

City Clerk File No. Ord. 12-023

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 12-023
CALENDAR YEAR 2012

**TITLE: ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Municipal Council of the City of Jersey City in the County of Hudson finds it advisable and necessary to increase its CY 2012 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Municipal Council hereby determines that a 1.0 % increase in the budget for said year, amounting to \$ 3,786,537 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and a prudent fiscal measure; and,

WHEREAS, the Municipal Council hereby determines that any amount authorized herein above that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Municipal Council of the City of Jersey City, in the County of Hudson, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2012 budget year, the final appropriations of the City of Jersey City shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 1.0 %, amounting to \$ 3,786,537, and that the CY 2012 municipal budget for the City of Jersey City be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____

Business Administrator

Certification Required

Not Required



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-024

TITLE:

REFUNDING BOND ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR THE REFUNDING OF ALL OR A PORTION OF VARIOUS SERIES OF CITY BONDS, APPROPRIATING AN AMOUNT NOT EXCEEDING \$28,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$28,000,000 GENERAL OBLIGATION REFUNDING BONDS OF THE CITY OF JERSEY CITY FOR FINANCING THE COST THEREOF

WHEREAS, pursuant to the Local Bond Law (N.J.S.A. 40A:2-1 et seq.), the City of Jersey City, in the County of Hudson, New Jersey (the "City") has heretofore issued \$5,350,000 aggregate principal amount of its Qualified General Improvement Bonds, Taxable Series 2003C, dated September 1, 2003 (the "General Improvement Taxable Series 2003C Bonds"), \$5,000,000 aggregate principal amount of its Qualified Water Improvement Bonds, Series 2003, dated March 1, 2003 (the "Water Improvement Series 2003 Bonds"), \$24,875,000 aggregate principal amount of its Qualified General Improvement Bonds, Series 2005A, dated May 15, 2005 (the "General Improvement Series 2005A Bonds") and \$5,000,000 aggregate principal amount of its Qualified Water Improvement Bonds, Series 2005B, dated May 15, 2005 (the "Water Improvement Series 2005B Bonds"), providing for the financing and refinancing of certain public improvements of the City; and

WHEREAS, the Municipal Council has determined that it is in the best interests of the City to refund all or a portion of the outstanding General Improvement Taxable Series 2003C Bonds, the Water Improvement Series 2003 Bonds, the General Improvement Series 2005A Bonds and the Water Improvement Series 2005B Bonds;

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), DO ORDAIN AS FOLLOWS:

Section 1. The City is hereby authorized (A) to refund all or part of the General Improvement Taxable Series 2003C Bonds, the Water Improvement Series 2003 Bonds, the General Improvement Series 2005A Bonds and the Water Improvement Series 2005B Bonds (collectively, the "Bonds to Be Refunded"), and (B) to provide for the payment of the costs of issuing the refunding bonds (including printing, advertising, accounting, financial and legal

services, and further including bond insurance premium (if any) and underwriting compensation).

Section 2. In order to finance the cost of the purpose described in Section 1 hereof, one or more series of negotiable general obligation refunding bonds (the "Refunding Bonds") are hereby authorized to be issued from time to time in the principal amount not to exceed \$28,000,000 pursuant to the Local Bond Law.

Section 3. An aggregate amount not exceeding \$500,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-51(b) has been included in the aggregate principal amount of refunding bonds authorized herein.

Section 4. The purposes for which the refunding bonds are to be issued are (i) refunding the Bonds to Be Refunded and (ii) to provide for the payment of the costs of issuing the refunding bonds (including printing, advertising, accounting, financial and legal services, and further including bond insurance premium (if any) and underwriting compensation).

Section 5. Certain of the Bonds to Be Refunded may be called for redemption prior to maturity, as provided by subsequent resolution of the Municipal Council. If provided by subsequent resolution of the Municipal Council, all or a portion of the proceeds from the sale of the refunding bonds shall be deposited in a sinking fund in trust to provide for the payment and retirement of the Bonds to be Refunded. Any moneys in such sinking fund may be invested as provided in N.J.S.A. 40A:2-60, and any moneys in excess of the amounts required for such purpose may be used for any lawful purpose of the City.

