</u>	<u>2</u>
543 Central Ave.	810	1.H	<u>803</u>	<u>25</u>
507 Central Ave.	812	4.A	<u>1505</u>	<u>28</u>

ADDRESS	Block	Lot	BLOCK	LOT
22-24 Paterson Street	815	474.A	<u>1506</u>	<u>33</u>
159 Congress Street	816	348	<u>1503</u>	<u>7</u>
64 Beach Street	849	16.A	<u>4301</u>	<u>32</u>
1023 Summit Ave.	869	86.A	<u>2705</u>	<u>17</u>
1021 Summit Ave.	869	87.A	<u>2705</u>	<u>18</u>
231 South Street	871	40	<u>2104</u>	<u>10</u>
3673 Kennedy Blvd.	894	3	<u>403</u>	<u>32</u>
286 Manhattan Avenue	939	8.A	<u>3305</u>	<u>1</u>
117 Lake St.	947	35	<u>4603</u>	<u>12</u>
3199 Kennedy Blvd	953	1	<u>5401</u>	<u>16</u>
171 Liberty Avenue	954	2	<u>5304</u>	<u>14</u>
491 Tonnele Avenue	975	11	<u>3201</u>	<u>29</u>
567 Tonnele Avenue	979	4		
112 Greenville Avenue	1264	44.B	<u>28002</u>	<u>18</u>
26 Terhune Avenue	1274.5	17	<u>26902</u>	<u>16</u>
279 Armstrong Ave.	1280.A	22	<u>25401</u>	<u>21</u>
378 Armstrong Avenue	1280.D	72	<u>24703</u>	<u>63</u>
268 Woodlawn Avenue	1281.A	51	<u>24804</u>	<u>40</u>
79 Bergen Avenue	1282.C	33.A	<u>24801</u>	<u>14</u>
77 Bergen Avenue	1282.C	35.A	<u>24801</u>	<u>15</u>
270 Dwight Street	1282.D	36	<u>23903</u>	<u>23</u>
161 Bergen Ave.	1284.5	5.C	<u>23001</u>	<u>30</u>
155 Bergen Avenue	1284.5	7.B	<u>23001</u>	<u>33</u>
224 Bergen Ave.	1301	7.B	<u>23103</u>	<u>45</u>
134 Bostwick Ave.	1301	17.A	<u>23103</u>	<u>37</u>
85-87 Bostwick Ave.	1305	6	<u>23501</u>	<u>4</u>
71 Bostwick Ave.	1305	15.a	<u>23501</u>	<u>10</u>
111 Bostwick Ave.	1306	24.A	<u>23405</u>	<u>22</u>
109 Bostwick Ave.	1306	25.C	<u>23405</u>	<u>23</u>
240 Bayview Avenue	1308	6	<u>23404</u>	<u>52</u>
148 Bayview Avenue	1309	9	<u>23502</u>	<u>82</u>
162 Bayview Avenue	1309	16	<u>23502</u>	<u>89</u>
184 Bayview Ave.	1309	27.A	<u>23502</u>	<u>100</u>
141 Wilkinson Avenue	1309	30	<u>23502</u>	<u>19</u>
145 Bayview Avenue	1314	7.A	<u>24001</u>	<u>13</u>
175-175A Bayview Ave.	1314	22	<u>24001</u>	<u>4</u>
146 Bidwell Avenue	1314	71.A	<u>24001</u>	<u>65</u>
207 Bayview Ave.	1315	31.D	<u>23403</u>	<u>25</u>

ADDRESS	Block	Lot	BLOCK	LOT
228-230 Stegman Street	1317	7.A	23401	29
183 Wegman Parkway	1318	187.A	25001	6
155 Bidwell Avenue	1319	122	24002	18
98 Van Cleef Street	1322	172	24002	69
96 Van Cleef Street	1322	173	24002	68
232-234 Dwight Street	1327	A.14	24905	31
228 Dwight Street	1327	22	24905	30
86 Woodlawn Avenue	1333	20.C	25805	1
101 Fulton Ave.	1334	9	25803	2
138 Woodlawn Avenue	1335	28	25703	36
168 Woodlawn Ave.	1336	31.A	25603	37
222 Armstrong Avenue	1338	H.2	24902	30
30 Bergen Ave.	1338	22.A	24902	5
155 Woodlawn Avenue	1339	13	25602	16
123 Woodlawn Avenue	1340	15	25702	10
94-96 Armstrong Avenue	1341	1.A	25802	40
98-100 Armstrong Ave.	1341	2.A	25802	41
81 Woodlawn Avenue	1341	17	25802	14
90 Armstrong Avenue	1341	41.A	25802	38
407 Ocean Avenue	1341	56	25802	25
111 Armstrong Ave.	1342	9	25701	19
80 Van Nostrand Ave.	1342	10.Dup	25801	33
82 Van Nostrand Ave	1342	11.Dup	25801	34
205 Armstrong Ave	1344	55	24901	11
383 Ocean Avenue	1347	7.C	26501	29
50 Stevens Avenue	1347	50	26501	56
45 Stevens Avenue	1348	27.C	26502	9
119 Rutgers Avenue	1349	5	26403	18
40 M.L. King Drive	1352	E.20	26404	42
99 Rutgers Avenue	1352	C.7	26404	13
44 Warner Avenue	1353	B5	26503	47
63 Wade St.	1353	E.13	26503	3
2 Warner Avenue	1353	6.A	26503	33
18 Martin Luther King Drive	1357	125.A	27002	19
93 Warner Avenue	1358	C.10	27003	2
91 Warner Ave.	1358	C.9	27003	3
58 Rose Avenue	1359	153.A	27102	3
13 Sheffield Street	1361.5	18	27203	5

