

City Clerk File No. Ord. 10-052

Agenda No. 3.A 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-052

TITLE: **ORDINANCE ESTABLISHING PUBLIC TELEVISION PROGRAMMING
GUIDELINES AND COVERAGE OF PUBLIC MEETINGS**

COUNCIL AS A WHOLE OFFERED AND MOVED ADOPTION OF THE FOLLOWING
ORDINANCE:

WHEREAS, the City of Jersey City creates a digital video recording of all Council Meetings;
and

WHEREAS, the goal of JC1TV is to create greater awareness of local government and facilitate
the community's participation in the local decision making process; and

WHEREAS, the goal is to make public proceedings and events more accessible to Jersey City
residents by providing coverage of City Council meetings and other public meetings via cable
television; and

WHEREAS, JC1TV can and will promote special events in the community sponsored by the
City and other non-profit, community organizations; and

WHEREAS, JC1TV can supplement public safety and disaster preparedness activities and
information pertaining to the City of Jersey City; and

WHEREAS, JC1TV is an invaluable tool to document and archive City events and activities.

THEREFORE, BE IT ORDAINED, that the Municipal Council of the City of Jersey City
hereby enacts the following programming guidelines.

A. The following amendments to Chapter 116 (Cable Television) are hereby adopted:

§ 116.1 through 116.3 No change

§ 116.4 **Introduction**

JC1TV is a cable channel granted to the City for the purpose of cable casting government
television programming, including but not limited to coverage of the City Council meetings and
relevant public board meetings.

§ 116.5 **Purpose**

JC1TV exists to provide citizens of Jersey City with local government information and
community information and to assist the City departments with video production services.
Specific objectives include:

(a) provide information about programs and services offered by City departments,
agencies, boards, commissions and government supported agencies.

(b) expand citizens' awareness of government and its decision-making processes by exposing them to government meetings and civic events.

(c) enhance existing public information materials by using cable television as a public information tool.

(d) provide and distribute programming of interest to the residents that will inform, educate and enlighten, as well as encourage participation in government services, activities and decision making.

§ 116.6 Channel Policies

JC1TV shall be guided by the following policies:

A. **Non-editorial:** the channel shall provide direct, non-editorial information concerning the operations, services and deliberations of government to the citizens of Jersey City;

B. **Non-political:** the channel is not intended as a mechanism for building support for a particular ballot issue or candidate for public office. This provision does not preclude the cable casting of non-partisan programs sponsored by a neutral third party designed to inform the citizens of election issues and candidates. Declared candidates for any elective office and persons advocating any cause, viewpoint or proposed policy of a partisan nature will not be eligible to appear on the channel 90 days prior to an election, unless they appear in a forum in which all candidates or sides of an issue are given equal time. For purposes of policy, a person is considered to be a candidate from the time of announcing publicly for any public office until the election has been held. This policy does not apply to persons who receive incidental air time as part of a public meeting being televised, nor to officials acting as part of the regular duties when such actions do not involve partisan policies;

C. **Neutrality:** in any program concerning subjects that may be interpreted to be materially controversial, JC1TV will maintain a position of neutrality, providing unbiased information. Requests for presentation of an opposing viewpoint during a legislative meeting will be directed to the appropriate agency for action on their agenda;

D. **Non-commercial:** JC1TV will not televise any paid advertising or any program that depicts a product, business and/or service that has the purpose of benefitting a profit-making enterprise;

E. **Non-discriminatory:** JC1TV shall not discriminate in the delivery of its services on the basis of race, color, creed, national origination, sex, sexual orientation or mental or physical ability or any other protected category;

F. **Non-sectarian Programming:** JC1TV will not televise any program that exposes or promotes any particular religious group or belief;

§ 116.7 Coverage of City Council Meetings and Caucus Meetings

A. **Coverage of City Council Meetings:** City Council meetings shall be recorded using the digital recording system currently present in the City Council Chambers. The entire meeting shall be recorded and re-aired in its entirety at least four times before the next City Council meeting and with two showings beginning between the times of 6 p.m. and 9 p.m. Council meetings will take priority over other regular scheduled programming;

B. **Coverage of City Council Caucus Meetings:** In consultation with Comcast, which televises City Council meetings, City Council caucus coverage will be televised at least twice between the time of the caucus and time of the regularly scheduled subsequent Council meeting.

One caucus showing will be aired during the times of 9 a.m. to 5 p.m. and subsequent showing beginning between the times of 6 p.m. to 9 p.m.

§ 116.8 Programming Restrictions:

The following programming is restricted:

- A. any obscene or salacious material;
- B. any material which violates Federal, State or Local laws

§ 116.9 Copyright of Programs

Programs containing copyrighted materials will be used only if copyright clearance has been obtained. The ownership and copyright for any program produced by the City of Jersey City shall be held by the City.

- 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 take effect at the time and in the manner as provided by law.
- E. 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 new material is underlined; words in [brackets] are omitted. For purposes of advertising only, new matter is **boldface** and repealed matter by *italics*.

4/7/10

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____

APPROVED: 

Business Administrator

Certification Required

Not Required

CITY OF JERSEY CITY



JERRAMIAH T. HEALY
MAYOR

CITY HALL
JERSEY CITY, NJ 07302
TEL:(201) 547-5200
FAX:(201) 547-4288

President and Members of the Municipal Council
City Hall – 280 Grove Street
Jersey City, NJ 07302

Re. JC1TV Ordinance

The City Council is currently considering an ordinance regarding the coverage of City Council meetings on Channel One. I have had a chance to review this ordinance with members of my staff who deal with the day-to-day operations of Channel One, and believe that changes need to be made prior to adoption of this ordinance.

I have amended the ordinance, which I respectfully ask you to review prior to adoption of the current ordinance in its present version. I believe that the compromise ordinance I have suggested will accomplish the goals that the City Council has set forth.

Very truly yours,


Jennifer Morrill
Press Secretary

c: Mayor Jerramiah T. Healy
Brian O'Reilly, Business Administrator
Dominick Pandolfo, Chief of Staff
Robert Byrne, City Clerk
William Matsikoudis, Corporation Counsel

City Clerk File No. Ord. 10-053

Agenda No. 3.B 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-053

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE TIDEWATER BASIN REDEVELOPMENT PLAN – GRAND AND MARIN SUBDISTRICT, FOR HEIGHT, BULK, AND USE

WHEREAS, the Municipal Council of the City of Jersey City adopted the Tidewater Basin Redevelopment Plan on November 10, 1999, amended the Plan in June 17, 2007, September 9, 2009, and again amended the Plan on March 24, 2010; and

WHEREAS, the Planning Board, at its meeting of March 23, 2010, determined that the Tidewater Basin Redevelopment Plan would benefit from amendments, specifically changes to the Grand and Marin Subdistrict to modify the bulk, height, and use standards in order to encourage development compatible with the character of the neighborhood; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Tidewater Basin Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Village Study Area 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 Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the 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 further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

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

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

APPROVED:

Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE TIDEWATER BASIN REDEVELOPMENT PLAN – GRAND AND MARIN SUBDISTRICT, FOR HEIGHT, BULK, AND USE

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

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

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

This ordinance adjusts the use and bulk standards of the Tidewater Basin Redevelopment Plan in order to permit buildings of 45'-57' in height and mixed uses in the Grand and Marin Subdistrict.