Section 6. Further provisions as to the terms of sale, deposit, securing, regulation, investment, reinvestment, disposition or application of the proceeds of the refunding bonds, and any matters in connection therewith, shall be determined by resolution of the Municipal Council adopted prior to the issuance of the refunding bonds.

Section 7. All other matters relating to the refunding bonds shall be performed or determined by subsequent resolution of the Municipal Council, or the performance or determination thereof shall be delegated by resolution of the Municipal Council to a financial officer of the City.

Section 8. The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this refunding bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy ad valorem taxes upon all the taxable real property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. A certified copy of this refunding bond ordinance as adopted on first reading has been filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey prior to final adoption, together

with a complete statement in the form prescribed by the Director and signed by the chief financial officer of the City as to the indebtedness to be financed by the issuance of the refunding bonds authorized herein.

Section 10. This refunding bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law, provided that the consent of the Local Finance Board has been endorsed upon a certified copy of this ordinance as finally adopted.

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: Norma Mauer, CFO

APPROVED: [Signature]

Business Administrator

Certification Required

Not Required

City Clerk File No. Ord. 12-025

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 12-025

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE PERTAINING TO THE R-4 MULTI-FAMILY HIGH-RISE ZONE

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

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

WHEREAS, Article V of the Ordinance lays out permitted uses in zones citywide, including the R-4 Multi-Family High-Rise zone; and

WHEREAS, the existing R-4 zone has parking and lot coverage standards which could be improved to be more in keeping with the character of the area; and

WHEREAS, modifying the parking and coverage standards would encourage development in the R-4 district; 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

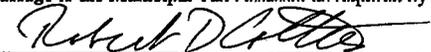
WHEREAS, the Planning Board at its meeting of February 21, 2012 did vote to recommend that the Municipal Council amend the Land Development Ordinance Section V; and

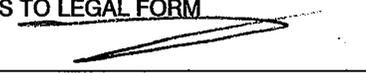
WHEREAS, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

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

BE IT FURTHER ORDAINED THAT:

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


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

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: 
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 PERTAINING TO THE R-4 MULTI-FAMILY HIGH-RISE ZONE

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

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

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

This Ordinance will amend Article V of the Land Development Ordinance (Zoning Ordinance) to modify the parking and lot coverage standards in the R-4 Multi-Family High-Rise Zone.

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

The existing standards in the R-4 zone could be improved to be more in keeping with character of the area.

5. Anticipated Benefits to the Community:

The amendments will encourage development in the remaining undeveloped R-4 zone property.

6. Cost of Proposed Plan, etc.:

None

7. Date Proposed Plan will commence:

Upon approval

8. Anticipated Completion Date: N/A

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

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

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.


Division Director

FEB 8, 2012
Date


Department Director Signature

2/8/12
Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE PERTAINING TO THE R-4 MULTI-FAMILY HIGH-RISE ZONE

This Ordinance will amend Article V of the Land Development Ordinance (Zoning Ordinance) to modify the parking and lot coverage standards in the R-4 Multi-Family High-Rise Zone.

Proposed 2/08/12

§345-43

R-4 Multi-Family High-Rise District

- A. No Change
- B. No Change
- C. No Change
- D. No Change

E. Bulk Standards for High-Rise Apartments.

1. Minimum Lot Size: Sixty thousand (60,000) square feet.
2. Maximum Density: One hundred fifty (150) units per acre.
3. Minimum Lot Width: Three hundred (300) feet.
4. Minimum Lot Depth: Two hundred (200) feet.
5. Minimum Front Yard: Ten (10) feet
6. Minimum Rear Yard: Twenty five (25) feet
7. Minimum Side Yard: Ten (10) feet
8. Minimum Building Height: Eight stories and eighty (80) feet
9. Maximum Building Height: One hundred ten (110) feet
10. Maximum Building Coverage: Sixty percent (60%).
11. Maximum Lot Coverage: ~~Seventy-five percent (75%).~~ **Eighty-five percent (85%)**