ADDRESS	Block	Lot	BLOCK	LOT
1700 Kennedy Blvd	1369	86.B	<u>28601</u>	<u>28</u>
109-111 Old Bergen Road	1376	42.M	<u>29601</u>	<u>38</u>
94 Pamrapo Avenue	1379	W.47	<u>29801</u>	<u>84</u>
9 Pamrapo Avenue	1380	A	<u>29902</u>	<u>41</u>
71 Pamrapo Ave.	1380	w.34	<u>29902</u>	<u>16</u>
116 Seaview Avenue	1412	13.A	<u>29301</u>	<u>27</u>
113 Ocean Avenue	1413	21.a	<u>29302</u>	<u>24</u>
33 Bartholdi Ave.	1414	17.B	<u>29303</u>	<u>5</u>
42 Bartholdi Ave.	1415	40.A	<u>29304</u>	<u>38</u>
38 Neptune Avenue	1430	39.A	<u>30102</u>	<u>27</u>
292 Princeton Avenue	1432	S.1	<u>29505</u>	<u>28</u>
44 Pearsall Avenue	1435	3	<u>29503</u>	<u>33</u>
13 Cator Avenue	1439	E.1	<u>28902</u>	<u>10</u>
370 Princeton Avenue	1440	B.2	<u>28904</u>	<u>12</u>
13 Van Nostrand Avenue	1463	B.15	<u>26602</u>	<u>27</u>
37 Van Nostrand Avenue	1463	B.32	<u>26602</u>	<u>17</u>
38 Van Nostrand Avenue	1464	B	<u>25901</u>	<u>43.02</u>
42 Armstrong Ave.	1465	8.DUP	<u>25902</u>	<u>34</u>
46 Woodlawn Avenue	1470	7.E	<u>25903</u>	<u>56</u>
631 Garfield Avenue	1474	45.A	<u>24102</u>	<u>38</u>
60 Bidwell Avenue	1475	76	<u>24101</u>	<u>67</u>
47 Arlington Avenue	1477	P	<u>23603</u>	<u>10</u>
15-17 Wright Avenue	1615	44	<u>10301</u>	<u>81</u>
11-13 Wallis Ave.	1616	E	<u>10203</u>	<u>70</u>
225 Freeman Avenue	1653	147	<u>14601</u>	<u>5</u>
294 Duncan Avenue	1654	3	<u>14602</u>	<u>41</u>
211 Plainfield Avenue	1654	42	<u>14602</u>	<u>1.02</u>
203 Nunda Avenue	1656	251	<u>14701</u>	<u>14</u>
229 Duncan Avenue	1664.5	15.A	<u>16101</u>	<u>15</u>
76 Condict Street	1665.5	64	<u>16101</u>	<u>69</u>
24 Delaware Avenue	1743	22	<u>18205</u>	<u>20</u>
26 Roosevelt Avenue	1744	77.A	<u>18206</u>	<u>38</u>
569 Westside Avenue	1744	79.C	<u>18206</u>	<u>28</u>
204 Lexington Avenue	1748	74	<u>19201</u>	<u>89</u>
187 Lexington Avenue	1749	57.C	<u>19202</u>	<u>20</u>
289 Grant Avenue	1777	131.A	<u>22202</u>	<u>12</u>
158 Grant Avenue	1779	E.2	<u>22402</u>	<u>13</u>
266 Claremont Avenue	1782	118	<u>22304</u>	<u>22</u>