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

The existing Grand and Marin Subdistrict of the Plan permits a maximum of 15' building height. These amendments will allow more substantial development on the parcels in the subdistrict.

5. Anticipated Benefits to the Community:

Will encourage development.

6. Cost of Proposed Plan, etc.:

\$0.00. Plan was prepared by Division of City Planning staff.

7. Date Proposed Plan will commence:

Upon Adoption.

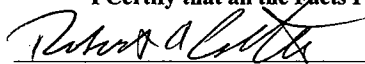
8. Anticipated Completion Date: N/A

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

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

10. Additional Comments:

I Certify that all the Facts Presented Herein are Accurate.



Division Director

25 MARCH 2010
Date



Department/Director Signature

25/March 2010
Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE TIDEWATER BASIN
REDEVELOPMENT PLAN – GRAND AND MARIN SUBDISTRICT, FOR
HEIGHT, BULK, AND USE**

This ordinance adjusts the use and bulk standards of the Tidewater Basin Redevelopment Plan in order to permit buildings of 45'-57' in height and mixed uses in the Grand and Marin Subdistrict.

TIDEWATER BASIN REDEVELOPMENT PLAN

November 10, 1999

Amended June 27, 2007 : Ord. 07-109

Amended Sept 9, 2009: Ord. 09-092

Amended March 24, 2010: Ord. 10-0136

Proposed Amendment as Recommended by the Planning Board on March 23, 2010

CITY OF JERSEY CITY
DIVISION OF CITY PLANNING

I. Introduction

The purpose of the Tidewater Basin Redevelopment Plan (hereinafter referred to as the “Plan”), is to provide for comprehensive redevelopment designed to ensure coordinated and harmonious growth within the Tidewater Basin Redevelopment Plan Area (hereinafter referred to as the “Area”).

The redevelopment plan takes into consideration the surrounding neighborhoods and takes into account the character and nature of current and proposed land-uses. Bordering the Tidewater Basin area to the east is the Colgate Redevelopment Area. Until recently the Colgate area was dominated by vacant lots and unused industrial buildings. It is planned to become a mixed use area with office, commercial and residential uses. This area is now active with construction as this project moves forward. The Paulus Hook Historic District, a quiet neighborhood of nineteenth century brownstones, borders the Tidewater Basin area to the north and to the east. The Liberty Harbor North Redevelopment Plan Area borders the Area to the west. Liberty Harbor North is planned as a predominantly residential, waterfront community.

A common element throughout all of these neighborhoods and the Area is the Hudson-Bergen Light Rail Transit System which will connect them all by means of a modern trolley service, and the Hudson River Waterfront Walkway, which connects these neighborhoods by means of a pedestrian ribbon park along the water’s edge.

II. Boundary Description

See the Boundary Map for the boundary illustration.

III. Redevelopment Objectives and Minimum Standards

All new development, rehabilitation, or adaptive re-use must conform to, and be consistent with the following objectives and minimum standards:

- A. At street level, human-scale development to compliment the neighboring Paulus Hook Historic District is required. New development, especially infill housing, shall be consistent in height, scale, material and design with the predominant form of housing – the brick rowhouse – of the neighborhood.
- B. Eliminate incongruous land uses by reinforcing, through acquisition and demolition, if necessary, the dominant residential pattern of the neighborhood.
- C. Encourage the elimination of obsolete and deleterious land uses and structures and the rehabilitation of deteriorated structures, including dilapidated piers and bulk-heading.
- D. Improve vehicular and pedestrian traffic through the re-establishment of a public

neighborhood street grid, while improving the circulation through the neighborhood by addressing traffic direction, R-O-W width, cartway width and sidewalk design to discourage vehicular through traffic while improving pedestrian and bicycle access and by incorporating into all waterfront projects the public pedestrian walkway system known as the Hudson River Waterfront Walkway.

- E. Provide for decorative streetscape and site improvements for the beautification of the redevelopment plan area and adjacent neighborhoods.
- F. Provide for the enhancement of the Paulus Hook Historic District through improvement of its waterfront access, redevelopment of industrial sites and historically sensitive treatment of vacant sites within and immediately contiguous to the historic district.
- G. Encourage the preservation and promotion of the buildings contributing to the area's historic and cultural fabric, and the protection and re-establishment of view corridors along existing and new public streets to accentuate views of Manhattan Island, the Statue of Liberty, Ellis Island and Liberty State Park.
- H. Develop a network of public open space nodes along the Hudson River Waterfront Walkway which shall be designed to improve pedestrian circulation, act as a catalyst for residential development and help to improve valuable and desirable vistas.

IV. Types of Proposed Redevelopment Actions

This plan will improve and upgrade the Tidewater Basin Redevelopment Area substantially through a combination of redevelopment actions. These include, but are not limited to:

- Clearance of dilapidated, deteriorated, obsolete or under-utilized structures.
- Assembly of vacant and/or underutilized land into developable parcels.
- Construction of new structures and complementary facilities.
- Provisions for public infrastructure necessary to service and support the new development, including separated storm and sanitary sewers, through special assessment, if necessary, so that the low-lying areas of the Redevelopment Area can experience improved drainage as a result of this Plan's implementation.
- Designation of pedestrian and vehicular Rights of Way to be improved in conjunction with project area development and dedicated to the City.

V. Redevelopment Regulations and Guidelines

- A. The following guidelines apply to all development within the Redevelopment Area and are mandatory.
1. All structures that share a property line with a historic district or property must be compatible to the design of the historic district property design, including, but not limited to: building height, scale, setback, fenestration, window and door placement, construction material, roofline and shape, and colors.
 2. All infill housing, must compliment the existing indigenous housing on the street, especially with regard to height, scale, materials, rooflines and setbacks.
 3. All structures shall be designed to have an attractive and finished appearance from all vantage points and utilize the same high quality material on all facades of the building.
 4. Signage:
 - No billboards or junior billboards permitted.
 - No back lighted signs or flashing lights.
 - Signage shall be in proportion to the structure
 - Signage shall be of quality material
 5. Standard chain link fencing and/or barbed wire is prohibited, except that chain link fencing may be utilized during construction.
 6. View corridors along the existing street network and extended network made part of this redevelopment plan shall be preserved, to maximize sight lines to the Manhattan Skyline, the Statue of Liberty, Ellis Island and Liberty State Park.
 7. All utility distribution lines and utility service connections from such lines to the project area's individual uses shall be located underground. All meters for utility service shall be located inside the building they serve and shall not be visible from the street (remote readers are permitted, however, to be located on the exterior of structures).
 8. All mechanical equipment located on the roof of any building must be enclosed by the building's façade, which must be consistent in design with the rest of the building. Where roofs can be looked down upon from adjacent buildings, a "roofscape" plan must be developed and submitted for Planning Board approval. All electrical communications equipment shall be located in such a way that it does not adversely impact the appearance of the building or site, nor create objectionable views as seen from surrounding structures or public areas.
 9. All development containing commercial uses, and all residential apartment projects of more than 3 units, shall provide facilities to secure bicycles in the public sidewalk area. All residential developments shall provide bicycle lockers within the parking areas or common areas of the building at a ratio of one locker for every two units.