F. Parking Standards for High-Rise Apartments.

1. ~~None for efficiency units~~ **Minimum 0.5 parking spaces per dwelling unit**
2. ~~One half space for one bedroom units~~
3. ~~One space for units with two or more bedrooms~~
4. Office and Retail Use where permitted: None
5. A minimum buffer of ten (10) feet is required between on-site parking areas and adjacent R-1 and R-2 zones.

G. No Change

H. Bulk and Parking Standards for Mid-Rise Apartments. ~~See R-3 bulk and Parking Standards.~~

1. Minimum Lot Size: Sixty thousand (60,000) square feet, provided all bulk and parking standards are met.

2. Maximum Density:

<i>LOT DIMENSIONS</i>	<i>LOT SIZE</i>	<i>Max. dwelling units/acre</i>	<i># of D.U.'S *</i>
<i>60x100</i>	<i>6,000</i>	<i>60</i>	<i>8</i>
	<i>7,000</i>	<i>65</i>	<i>10</i>
<i>75x100</i>	<i>7,500</i>	<i>70</i>	<i>12</i>
	<i>8,000</i>	<i>75</i>	<i>14</i>
	<i>9,000</i>	<i>80</i>	<i>17</i>
<i>100x100</i>	<i>10,000</i>	<i>85</i>	<i>20</i>
	<i>11,000</i>	<i>90</i>	<i>23</i>
	<i>12,000</i>	<i>95</i>	<i>26</i>
	<i>13,000</i>	<i>100</i>	<i>30</i>
	<i>14,000</i>	<i>105</i>	<i>34</i>
	<i>15,000</i>	<i>110</i>	<i>38</i>
	<i>16,000</i>	<i>115</i>	<i>42</i>
	<i>17,000</i>	<i>120</i>	<i>47</i>
<i>100x200</i>	<i>18,000</i>	<i>125</i>	<i>52</i>
	<i>19,000</i>	<i>130</i>	<i>57</i>
	<i>20,000</i>	<i>135</i>	<i>62</i>
	<i>21,000</i>	<i>140</i>	<i>67</i>
	<i>22,000</i>	<i>145</i>	<i>73</i>

*applicable density for any interim lot size shall apply and may be calculated as needed, rounding down for fractions less than 0.5 and up for fractions of 0.5 or greater.

3. Minimum Lot Width: Sixty (60) feet
4. Minimum Lot Depth: One hundred (100) feet.
5. Required Front Yard: shall match the front yard setback of the primary building façade of adjacent building(s), if any, or a minimum of 5 feet and a maximum of 10 feet shall apply if no adjacent building.
6. Minimum Rear Yard: Ground floor or single floor partially above grade parking garages may be built to the rear lot line in accordance with height restrictions, and all floors above the garage shall provide a minimum of 30 feet.
7. Required Side Yard: parking garage level(s) may be built to the side lot line, and residential floors shall provide a minimum of five (5) feet on each side.
8. Minimum and Maximum Building Height: 3 stories minimum and 8 stories and 85 feet maximum including above-grade parking levels, and a minimum floor to ceiling height of 9 feet for all residential floors, and a maximum floor to ceiling height of 8 feet for a parking level and any residential unit located on the same level as parking. No wall/elevation of any parking structure connected to a mid-rise apartment building shall rise more than 10 feet above the existing grade.
9. Maximum Building Coverage: up to 100% building coverage shall be permitted only for a parking garage level at grade or partially below grade and where the front yard standard requires between 0 and 4.99 feet (see front yard standard); 65% for all residential floors above the garage on lots of 10,000 square feet or less; and 75% for all residential floors on lots over 10, 000 square feet
10. Maximum Lot Coverage: up to 100% lot coverage shall be permitted only for a parking area or parking garage at grade or partially below grade and where the front yard setback standard requires between 0 and 4.99 feet (see front yard standard) and where buffer requirements allow; **85** 75% if parking is entirely below grade
11. Maximum Accessory Building Height: 15 feet
12. Minimum Accessory Building Setbacks:
 - a. Rear yard: 3 feet
 - b. Side yard: 2 feet
13. Parking
 - a. ~~None for efficiency units~~ **Minimum 0.5 parking spaces per dwelling unit**
 - b. ~~0.5 space for 1 bedroom units~~
 - c. ~~1.0 space for units with 2 or more bedrooms~~
 - d. Office uses where permitted: none
 - e. A minimum 10 feet wide vegetative landscape buffer is required between on-site surface parking areas for mid-rise apartment buildings and any adjacent residential zones of lower density than R-3 (includes R-2, R-1, R-1A, R-1F, and any other zones of similar low density yet to be adopted).