ADDRESS	Block	Lot	<u>BLOCK</u>	<u>LOT</u>
285 Bergen Ave.	1783	3	<u>22403</u>	<u>11</u>
299-301 Bergen Avenue	1784	1.C	<u>22404</u>	<u>18</u>
207 Virginia Avenue	1790	30	<u>20901</u>	<u>21</u>
161 Virginia Avenue	1791	9	<u>21002</u>	<u>11</u>
156 Virginia Avenue	1792	117	<u>21001</u>	<u>32</u>
144-46 Virginia Avenue	1792	120.D	<u>21001</u>	<u>28</u>
12 Boyd Ave.	1795	B	<u>19404</u>	<u>34</u>
403 Bergen Avenue	1795	76.B	<u>19404</u>	<u>26</u>
258.5 Union Street	1796	E		
461 Bergen Avenue	1800	C	<u>18402</u>	<u>15</u>
41 Oxford Avenue	1800	14	<u>18402</u>	<u>4</u>
68 Lexington Avenue	1801	65	<u>19301</u>	<u>39</u>
70-72 Lexington Avenue	1801	67	<u>19301</u>	<u>40</u>
477 Bergen Ave.	1803	R.1	<u>18403</u>	<u>25</u>
479 Bergen Avenue	1803	S.1	<u>18403</u>	<u>24</u>
149 Clinton Avenue	1803	51	<u>18403</u>	<u>16</u>
745 Communipaw Avenue	1806	47.A	<u>18302</u>	<u>22</u>
159 Harrison Avenue	1808	53.A	<u>18406</u>	<u>10</u>
176 Harrison Avenue	1810	21	<u>17804</u>	<u>11</u>
37 Bentley Avenue	1810	32.B	<u>17803</u>	<u>7</u>
41 Bentley Avenue	1810	32.D	<u>17803</u>	<u>5</u>
736 Westside Avenue	1822	1.B	<u>16401</u>	<u>80</u>
242 Jewett Ave	1822	20.B	<u>16401</u>	<u>59</u>
673 Bergen Ave	1824	A	<u>16502</u>	<u>27</u>
675 Bergen Avenue	1824	B	<u>16502</u>	<u>27</u>
669 Bergen Avenue	1824	3.B	<u>16502</u>	<u>28</u>
108 Duncan Avenue	1827	J.2	<u>16301</u>	<u>51</u>
142 Duncan Avenue	1827	19.H	<u>16301</u>	<u>59</u>
128 Glenwood Ave	1834	25	<u>13204</u>	<u>58</u>
102 Dekalb Avenue	1839	C.1	<u>13201</u>	<u>21</u>
25 Weldon St	1840	48.e	<u>12007</u>	<u>20</u>
851 Pavonia Ave.	1849	7	<u>10503</u>	<u>5</u>
401 Summit Avenue	1867	35	<u>10704</u>	<u>10</u>
445 Mercer Street	1890	H	<u>12406</u>	<u>10</u>
9 Mill Road	1890	B.1		
475 Mercer Street	1892	D.1	<u>13502</u>	<u>10</u>
70 Jordan Avenue	1893	36	<u>12201</u>	<u>4</u>
527 Mercer Street	1898	40.B	<u>13503</u>	<u>1</u>

ADDRESS	Block	Lot	BLOCK	LOT
208 Summit Avenue	1900	36.A	<u>15103</u>	<u>20</u>
681 Montgomery Street	1901	1.E	<u>15102</u>	<u>1</u>
1 Orchard Street	1905	F	<u>15201</u>	<u>49</u>
78 Storms Avenue	1905	W	<u>15201</u>	<u>24</u>
108 Storms Avenue	1905.5	T	<u>15004</u>	<u>28</u>
33-35 Storms Ave.	1907	28.F	<u>15203</u>	<u>27</u>
24 Reed Street	1908	1.D	<u>15002</u>	<u>28</u>
54 Jewett Avenue	1912	F	<u>16801</u>	<u>38</u>
52 Jewett Avenue	1912	G	<u>16801</u>	<u>37</u>
53 Gardner Avenue	1919	U	<u>16803</u>	<u>12</u>
47 Gardner Avenue	1919	44	<u>16803</u>	<u>16</u>
70 Belmont Avenue	1919	68.A	<u>16803</u>	<u>67</u>
99 Crescent Avenue	1922	T.3	<u>16903</u>	<u>24</u>
58 Astor Place	1923	42	<u>17002</u>	<u>44</u>
18-20 Park Street	1925	44.B	<u>17003</u>	<u>7</u>
12 Park Street	1925	58.A	<u>17003</u>	<u>6</u>
92 Crescent Avenue	1926	10	<u>17001</u>	<u>20</u>
67 Astor Pl.	1926	18	<u>17001</u>	<u>28</u>
35 Astor Place	1926	34	<u>17001</u>	<u>44</u>
61 Park Street	1926	37	<u>17001</u>	<u>46</u>
33 Park Street	1926	66	<u>17001</u>	<u>13</u>
71 Crescent Avenue	1927	WX	<u>16902</u>	<u>31</u>
41 Crescent Avenue	1928	A	<u>16901</u>	<u>22</u>
51 Crescent Avenue	1928	F	<u>16901</u>	<u>17</u>
17 Brinkerhoff St.	1928	P.1	<u>16901</u>	<u>10</u>
122.5 Harrison Avenue	1930	H	<u>17906</u>	<u>48</u>
98.5 - 102 Harrison Ave	1930	B.1	<u>17906</u>	<u>40</u>
73 Brinkerhoff Street	1930	20.A	<u>17906</u>	<u>11</u>
82 Clinton Avenue	1936	16		
58 Seidler Street	1936	31		
68 Madison Avenue	1939	A	<u>18603</u>	<u>8</u>
60 Madison Avenue	1939	U	<u>18603</u>	<u>4</u>
561 Communipaw Avenue	1939	19	<u>18603</u>	<u>18</u>
746 Grand Street	1942	K	<u>18703</u>	<u>9</u>
22 Mc Dougall Street	1945	26.A	<u>18704</u>	<u>14</u>
350 Randolph Avenue	1947	13	<u>19703</u>	<u>31</u>
342 Randolph Avenue	1947	17	<u>19703</u>	<u>27</u>
786-92 Grand Street	1950	T.1	<u>18801</u>	<u>13</u>