B. The following regulations apply to all development and are mandatory.

1. **Façade Materials:** *With the exception of Penthouses as outlined in §VII.E below*, the predominant building material for exterior cladding shall be brick, and the façade shall consist of no more than three materials, textures or colors.
2. **Façade Articulation:** Buildings shall consist of three horizontal elements: the base, a middle, and a top, which shall be achieved through the use of different materials, colors or surface treatments.
3. **Rooflines:** All roofs shall be flat, and may contain roof decks for recreation purposes. Access structures, such as staircase bulkheads or elevator rooms may be provided to allow access such rooftop areas. The bulk of such access structures shall be the minimum necessary to meet building codes and shall not be considered as part of the height of the structure. No habitable space is allowed in such access structures. Color and materials shall compliment that of the principal structure.
4. **Cornices:** All buildings shall incorporate a cornice feature at the roofline, which may not be constructed of lightweight material such as plastic, and which should be of natural materials such as wood, masonry or metal. Fiberglass reproduction cornices are acceptable provided they are well made and true to original form.
5. **Common Elements:** All projects, as part of the site plan approval process, shall identify and incorporate at least three (3) elements that are similar to adjacent structures, such as the type and color of brick, or the height and scale of the cornice, so that there is connectivity across time as the Area builds out.
6. **Stoops and Stairs:** All residential developments shall incorporate stoops and stairs along all frontages where stoops and stairs are the established mode on the same or opposite side of the street.
7. **Residential Heights Above Sidewalk:** All residential uses located on the first floor or story shall maintain visual separation to maintain a sense of privacy. The floor of such residences shall be at least two feet higher than the adjacent public sidewalk or walkway, and the window sills of all windows on such frontages shall be at least five feet higher than the adjacent public sidewalk or walkway. Wheelchair access may be provided by means of lifts or internal ramps.
8. **Story Height:** The maximum height for any story shall be fourteen feet and the minimum height shall be nine feet, except that the first story height shall be a minimum of ten feet, unless the floor is raised at least three feet above the sidewalk level. The first story height shall be taller than the stories above it, either by raising the first story from grade level with a stoop, or by raising the ceiling height. ***Maximum height for penthouses, where permitted, is twelve (12) feet.***
9. **Shopfronts:** All shopfronts shall be a minimum of 75% glass or void, shall be individually designed, and shall have three distinct elements: the storefront, the entrance and the sign band. Each retail storefront shall be allowed one sign and one blade sign, which shall be located in a sign band

- area. If lighted, only direct lighting is permitted.
10. **Fencing:** All front yard fencing shall consist of mild steel “wrought iron” style fencing, painted black, and consisting of solid pickets a minimum 5/8 inch thick which fully penetrate all horizontal rails and are capped with decorative elements. Rear yards may be fenced with wooden fences, provided such fencing shows a “good” side on both sides.
 11. **Balconies:** Balconies shall be recessed into, rather than projecting out of, the façade. At least 25 percent of the units in developments of 4 units or more shall contain a balcony.
 12. **Sidewalks:** All sidewalks shall be tinted “French Gray” and contain an admixture of mica. All sidewalks shall be a minimum of 10 feet wide, which may include the planting strip, and may be located within the property line, if necessary, to achieve the required ten feet minimum. Minimum cross sections shall be as follows: Curb: 8 inches / Planting strip: 28 inches / Sidewalk: 7 feet. The planting strip, if not vegetative, will be constructed of bricks or cobblestone between the tree wells.
 13. **Landscaping:** All landscaped areas shall be irrigated. Street trees are required to be planted along all streets, within a planting strip, which is within the first 36 inches inboard of the curb face. All trees shall be a minimum 3.0 to 3.5 inches caliper. All trees shall be protected by a suspended tree grate which must be approximately 3 by 6 feet, and be of two halves, and be made so as to facilitate growth of the tree by having easily removed sections. A minimum of 10 percent of every lot shall be landscaped with living vegetative material, which shall provide more than 90 percent coverage after one growing season. Mulch is not considered “living vegetative material.”
 14. **Accessibility:** *All buildings three stories and higher must have an elevator.*
 15. **14. Development Parcels** are required as follows:
Parcel 1: Block 130, Lots A, B, C, 84, G1, 77, 75, 73, H, J, K, L, M, N, 83, 85, 87, 89A;
Parcel 2: Block 131, Lots 81, 79A, A, B, C, D, E, 78;
Parcel 3: Block 131, Lots 95A, 95B, 92, 91, 93;
Parcel 4: Block 130, Lot 90
 Any redevelopment on these parcels shall include all properties within the designated development parcel.

VI. Parking Standards and Requirements

1. ***Where not otherwise regulated or prohibited in Plan Subdistricts, all residential development must provide parking at a minimum ratio of one space for every unit containing up to two bedrooms, and two spaces for every unit containing more than two bedrooms. All such spaces must be tied to the residential lease or deed, unless otherwise authorized by the Planning Board pursuant to a Community Benefit Parking Plan and Developer’s Agreement referenced under Section VII herein. An additional number of spaces, equal to***

- 10% of the number required by the above calculations shall be required for guest and staff parking.
2. Parking garages must be either under the principal building(s) of an individual project and have an elevation above the average grade of the public sidewalk abutting the project of no more than one-half the floor to floor height of the garage/first occupied floor, or, if at ground level, be wrapped and completely surrounded by and be covered from view by the principal use building.
 3. Parking at grade level, *in Subdistricts where permitted*, must be screened and not appear readily visible from street level. The use of brick walls, landscaped berms and evergreen hedges (in combination or singularly) is the preferred means of achieving this requirement. The Planning Board may allow other, equally appropriate means of screening parking, at their complete discretion.
 4. Neither at-grade exposed parking, nor parking as a principal use are permitted.
 5. No unimproved lots may be used for off-street parking, even on an interim basis. All lots used for construction workers' parking shall be improved to the satisfaction of the Planning Board, and must, at a minimum, be covered with crushed stone and gravel to prevent mud from being tracked into the streets and sewers, and be fenced. Chain link is permitted in such cases where the parking area will only be used for the duration of the construction activity it serves.

VII. Land Use District Standards

A. Legacy District

1. This district contains all of Block 97 and Block 98. It is currently approved for 324 dwelling units in four story structures with an additional story of parking under the building and fifth floor mezzanine space provided on the interior courtyards. These buildings are approved not to exceed 65 feet in height, are predominantly comprised of brick cladding, have peaked roofs, some individual entries and stoops, and balconies. This Redevelopment Plan establishes the current zoning approval, as approved by the Zoning Board of Adjustment in their resolution of January 14, 1999, as the land use regulations and standards for this district. Nothing contained herein is intended to negate, modify nor amend that approval. However, the referenced approval shall be the maximum development allowed within this district
2. Minor alterations in site plan and façade characteristics may be permitted by the Planning Board provided such alterations are consistent with the redevelopment regulations and parking standards of this Plan. Any changes not consistent with this Plan are cognizable under a deviation application, and will be judged on their merits.