- I. No Change
- J. No Change
- K. No Change

City Clerk File No. Ord. 12-026

Agenda No. 3.D 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 12-026

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
AN AMENDMENT TO THE ZONING MAP FURTHER EXPANDING THE RESTAURANT
OVERLAY ZONE**

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

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

WHEREAS, the Land Use Element of the Jersey City Master Plan references the creation of a "restaurant row" through the adoption of the Restaurant Overlay Zone (ROZ) within the downtown Newark Avenue Neighborhood Commercial District; and

WHEREAS, a Master Plan Reexamination Report recommending the expansion of the ROZ boundaries into growth areas in Jersey City was adopted by the Planning Board on July 26, 2011; and

WHEREAS, amendments to the Zoning map implementing the recommendations of the Reexamination Report were recommended by the Planning Board for adoption by the Municipal Council on February 7, 2012; and

WHEREAS, the subject map amendments 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;

WHEREAS, the City Planning Division has given notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning Board;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Land Development Ordinance Zoning Map, 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. Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

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

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator

Certification Required

Not Required

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE ZONING MAP FURTHER EXPANDING THE RESTAURANT OVERLAY ZONE

It expands the boundaries of the Restaurant Overlay Zone to include properties fronting on Newark Avenue between Kennedy Boulevard and the Pulaski Skyway and the pre-existing restaurant at the corner of Monmouth & Bright Streets.

Detailed Map Attached.

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AN AMENDMENT TO THE ZONING MAP FURTHER EXPANDING THE
RESTAURANT OVERLAY ZONE**

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:

It expands the boundaries of the Restaurant Overlay Zone to include properties fronting on Newark Avenue between Kennedy Boulevard and the Pulaski Skyway and the pre-existing restaurant at the corner of Monmouth & Bright Streets.

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

The expansion of the ROZ zoning to these properties will strengthen existing or approved restaurants on Newark Avenue and bring the pre-existing restaurant into the ROZ zone making it no longer non-conforming and allowing it to be reviewed and regulated via adopted regulations of the City instead of the Board of Adjustment variance process.

5. Anticipated Benefits to the Community:

It will increase opportunities for small business expansion to meet the growing demand for restaurants in these areas.

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
Maryann Bucci-Carter, City Planning Division

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.

Robert D. Cotter
Division Director

2/15/12
Date

Carl Czaplicki
Department Director Signature

2/15/12
Date

City Clerk File No. Ord. 12-027

Agenda No. 3.E 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 12-027

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING MAP CHANGE AMENDMENTS TO THE BEACON REDEVELOPMENT PLAN, AND REVISING OUTDATED LANGUAGE

WHEREAS, the Municipal Council of the City of Jersey City adopted the Beacon Redevelopment Plan (formerly the Medical Center) on November 20, 2984, and amended the Plan on December 17, 2008; and

WHEREAS, the Planning Board, at its meeting of February 7, 2012, determined that two new lots should be added to the Beacon Redevelopment Plan to encourage development (block 15303 lots 8 & 9); and

WHEREAS, the Planning Board also determined outdated language within the Plan should be revised to meet current standards; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Beacon 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 Morris Canal Redevelopment Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

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

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

APPROVED AS TO LEGAL FORM

Joanne Monahan
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 MAP CHANGE AMENDMENTS TO THE BEACON REDEVELOPMENT
PLAN, AND REVISING OUTDATED LANGUAGE**

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 adds two new lots on Clifton Place (block 15303 lots 8 & 9) to the Beacon Redevelopment Plan and updates outdated procedures and language.