ADDRESS	Block	Lot	BLOCK	LOT
21-25 Clinton Ave.	1950	T.20	18801	5
800 Grand Street	1950	E.21	18801	16
802 Grand Street	1950	W.21	18801	17
27 Clinton Avenue	1950	T.8	18801	4
804 Grand Street	1950	22	18801	18
814 Grand Street	1950	26.5	18801	23
832 Grand Street	1950	31.5	18801	32
26 Seidler Street	1953	28.B	18503	33
592 Bramhall Avenue	1954	N	18502	17
622 Bramhall Avenue	1956	80	18506	10
444 Bergen Avenue	1957	2.A	18505	30
113 Atlantic St.	1958	C	19402	4
202 Union Street	1958	98	19402	27
146.5 Union St	1959	X	19501	34
53 Atlantic St.	1959	G.1	19501	23
82 Atlantic Street	1960	70	18504	44
76 Union Street	1963	F	19602	14
826 Ocean Avenue	1963	12.A	19602	31
245 Randolph Avenue	1965	N	19701	32
307 Arlington Avenue	1969	10	21304	6
81 Union Street	1970	J	21302	10
75 Union Street	1970	M	21302	13
71 Union Street	1970	O	21302	15
55 Union Street	1970	X	21302	23
245 Clerk St.	1970	6	21302	34
251 Clerk St.	1970	9.C	21302	31
15.5 Oak St.	1972	5.A		
400 Bergen Avenue	1976	G	19403	29
197 Union Street	1976	93	19403	6
205-207 Union Street	1976	103.A	19403	2
118 Oak Street	1976	104.A	19403	25
322 Forrest Street	1977	48.C	19503	45
342 Forrest Street	1977	68	19503	57
346 Forrest Street	1977	72.A	19503	59
85-87 Oak Street	1977	75	19503	20
95 Oak Street	1977	83	19503	16
363 Forrest Street	1978	D	21101	13
351 Forrest Street	1978	1.A	21101	18

ADDRESS	Block	Lot	BLOCK	LOT
93.5 Kearney Avenue	1983	83	22502	20
210 Myrtle Avenue	1986	F.8	23102	47
107 Grant Ave.	1986	44.A	23102	17
121 Grant Avenue	1986	52.B	23102	10
39 Grant Avenue	1988	3.A	23202	20
36 Grant Avenue	1989	6.A	23201	34
34 Grant Avenue	1989	8.A	23201	33
133 Claremont Avenue	1990	48	22604	10
21-23 Orient Avenue	1992	108	22603	4
197 Clerk St.	1999	P	21401	20
229 Clerk St.	1999	F.1	21401	4
217 Clerk Street	1999	19.B	21401	10
181 Clerk St.	1999	26.B	21401	27
249 Arlington Ave	2000	1.C	21402	12
170 Carteret Avenue	2000	1.G	21402	39
231A Arlington Avenue	2000	17.D	21402	24
167 Randolph Avenue	2001	22	21403	20
118 Carteret Avenue	2002	1.K	21404	7
176 Arlington Ave	2009	11.A	22703	39
666 Ocean Avenue	2011	Z	22701	35
165 Clerk Street	2011	O.2	22701	9
131 Clerk Street	2011	21.B	22701	24
99 Clerk Street	2012	K	23301	4
83 Clerk St.	2012	17.B	23301	8
29 Westervelt Place	2062	28	17204	8
34 Center Street	2135	1	13803	1
38 Center Street	2135	3	13803	3
44 Center Street	2135	22	13803	6
<u>332 Whiton Street</u>			19005	30
<u>248 Grove Street</u>			14103	54
<u>18 McDougall Street</u>			18704	12
<u>67 Clerk Street</u>			23301	15
<u>165 Clerk Street</u>			22701	9
<u>163 Clerk Street</u>			22701	10
<u>9 Myrtle Avenue</u>			23703	13
<u>35 Dwight Street</u>			25202	14
<u>167 Armstrong Avenue</u>			25601	13
<u>329 Forrest Street</u>			21101	26

ADDRESS	Block	Lot	<u>BLOCK</u>	<u>LOT</u>
<u>182 Claremont Avenue</u>			<u>22503</u>	<u>58</u>
<u>81 Orient Avenue</u>			<u>22503</u>	<u>34</u>
<u>2131 Kennedy Boulevard</u>			<u>22303</u>	<u>30</u>
<u>142 Boyd Avenue</u>			<u>20502</u>	<u>58</u>
<u>404 Palisade Avenue</u>			<u>3903</u>	<u>18</u>
<u>80 Bowers Street</u>			<u>2205</u>	<u>45</u>
<u>354 Ogden Avenue</u>			<u>2404</u>	<u>9</u>
<u>671 Palisade Avenue</u>			<u>1702</u>	<u>2</u>
<u>208 Columbus Drive</u>			<u>12703</u>	<u>1</u>

II. GOAL

The goal is to bring the Study Area's stock of vacant buildings back into productive use -- as assets to the neighborhoods and contributors to the tax rolls.