B. Portside District

1. This district contains Lot 34 of Block 60, an area of 5.35 Acres as per the City's Tax Assessor's maps. It has been approved and is partially developed as *Portside*, a mixed-use development consisting of a maximum of 527 dwelling units, a maximum of 753 parking spaces, and approximately 62,000 square feet of commercial space. Phases one and two of this three phase project have been completed. This Redevelopment Plan establishes the current zoning approval, as first approved by the Zoning Board of Adjustment in their resolution of March 3, 1986, which approvals were amended several times, as the land use regulations and standards for this district. Nothing contained herein is intended to negate, modify nor amend that approval. However, the referenced approval shall be the maximum development allowed within this district.
2. Minor alterations in site plan and façade characteristics may be permitted by the Planning Board provided such alterations are consistent with the redevelopment regulations and parking standards of this Plan. Any changes not consistent with this Plan are cognizable under a deviation application, and will be judged on their merits.

C. Waterfront District

1. This district lies between Warren Street and the extension of Van Vorst Street and runs from Morris Street to the Tidewater Basin. A significant portion of this district is located on the water's edge, where a marina is permitted and encouraged to be developed as part of a larger, predominantly residential development. The Hudson River Waterfront Walkway is required for all development located on property that abuts the water's edge. The minimum standards of the New Jersey Department of Environmental Protection (DEP) for the Hudson River Waterfront Walkway are adopted herein by reference, and are considered to be a part of this Redevelopment Plan.
2. Permitted Uses
 - a. Residential
 - b. mixed-uses consisting of residential uses mixed with retail sales and services, including child day care, restaurants, and offices
 - c. marina and related uses on the underwater parcels.
3. Accessory uses
 - a. off-street parking
 - b. recreation areas
 - c. day care facilities
 - d. access to the marina.
4. Maximum Heights
 - a. Heights shall not exceed six stories and 75 feet on Blocks 60 and 130.
 - b. Heights shall not exceed four stories and 50 feet on Block 131. However, a height bonus of up to an additional 30 feet and three stories, for a

maximum height of 80 feet and seven stories, may be permitted where the Planning Board approves a community benefit parking plan ("Community Benefit Parking Plan") and enters into an agreement with a developer outlining such Community Benefit Parking Plan ("Developer's Agreement"), providing for the development of accessory off-street parking on the site. Any such approved Community Benefit Parking Plan and Developer's Agreement must comply with the Parking Standards and Requirements set forth in Section VI herein, with the exception that a 10% additional number of spaces for guest and staff parking, referenced in Section VI(1), shall not be required. Any approved Community Benefit Parking Plan and Developer's Agreement must require that additional parking of at least 50 parking spaces above the minimum parking standard shall be provided and made available to residents of the Tidewater Basin Redevelopment Plan Area, which shall not include residents of the proposed development. The Community Benefit Parking Plan and Developer's Agreement may permit valet parking.

5. Setbacks

- a. All development will be setback a minimum of eight feet and a maximum of 15 feet of existing or proposed street lines, including Dudley Street as depicted on the Circulation Map. Development containing commercial space on the ground floor may locate up to the street line for the length of the entire development. Residential buildings fronting on the required waterfront walkway shall set back a least ten feet from the walkway easement, which setback area may be landscaped and fenced. All facades facing onto the waterfront walkway shall be designed to appear as front entrances and not back yards.

6. Densities

- a. 75 dwelling units per acre for developments that are 100 percent residential. Mixed use projects shall have their residential density reduced by the number of units that could have been built in the commercial space given the average square footage of a residential unit within the development not including any common areas. However, a density bonus of up to an additional 100 units per acre, for a maximum density of 175 units per acre, may be permitted where the following is achieved:
 - 1) The Planning Board approves a Community Benefit Parking Plan and enters into a Developer's Agreement, consistent with the requirements of Section VII C 4(b) above.
 - 2) The developer incorporates within the development at least one "green" building component, which shall consist of the installation of a solar panel array covering a minimum of 10% of the roof area above the highest residential floor or 5% of the footprint of any proposed building, whichever is greater, for the purpose of converting sunlight into useable electricity
 - 3) The developer agrees that through-the-wall heat pumps

will not be installed within any first or second floor residential units that front on a public street.

D. Historic Buffer District

1. This district is designed to compliment and maintain the historic district streetscape and pattern of land uses. Design standards are established to ensure development which is appropriate to be located adjacent to a National Register Historic District. The area includes portions of Block 132 and Block 166. (Please refer to the Land Use Map for identification of the Zoning Districts' boundaries.) Any development project that has legally valid approvals at the time this Plan is adopted by the Jersey City Municipal Council shall be considered to have established the Land Use Standards for such project, the following notwithstanding, provided, however, that such standards shall become the maximum development potential for such project sites unless the standards below provide greater development potential.
2. Principal permitted uses
 - a) One, two and three family attached dwellings
 - b) Recreation and open space
3. Accessory Uses
 - a. Off-street parking, conforming with plan standards
 - b. Fences and railings
 - c. Home occupations
4. Maximum Height
 - a. 4 stories, not to exceed 45 feet, provided that the maximum height shall not exceed the average height of the existing structures immediately adjacent and within the same block or across the street. All structures shall be of a scale and design that mirrors that of the historic structures across the street.
5. Minimum lot size
 - a.) Interior lot - 2000 square feet
 - b.) Corner lot - 2400 square feet
 - c.) Minimum lot sizes may be reduced by an equivalent amount of lot area dedicated to any rear alleyway.
6. Maximum Lot Coverage:
 - a.) 75%, except that under building parking garages shall not be considered as building coverage, provided that the area of such garages covered by a principal use building shall be bound by the 75% maximum coverage rule, and the remaining area shall be covered by landscaped areas, sidewalks, stairs, walls and/or recreation areas.
 - b.) 80% in the case of development that provides parking structures surrounded along all public rights-of-way by principal use buildings
 - c.) recreation and open space may cover 100% of the lot area
7. Setbacks:
 - a.) Front: 5 feet minimum, 15 feet maximum, or in the case of a block of continuous structures of more than 20 years old, the setback shall line

up with the contiguous existing properties on the block.

- b.) Rear Yards: Interior lots – 15 feet
Corner lots – none

8. Parking:

- a.) Residential: a minimum of 1 space per dwelling unit and a maximum of 2 spaces per dwelling unit, accessed from the rear of the property, and which may be provided in free standing garage located at the rear.
- b.) All parking must be covered and under the building and at least four feet below average sidewalk grade adjacent to the principal structure or, if at grade or above, be located within and be wrapped by the principal structure so as to not be visible from the public view.
- c.) If rear access is not possible, or would severely compromise the architectural integrity and historic appropriateness of the development the parking requirements may be waived, at the sole discretion of the Planning Board.

9. Design Standards

- a.) Building design of this district shall be compatible with the Paulus Hook historic district structures. Building height, width, mass and proportion are important elements of the historic district. All building facades will feature decorative elements harmonious with the architecture of the historic district including, but not exclusive to lintels, decorative brickwork, cornices, railings, light fixtures, doors and doorways.
- b.) Buildings in the redevelopment area that also are part of the Paulus Hook historic district must follow the Jersey City Historic Preservation Commission Regulations for Alterations and Additions to buildings and New Construction in Historic Districts.
- c.) Openings on Frontal Facades: The width and height of windows, doors, and entries must harmonize in scale and proportion with the width and height of windows, doors, and entries of buildings and structures of historic significance in the surrounding environment.
- d.) Relationship of Unbroken Planes to Voids (i.e., Punctured Planes) in Front Facades: The relationship of unbroken planes (i.e. walls) to voids (i.e., windows and doors) on the facade of a building or structure should be aesthetically harmonious with that of buildings and structures of historic significance in the surrounding environment.
- e.) Roof forms must be honored. In new construction, designers must take care to paradigmatically honor the existing historic roof forms and slopes of the area so as not to violate the aesthetic harmony of the whole.
- f.) Building materials: All new structures must be constructed of high quality masonry materials.
- g.) Fences: Permitted are decorative tubular steel, wrought iron, wooden board on board, or board on baton.
- h.) Rehabilitation: The rehabilitation of historically significant structures (of 70 years or older) shall follow the historic district guidelines for rehabilitation to ensure compatibility within the neighborhood.

Required of rehabilitation are that: Historic store fronts be preserved; Historic features are not removed, covered or converted; Doorway and window size can not be diminished.

- i.) Additions: Building additions which add height shall not be visible from the street frontage of the structure and shall not exceed building coverage standards.
- j.) Landscaping: Front yards are to be attractively landscaped and at least one 3"-3.5" caliper tree shall be planted curbside for every 25 feet of frontage.
- k.) Signs may not exceed two square feet, and must be of natural materials.

E. Grand and Marin District

This district is designed to provide space for athletic fields, open space, recreation and educational facilities at the corner of Marin and Grand Streets.

- 1. Principal Permitted Uses
 - a. Outdoor recreation and improved open space
 - b. Athletic facilities
 - c. Educational facilities
 - d. ~~Mixed uses of the above~~ ***Residential above the ground floor***
 - e. ***Ground floor retail on corner properties***
 - f. ***Ground floor restaurant, categories one and two as defined by the Land Development Ordinance, on corner properties***
 - g. ***Mixed uses of the above***
- 2. Accessory Uses
 - a. Off-street parking conforming with plan standards
 - b. Fences and railings
 - c. Signs, not to exceed 12 square feet, and not to be internally illuminated
- 3. Maximum Height:
 - a. ~~15 feet~~ ***4 stories and forty-five (45) feet***
 - b. ***One additional penthouse story, not to exceed 12 (twelve) feet for a total of fifty-seven (57) feet, and compliant with the standards outlined in §VII.E(7) below, is permitted on corner lots.***
- 4. ***Maximum Lot Coverage***
 - a. ***Seventy percent (70%)***
- 5. ***Setbacks:***
 - a. ***Maximum Front yard – Zero (0) feet***
 - b. ***Maximum Corner Side yard – Zero (0) feet***
 - c. ***Minimum Side yard – Six (6) feet, except where side windows are proposed to be located, in which case zero (0) feet***
 - d. ***Minimum Rear yard – Thirty (30) feet***
- 6. ***Parking & Loading***
 - a. ***Parking is prohibited***

- b. *One garaged loading space per building is permitted, provided that access to this garage is not from Grand Street.*
- 7. *Penthouses (as permitted in §E(3.a) above) on corner lots*
 - a. *Penthouses must be set back five (5) feet from all streetfront facades*
 - b. *Penthouses may not exceed twelve (12) feet in height*
 - c. *Penthouses must be constructed primarily of glass, with metal or other modern elements permitted as details.*
 - d. *Penthouses must have a flat roof*
- 8. ~~4.~~ Buffering
 - a. ~~5.~~ All permitted principal uses must be adequately buffered from adjoining residential uses, through the use of a five feet wide evergreen hedge-row, of a species that will grow tall and can be trained (clipped) into a dense evergreen hedge, and contain fencing, which must be located on the non-residential side of the landscaped buffer.
- 9. ~~6.~~ All other requirements shall be as regulated in Sub-Section D. Historic Buffer District

F. Office/Residential District

This district fronts on Van Vorst Street, and contains several sites that were predominantly historically used for industrial purposes. Re-use of these sites for commercial purposes is favored for feasibility reasons, although residential uses are permitted because of the strong demand for such uses.

- 1. Permitted Principal Uses
 - a. Office
 - b. Residential
 - c. Parks, pedestrian and bicycle paths, open space
- 2. Accessory Uses
 - a. Off-street parking conforming with plan standards
 - b. Health clubs serving units
 - c. Fences and railings
 - d. Home occupations
 - e. Signs
- 3. Maximum Height
 - a. The maximum height shall be six stories and 75 feet.
- 4. Signs
 - a. Offices uses may have one sign, not to exceed 16 square feet for corporate identification, and/or to list tenants at the main entrance
 - b. Home occupations may have one sign, not to exceed 2 square feet, and to be comprised of natural materials.
- 5. All other requirements shall be as regulated in Sub-Section D. Historic Buffer

District

VIII. PROCEDURAL REQUIREMENTS

A. Submission of Redevelopment Proposals

Site plan review shall be conducted by the Jersey City Planning Board pursuant to NJSA 40:55D-1 et seq.

As part of the final site plan approval process, the Jersey City 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, in a form approved by either the Corporation Counsel of the City of Jersey City, or the Attorney for the Jersey City Planning Board. The amount of such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of improvements within one (1) year of final site plan approval.

B. Duration of Plan's Effect

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 date of approval of this plan by the City Council of the City of Jersey City.

C. Deviation Requests

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.

D. Procedure for Amending this Plan

This Redevelopment Plan may be amended from time-to-time upon compliance with the requirements of law. A fee of \$500 plus all costs of 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 40:55 C-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.