III. OBJECTIVES

To redevelop or rehabilitate each individual property in accordance with land use, density and design standard objectives and criteria for the surrounding environment.

IV. STRATEGIC PLAN

To acquire land and structures, and dispose of same to designated developers to rebuild or rehabilitate as appropriate. Building design and use shall conform with existing underlying zoning, except where continuance of a non-conforming use is appropriate and not detrimental to the health, safety or welfare of the surrounding neighborhood.

V. LAND USE AND DESIGN

A. Because of the scattered nature of this redevelopment plan, it is impractical to have a land use and design provision custom tailored to each parcel. Therefore, this Plan shall utilize the Municipal Zoning Ordinance, as amended, as the prevailing set of development regulations for all parcels within this Plan. In addition, the following shall apply:

1. All parcels shall meet the following requirements:
 - a. Chain link fencing shall be prohibited on yards that abut the public right-of-way.
 - b. A minimum of one tree, that is a minimum of 3 to 3-1/2 inches in caliper, shall be planted for every twenty-five feet of street frontage.
2. Established non-conforming uses may utilize grandfathered rights, **except** for the properties that are listed in Table 2.

Table 2: Exceptions

ADDRESS	Block	Lot	<u>BLOCK</u>	<u>LOT</u>
2 Warner Avenue	1353	6-A	<u>26503</u>	<u>33</u>
78 Storms Avenue	1905	W	<u>15201</u>	<u>24</u>
353-357 Grove Street	242	L-1		
370 Princeton Avenue	1440	B-2	<u>28904</u>	<u>12</u>
63-65 Fleet Street	561	5-B, 6-B, 30-A and 31-A	<u>6806</u>	<u>8</u>

3. For the parcel at **353-357 Grove Street (Block 242, Lot L.1)**, the following land use shall be permitted for the building that exists at the time of adoption of this Plan: A mixed use residential/commercial/retail building with a one (1) story addition above a three (3) story brick structure, with sixteen (16) dwelling units, two (2) commercial/retail spaces, and eight hundred fifty (850) square feet of roof deck. Permission for this project, as described herein, is contingent upon a minimum of eight (8) off-street parking spaces being provided, either on said parcel, or on an adjacent parcel. Any roof deck railings shall either not be visible from the street or designed to be aesthetically compatible with the building façade. Any stair or elevator housing shall be constructed of materials and colors which are compatible with the brick façade of the Grove Street frontage. The sidewalk along the Bay Street frontage shall be replaced prior to the installation of street trees, and tree pits and trees shall be included within the sidewalk area. If feasible, and agreeable to PSE&G, the electric utility pole on the Bay Street side of the project shall be relocated; otherwise, the poles shall be painted or otherwise made to blend more compatibly with the building façade.

4. For the parcels located at 63-65 Fleet Street, Block 561 ~~6806~~, Lots ~~5-B, 6-B, 30-A~~ and ~~31-A~~ ~~8~~; the following standards shall also apply:

- a. Two residential buildings are permitted on this property. One shall be located along the Fleet Street Frontage and the second shall be located on the southern portion of the site and facing Hoboken Avenue.
- b. Minimum setbacks to the building shall be as follows:
 - Hoboken Avenue frontage – because Hoboken Avenue runs at an angle to the site, the building may be stepped such that the minimum setback shall be 5 feet with a maximum of 15 feet.
 - Fleet Street frontage – a minimum of 4.0 feet.
 - Side yards – 0 feet, except as necessary to accommodate windows in either the proposed or existing structures.
 - There shall be at least 40 feet between the two buildings located on this site. Balconies may extend not more than 5 feet from the building facades into this interior space.
- c. Maximum Building Height –
 - Building fronting on Fleet Street shall not be taller than 3 stories.
 - Building fronting on Hoboken Street shall not be taller than 5 stories (4 stories of residential over ground floor parking).
- d. Required Parking –
 - 0.5 space for 1 bedroom units
 - 1.0 space for units with 2 or more bedrooms.
 - At least 50% of the parking spaces shall be located under the building with the remaining spaces in a surface parking area ~~between the~~ buildings.
 - Parking provided in the area between the two buildings shall be appropriately landscaped at the property edges.
- e. Additional design and landscape standards:
 - Buildings shall be designed to be attractive from all vantage points, with each façade being of equal importance.
 - The front façade of the building along Fleet Street shall be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment and shall be designed to include traditional design elements found in the surrounding area such as a front stoop or porch, bay windows, a traditional cornice and other similar features. The façade material shall be primarily masonry.
 - The front façade of the building located on the southern portion of the development parcel shall be oriented toward Hoboken Avenue and shall be designed to contain traditional design elements found in a

front façade. The principal pedestrian entrance and lobby shall be located in the façade facing Hoboken Avenue which shall function as a “front door” into the building directly from Hoboken Avenue and provide access into the building elevator lobby. The façade material shall be primarily masonry.