E. Interim Uses

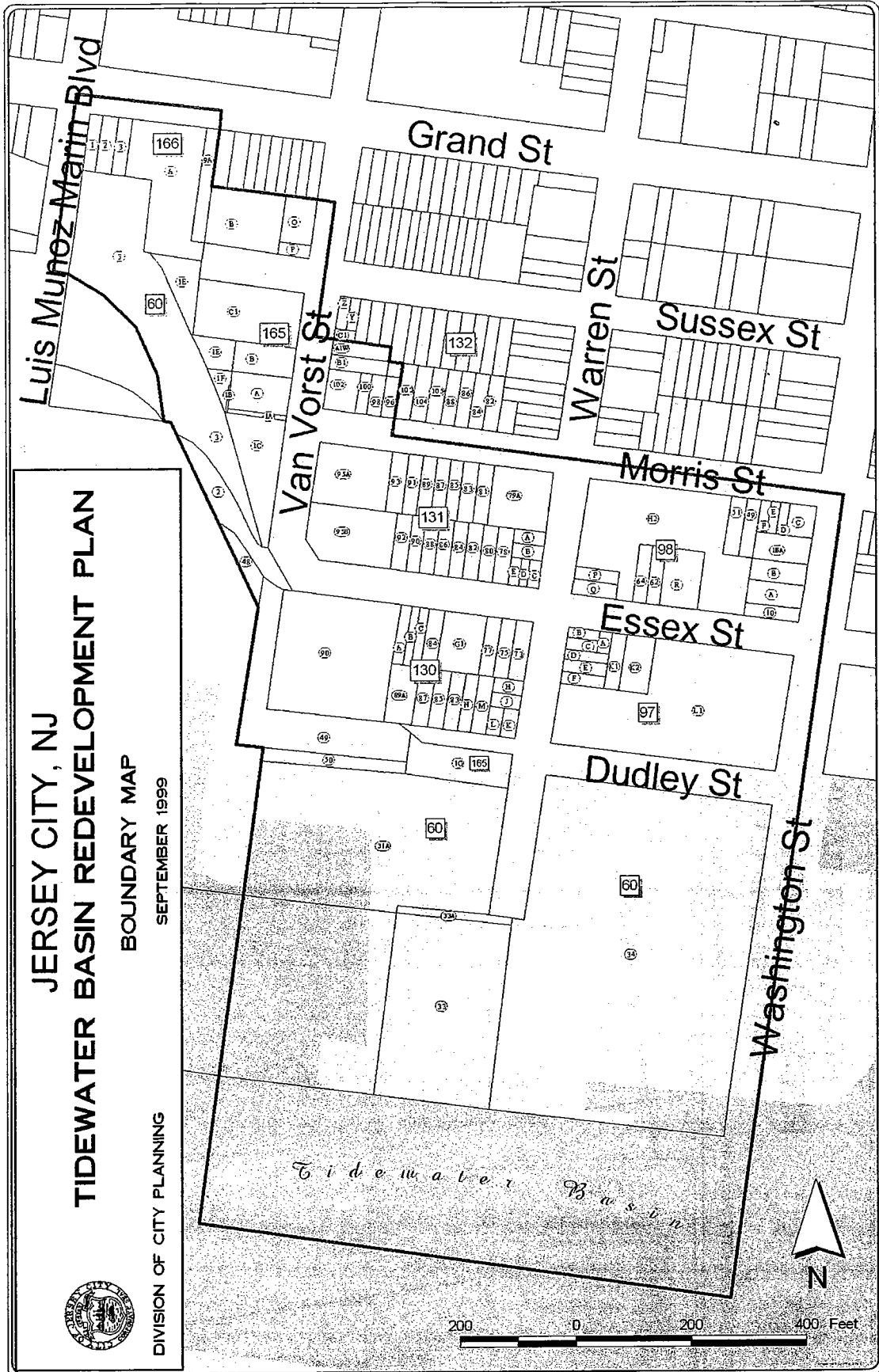
Interim uses may be established, subject to site plan approval and agreement between the developers and the Planning Board that such use will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses may be granted for a period of up to three (3) years, and may be renewed at the discretion of the board. Commuter parking that does not serve employees of this redevelopment plan area is specifically prohibited and does not qualify as an interim use.

IX. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

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

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- C. The Plan has given proposed land uses and building requirements for the redevelopment area.
- D. The **Acquisition Maps** which are a part of this Plan lists all property to be acquired as a result of this Plan. Jersey City shall ensure that any residents displaced by this Redevelopment Plan are afforded all reasonable and lawfully required efforts to secure adequate replacement housing. It is estimated that sufficient relocation housing is available, including subsidized housing, if necessary. All commercial enterprises to be acquired under this Plan will be given relocation assistance in compliance with all applicable laws.
- E. The Plan is in compliance with the Jersey City Master Plan. The Master Plan of the County of Hudson is not contrary to the goals and objectives of the Jersey City Master Plan. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan is that this Plan and the State's Plan both recognize the need to redevelop urban land.
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this

Plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the area covered by this Plan as the Tidewater Basin Redevelopment Area, and all underlying zoning will be voided.



JERSEY CITY, NJ
TIDEWATER BASIN REDEVELOPMENT PLAN
BOUNDARY MAP
 SEPTEMBER 1999
 DIVISION OF CITY PLANNING





**TIDEWATER BASIN
REDEVELOPMENT PLAN
LAND USE DISTRICTS MAP**


SEPTEMBER 1999

DIVISION OF CITY PLANNING

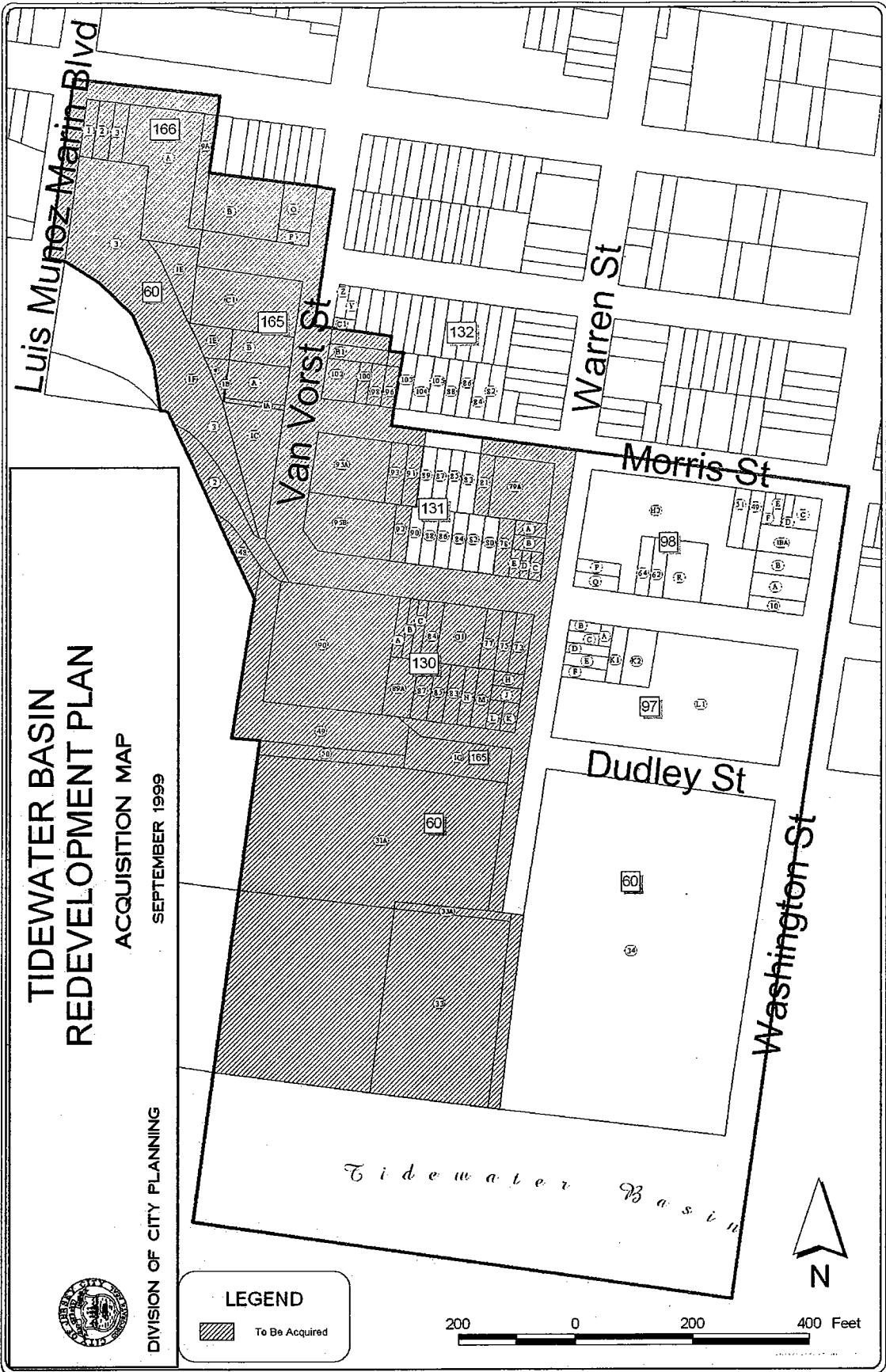


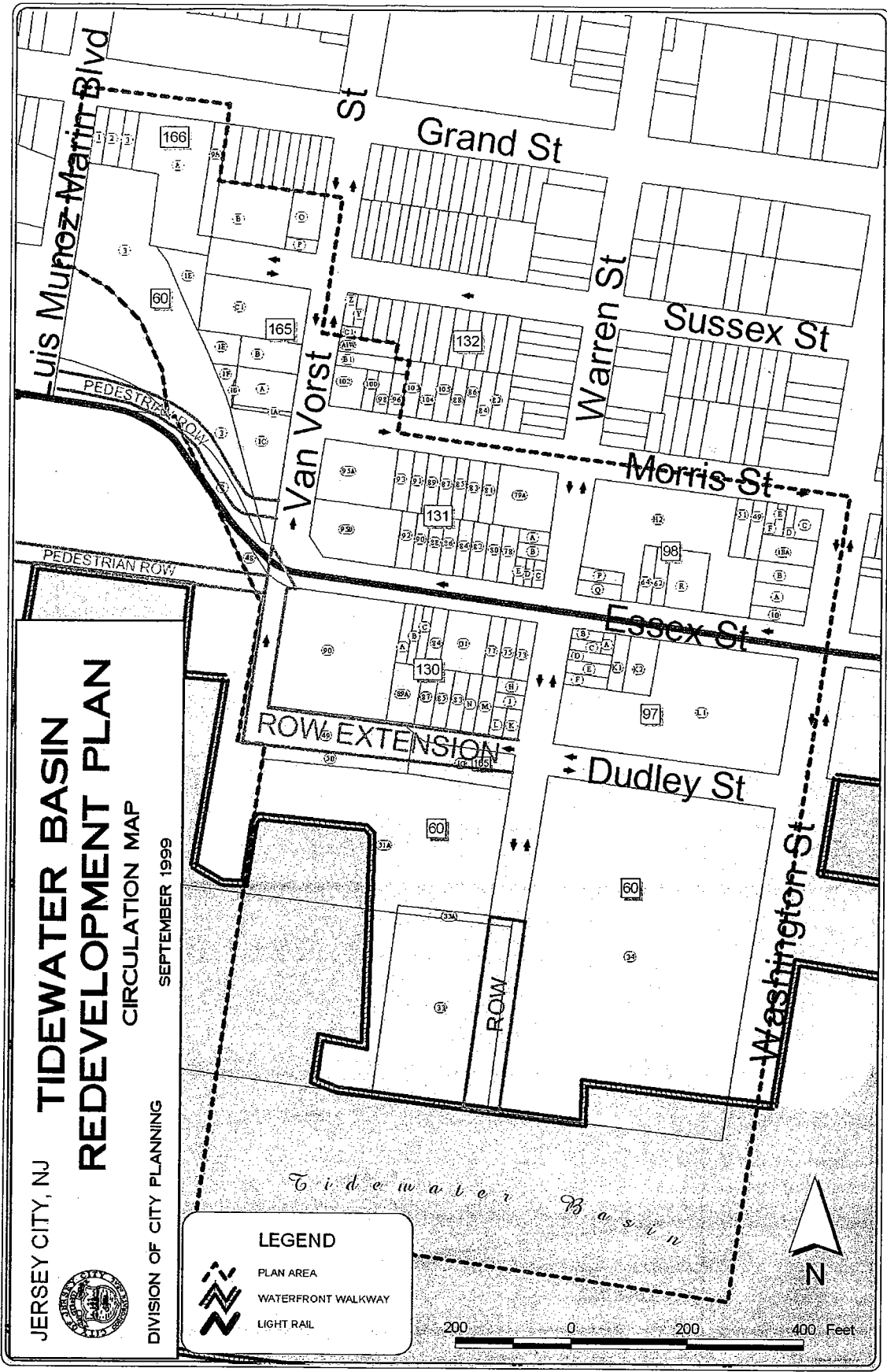
LEGEND

Land Use Districts


-  Grand and Marin
-  Historic Buffer
-  Legacy
-  Office / Residential
-  Portside
-  Waterfront










TIDEWATER BASIN
REDEVELOPMENT PLAN
 CIRCULATION MAP
 SEPTEMBER 1999

JERSEY CITY, NJ

 DIVISION OF CITY PLANNING

LEGEND

-  PLAN AREA
-  WATERFRONT WALKWAY
-  LIGHT RAIL



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



Inter-Office Memorandum

DATE: March 31, 2010

TO: City Council members

FROM: Kristin J. Russell, PP, AICP
Robert D. Cotter, PP, AICP

SUBJECT: Tidewater Basin Redevelopment Plan Amendment

The Tidewater Basin Redevelopment Plan was originally adopted in 1999 with several subsequent amendments. The plan area is bounded roughly by Warren Street to the east, Marin Blvd. to the west, the Tidewater Basin to the south, and an irregular zone line to the north ranging from Grand Street to Morris Street. (Please see attached map.)

Within the Tidewater Basin is a subdistrict known as "Grand and Marin" which encompasses the southeast corner of the Grand & Marin intersection as well as the ball fields belonging to St. Peter's Prep. Included in this Subdistrict is property owned by Cheng C. Tan, aka Terry Tan.

Mr. Tan has requested a re-zoning of his property. Current zoning in the Grand and Marin Subdistrict allows for recreation/athletic/education facilities at a maximum building height of 15 feet. At the Planning Board's meeting of February 23, 2010, Mr. Tan presented his case to change the zoning to allow for a 75 feet tall building for his property only. We felt that his request amounted to "spot zoning" and recommended that the Planning Board reject his request because "spot zoning" is not legal in New Jersey. However, we countered that the entire Subdistrict could be rezoned to allow more substantial development in the Subdistrict and avoid the charge of "spot zoning."

City Planning proposed an increased building height of 4 stories (45 feet) in the Subdistrict and presented our position to the Planning Board after Mr. Tan's presentation. The Board debated the issues and decided to table the Tan request pending further review by the planning staff and charged us to meet with him after our reconsiderations.