- A decorative landscaped garden area shall be located between the building and Hoboken Avenue. A decorative wall and fence shall be constructed along the Hoboken Avenue street line. A pedestrian scale entrance gate shall also be provided along this frontage, which will provide pedestrian access to the property from Hoboken Avenue.
- A pedestrian entrance shall also be provided into and through the Fleet Street building to provide access from Fleet Street. This entrance shall be designed to resemble a typical doorway entrance into a residential structure.
- Pedestrian access between the two buildings and between the Hoboken Avenue and Fleet Street access points shall be provided in the form of a sidewalk, which may be landscaped or covered with a canopy.
- Vehicular access to the parking areas for both buildings shall be from Fleet Street. The vehicular access shall include a garage door to provide security and visually screen the parking beyond. The garage door shall be residential in scale and compatible with the architectural design of the building. No vehicular access shall be permitted from Hoboken Avenue.

VI. DENSITY

- A. For residential structures that exist at the time of adoption of this Plan, the maximum permitted number of dwelling units per building shall be the number of dwelling units that are recorded for that particular building, at the time of adoption of this Plan, by the municipal tax assessor, except for the following.
 - 1. A maximum of sixteen (16) residential units shall be permitted on the site at 63-65 Fleet Street consisting of Block 564 ~~6806~~, Lot ~~8~~ 30.A, 31A, 5.B and 6.B as part of an approved new construction residential project, with a maximum of twelve (12) dwelling units within the building fronting on Hoboken Avenue, and a maximum of four (4) dwelling units within the building fronting on Fleet Street. One bedroom units shall not be less than 700 square feet in area, two bedroom units shall not be less than 950 square feet in area three bedroom units shall not be less than 1300 square feet.
- B. For the building that exists at 353-357 Grove Street at the time of adoption of this Plan, residential density shall be as described within the land use section of this Plan.
- C. For all other parcels, residential density shall be as provided for by the Municipal Zoning Ordinance, as amended.

VII. LANDSCAPING REPLACEMENT

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

VIII. GENERAL ADMINISTRATIVE PROVISIONS

- A. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Provisions of the Jersey City Zoning Ordinance that are not specifically addressed herein shall be in full force and effect.
- B. Required compliance with superceded zoning shall also comply with subsequent changes to the zoning ordinance.
- C. The Zoning map shall be amended to note that this Plan includes properties scattered throughout the municipality and shall at a minimum include an attached appendix that lists all properties that constitute this Plan.
- D. The regulations and controls in this Plan may be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyances executed thereto.
- E. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment.
- F. **Severability** If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.
- G. **Duration** The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the original date of approval of this Plan by the Jersey City Municipal council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- H. **Procedure for Amending the Plan** This Plan may be amended from time to time upon compliance with the requirements of law. A fee of five hundred dollars (\$500), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If there is a designated developer, as provided for under NJSA 40A:12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all such costs.

- I. **Deviations** The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this redevelopment plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12.a. & b.

IX. THRESHOLDS FOR SITE PLAN REVIEW

The following categories of site plans for new construction, rehabilitation and additions shall fall within the review threshold and must receive Planning Board approval prior to issuance of either a building permit or certificate of occupancy of any type:

- A. Residential. Creation or renovation of ten (10) or more dwelling units, regardless of number of structures and/or phases, and whether developed by one (1) entity or several, provided, however, that the following sites shall require site plan review and approval by the Planning Board regardless of the number of dwelling units:

1. 63-65 Fleet Street

- B. Nonresidential:

1. Projects on parcels of ten thousand (10,000) or more square feet.
2. Projects whose total gross floor area is ten thousand (10,000) or more square feet.

- C. Common for residential and nonresidential:

1. Additions increasing gross floor area by fifty percent (50%) or more.
2. Additions increasing coverage by all structures on a project parcel by fifty percent (50%) or more.
3. Additions increasing gross floor area of all structures on a project parcel by fifty percent (50%) or more.
4. Off-street parking facilities.

5. Changes in use requiring alteration of existing parking and/or loading facilities.
6. Changes in the volume and/or configuration of existing parking and/or loading facilities.
7. Alteration in use.

X. PERMITTING

- A. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Submission of a site plan and site plan application shall conform with the requirements of the Municipal Zoning Ordinance and this Plan. Applications may be submitted for an entire project or in phases. Preliminary site plan approval for any phase shall entitle an applicant to building permits. Final site plan approval for any phase shall not be granted unless or until that phase is substantially complete, or performance guarantees for site improvements for that phase have been furnished by the redeveloper in accordance with NJSA 40:55D-53.
- B. **No Certificate of Occupancy (CO) of any type** shall be issued for any construction until the Planning Board has given final site plan approval for the phase in which such construction is located. As part of site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, and be in a form approved by the Corporation Counsel or the Planning Board attorney. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of site improvements within one (1) year of final site plan approval.

XI. INTERIM USES

Interim uses shall not include retail, commercial or industrial uses for parcels that are located in residential zones. Other interim uses may be established, subject to agreement by the developers with the Planning Board that such uses will not have an adverse effect upon existing or contemplated development during the interim use period. Such interim use period may not exceed three (3) years, and is renewable.

XII. ACQUISITION

All parcels listed in Table 1 are to be acquired.

XIII. AMENDMENTS TO OTHER REDEVELOPMENT PLANS

The following properties shall be added to the acquisition schedules of the redevelopment plan within which they are contained. Each of the noted plans shall be amended to show the change to their acquisition schedules.

Table 3: Properties to add to acquisition schedules

Redevelopment Plan	Address	Block	Lot	Block	Lot
MLK	160 Martin Luther King Drive	1326	1.E	25101	55
MLK	124 Martin Luther King Drive	1336	25	25603	3
MLK	92 Martin Luther King Drive	1339	27.B	25602	1
MLK	65 Martin Luther King Dr.	1345	3.A	26401	19
MLK	72 M.L. King Drive	1346	27.A	26402	39
MLK	60 M.L. King Drive	1349	22	26403	1
MLK	540 M.L. King Drive	1952	8	18601	15
MLK	531 M.L. King Drive	1953	K	18503	12
MLK	479 Martin Luther King Drive	1959	D1	19501	28
MLK	481 Martin Luther King Drive	1959	E.1	19501	27
MLK	475 M.L. King Drive	1959	B.1	19501	30
MLK	483 M.L. King Drive	1959	F.1	19501	26
MLK	493-495 Martin Luther King Drive	1960	F	18504	28
MLK	427 Martin Luther King Drive	1978	14	21101	32
MLK	69 Ege Avenue	1982	20	22501	24
MLK	284 Martin Luther King Drive	1987	8.A	23202	75
Monticello	222 Monticello Avenue	1910	3.A	15005	3
Monticello	220 Monticello Avenue	1910	4.B	15005	1
Monticello	185-87A Monticello Avenue	1920	106	16702	21
Monticello	134 Monticello Avenue	1927	F.1	16902	12
Monticello	124 Monticello Avenue	1927	39	16902	7
Ocean/Bayview	480 Ocean Avenue	1472	12.B	25201	1
Ocean/Bayview	504 Ocean Avenue	1474	4.D	24102	78
Ocean/Bayview	520 Ocean Avenue	1475	2.A	24101	77
Turnkey	184.5 Stegman Street	1318	15.B	25001	59
Turnkey	461 Ocean Avenue	1324	28	25101	26
Turnkey	459 Ocean Avenue	1324	29	25101	26
Turnkey	138 Fulton Avenue	1330	12	25704	32
Turnkey	110 Fulton Avenue	1331	8	25804	1
Webster Ave	178 Webster Avenue	766	2	2905	30
Webster Ave	180 Webster Ave.	766	3	2905	31

XIV. OTHER PROVISIONS TO MEET STATE REQUIREMENTS

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, know as the "Local Redevelopment and Housing Law," the following statements are made:

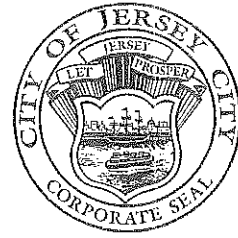
- A. The objective of this plan is to redevelop or rehabilitate each individual property in accordance with land use, density, and design standard objectives and criteria for the surrounding environment. In addition, this Plan's primary development requirement is to conform with the surrounding zoning. Therefore, this Plan almost exclusively pursues the same objectives upon which the Municipal Zoning Ordinance is based.
- B. Requirements for proposed land uses and building requirements are contained within the Plan herein.

- C. All of the buildings contained within this Redevelopment Area are vacant; therefore, an estimate of the extent to which decent, safe and sanitary dwelling units affordable will be available to displaced residents in the existing local housing market is not required.
- D. The Plan herein has a significant relationship to the State Development and Redevelopment Plan, adopted pursuant to the "State Planning Act," P.L. 1985, c.398(C.52:18A-196 et al.). By enabling investment into vacant buildings to occur in an area of existing urban infrastructure, this Plan advances the state plan's policy of promoting investment in urban areas and urban revitalization.