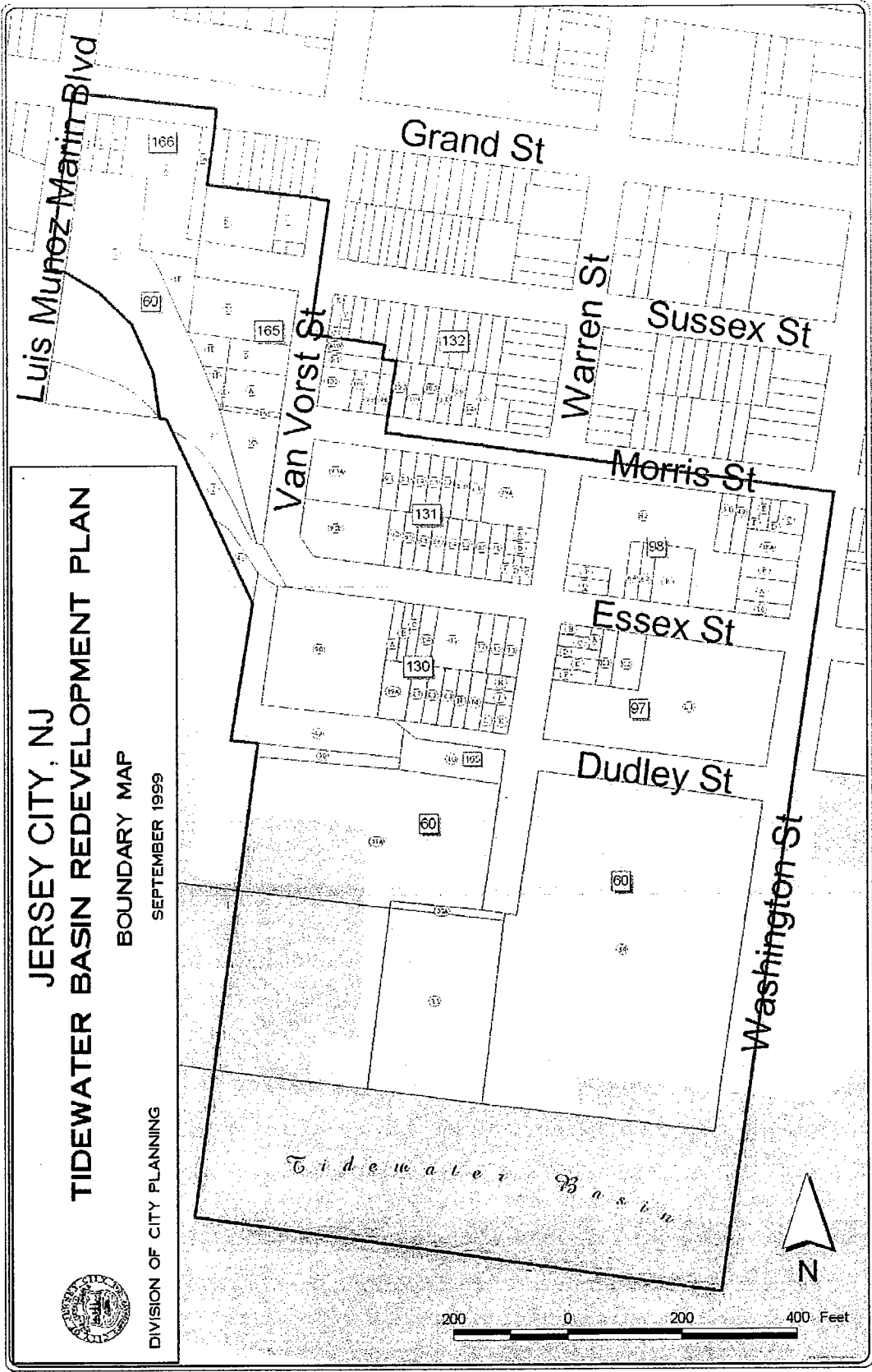
We reconsidered our position and Mr. Tan's request. We went to the site and observed his property from the new 15 story building across the street at 225 Grand. We photographed his site (and the adjacent neighborhoods) from the 5th thru 7th floors. It was clear to us that the adjacent neighborhoods of Paulus Hook and Van Vorst Park were predominantly 2 ½ to 3 ½

stories with an occasional 4 ½ or 5 story building. Even the new high-rise we were taking pictures from immediately stepped down on the west side of the tower to 5 stories to respect the predominant heights of the neighborhood across Grand Street.

Our decision to maximize height at 4 stories (plus penthouse on corner lots) is based on the existing area character:

- The northeast and northwest corners of this intersection are both Historic Districts (Paulus Hook and Van Vorst Park) with a maximum height of 4 stories and 40 feet. The buildings at this intersection as built are between 2 ½ and 3 stories.
- The Grand and Marin district extends east down Grand Street. Midblock, the subdistrict abuts the R-2 zone and Paulus Hook Historic District, both with a maximum height of 4 stories and 40 feet and an actual built height ranging from 2 to 3 ½ stories.
- The southwest corner of the Grand and Marin intersection falls within the Liberty Harbor North Redevelopment Plan Area. The 15 story building is on a 65,000 square foot lot (1.5 acres), which is 13 times larger than Mr. Tan's 5,000 square foot site and is able to carry the density and mass of a high-rise structure.

It is our professional opinion that the Grand and Marin Subdistrict lies in an area of transition between the Liberty Harbor North Redevelopment Plan area and the Paulus Hook Historic District. By allowing four stories, the character and scale of the Historic District on two of the four corners and on the subject block (which is Paulus Hook Historic District and Tidewater Redevelopment Plan) will be respected. The fifth floor glass penthouse at the corner (Mr. Tan's property) will provide a more substantial bookend at the corner and signal a transition towards the new development at Liberty Harbor North while still respecting the low-rise character typical to the area.



City Clerk File No. Ord. 10-054

Agenda No. 3.C 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-054

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE EXPANDING THE R-1A ZONING DISTRICT**

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

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

WHEREAS, the Municipal Council, first adopted R-1A zoning on January 24, 2007 (Ordinance No. 06-163); and

WHEREAS, the Jersey City Master Plan makes reference to houses on larger lots Citywide; 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 2, 2010 did vote to recommend that the Municipal Council expand the "R-1A" zone in Ward B and revise the required yard setbacks; and

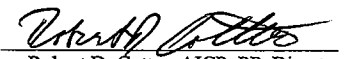
WHEREAS, the Jersey City Master Plan recommends a larger lot size minimum where such larger lots exist in the city; and

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 Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the 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 further 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.


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

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: 

APPROVED: 
Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE EXPANDING THE R-1A ZONING DISTRICT

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:

Expands the R-1A One and Two Family Zoning District in Ward B

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

The expanded R-1A zoning district is needed to protect streets with larger houses on large lots from subdivision and infill of smaller houses out of character of the neighborhood.

5. Anticipated Benefits to the Community:

Facilitation of more appropriate, compatible development.

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
Anthony J. Lambiase, Director, Division of Zoning

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.

Robert D. Cotter
Division Director

MARCH 3, 2010
Date

Carl Czaplicki
Department Director Signature

3/3/2010
Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE EXPANDING THE R-1A ZONING DISTRICT

This Ordinance will amend Article V of the Land Development Ordinance (Zoning Ordinance) to expand the R-1A One and Two Family Housing Zone (similar to the existing R-1 zone) in Ward B, in order to protect the character of certain streets in Ward B where larger houses on large lots are common.