City Clerk File No. Ord. 15.115

Agenda No. 3-G 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.115

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
TITLE AMENDMENTS FOR THE ADDITION OF A CAFÉ USE TO ARTICLE I (DEFINITIONS),
ARTICLE V, SECTION 58 – HISTORIC DISTRICT, AND ARTICLE V, SECTION 60 –
SUPPLEMENTARY ZONING**

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

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

WHEREAS, there is a need to allow a café use throughout all of Jersey City; and

WHEREAS, there is a need to create a distinguished use, the café, from a retail use and category two restaurant; and

WHEREAS, a café will allow for greater flexibility in retail spaces to provide seating in instances where food and beverages are being sold, but will not have the same impact as would a full sit down, category one, restaurant;

WHEREAS, the Planning Board voted to recommend adoption of this amendment by the Municipal Council at their August 4, 2015 regular meeting;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Jersey City Land Development Ordinance, be and is hereby amended as follows (Material indicated by strikethrough ~~like this~~ is existing material that is intended to be deleted. Material indicated by bold italic *like this* is new material that is intended to be enacted):

Amendment to Jersey City Land Development Ordinance for Chapter 345, Article I, Section 6.
Definitions

345-6.

RESTAURANT — Any establishment, however designated, at which food is sold for consumption on premises, normally to patrons seated within an enclosed building. However, a snack bar at a public or community playground, playfield, park, or swimming pool operated solely by the agency or group operating the recreation facilities, and for the convenience of patrons of the facility, shall not be deemed to be a restaurant.

RESTAURANT, CATEGORY ONE — A restaurant which is designed for and whose primary function and operation is the preparation and service by employees of meals to a customer or customers seated at the table *or bar* at which the meal is consumed. A category one restaurant operates without substantial

~~carry-out service; with no or delivery service; with no drive-thru, drive-in, or service in vehicles. and without service at counters or bars unless the restaurant is licensed to serve alcoholic beverages.~~

RESTAURANT, CATEGORY TWO — A restaurant or mobile food vendor whose primary function is the preparation and service by employees of food to customers as part of an operation designed to include substantial carry-out service; delivery service; self-service, and which may, but is not required to, include on-premises consumption, except that no drive-in, drive-thru, or service in vehicles is permitted.

CAFE – RESTAURANT, CATEGORY TWO - *a small restaurant, with limited seating, selling light meals and drinks. A café is designed to operate for substantial carry-out service; delivery service; self-service; counter service, and which may, but is not required to, include on-premise consumption. No commercial kitchen appliances are permitted.*

RESTAURANT, CATEGORY THREE — A restaurant whose primary function is the preparation and service by employees of food to customers as part of an operation which may be designed with carry-out service; delivery service; self-service; on-premise consumption; or customer pick-up service utilizing a vehicular drive-thru.

RESTAURANT, DRIVE-IN — An establishment where the majority of the patrons purchase food, soft drinks, ice cream, and similar confections for takeout or consumption on the premises but outside the confines of the principal building, or in automobiles parked upon the premises, regardless of whether or not, in addition thereto, seats or other accommodations are provided for the patrons.

Amendment to Jersey City Land Development Ordinance for
Chapter 345, Article V, Section 60 – Supplementary Zoning

345-60. -- Supplementary Zoning Regulations

A-W. Unchanged

X. Cafe - Category Two, Restaurant


1. Conditional Use permitted in all zoning districts.

- a. *Shall only be located where there is an existing legal storefront.*
- b. *In no instance shall alcohol be served or consumed on premises.*
- c. *In no instance shall a hooded ventilation system, exhausting outside the building, be permitted.*
- d. *Seating shall be limited to no more than 20 seats total both inside and outside.*
- e. *In no instance shall rear yard seating be permitted.*
- f. *In no instance shall food preparation create grease-laden vapors.*

- g. Garbage receptacles shall be kept within the building for storage, so that it is not stored on any street, sidewalk, areaway, front yard or within any public Right of Way. The owner shall provide for the daily collection, haulage and disposal of their own refuse with a private contractor, pursuant to Chapter 287-6, 9.*
- h. Café shall not stay open any later than 10 pm, and not open to the public before 5 am.*

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

APPROVED: 

Corporation Counsel

APPROVED: _____

Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS FOR THE ADDITION OF A CAFÉ USE TO ARTICLE I (DEFINITIONS) and ARTICLE V, SECTION 60 (SUPPLEMENTARY ZONING)

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
Phone/email	201-547-5010	bobbyc@jcnj.org

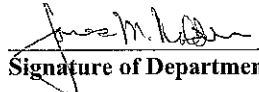
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)


Ordinance Purpose

The purpose of this ordinance is to recognize and respond to the need to permit cafes in all districts throughout Jersey City. Cafes are a type of Category 2 restaurant, but in making it a conditional use allows the use to exist subject to the conditions that address any negative impact a food service establishment can have on its immediate neighbors and surrounding neighborhood.

As per NJSA 40:55D-3, all conditional uses are subject to review and approval by the Planning Board and requires public notice be given to property owners within 200' of the subject property. Should an application not be able to meet any one of the conditions, as per NJSA 40:55D-70.d(3), they will be required to go before the Zoning Board of Adjustment for a "d" variance.

I certify that all the facts presented herein are accurate.


Signature of Department Director


8/7/2015
Date