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

At present, adjacent properties are being planned for development by the Jersey City Housing Authority and incorporating these lots into the Plan will enable that to proceed.

5. Anticipated Benefits to the Community:

Encourage more housing development consistent with the character of the area.

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.

Robert D. Cotter
Division Director

Feb 8, 2012
Date

Carl Czaplicki
Department Director Signature

2/8/12
Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING MAP CHANGE AMENDMENTS TO THE BEACON
REDEVELOPMENT PLAN, AND REVISING OUTDATED LANGUAGE**

This ordinance adds two new lots on Clifton Place (block 15303 lots 8 & 9) to the Beacon Redevelopment Plan and updates outdated procedures and language.

THE BEACON REDEVELOPMENT PLAN

Adopted November 20, 1984

Amended December 17, 2008 – Ord #08-170

Proposed Amendments 2/7/12

DIVISION OF CITY PLANNING

I. Introduction

The Beacon Redevelopment Plan for the Beacon Redevelopment Area, previously known as the Jersey City Medical Center Study Area, (hereinafter also referred to as "the Area") will serve as a guide for the adaptive re-use of the Medical Center Complex (now known as The Beacon"), and the development of adjacent parcels as new, mixed-use buildings and other complementary uses to the existing Beacon structures. Along these lines, five (5) additional lots are being added to the original Area to provide space for the expansions of the Beacon redevelopment efforts including complementary buildings and uses. It should be clearly noted at the outset of this document that the Redevelopment Plan will be implemented over a period of years.

The Redevelopment Plan that follows will attempt to anticipate the development direction in which the Area should head. It will provide for an orderly transition from medical center uses to adaptive re-uses as well as provide for the opportunity for new mixed use development under a comprehensive plan for redevelopment.

These plan amendments include not only the original Jersey City Medical Center Study Area; but also five (5) additional lots. Lots 12, 17B, and 18A of Block 1916 and Lots 85A and 95 (formerly Lots F, 86, 87, 88, 89, 90 and 91) of Block 2083 which are being moved from the Morris Canal Redevelopment Area to the Beacon Redevelopment Area.

II. BOUNDARY DESCRIPTION

The Beacon Redevelopment Area generally consists of the former Medical Center Complex, as well as a cluster of lots on the northeast corner of Clifton Place and Baldwin Avenue, various lots at the intersection of Cornelison and Fairmount Avenues, and lots on either side of Fairmount Avenue between Clifton Place and Summit Avenue. (Please refer to the Boundary Map for the precise boundary of the Area.)

III. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Redevelopment activities within the Beacon Redevelopment Area will be undertaken in conformity with and will be designed to meet the following goals and objectives.

- A. To comprehensively redevelop the Beacon Redevelopment Area by the elimination of negative and blighting influences and by providing rehabilitation, new construction and site improvements where appropriate.
- B. To provide for a variety of permitted land uses within the redevelopment area in order to comprehensively redevelop the area through adaptive re-use of the existing Medical Center structures and provide for mixed use development opportunities.

- C. To provide for the improvement of the functional and physical layout of the project area for contemplated redevelopment and the removal of impediments to land disposition.
- D. To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.
- E. To provide for the stabilization of and increase in the tax base of the project area and the entire City by redeveloping non-revenue producing properties and by reestablishing investment confidence in the redevelopment area and in contiguous neighborhoods.
- F. To provide for the coordination of redevelopment activities to promote a uniform attack on blight and reinforce already existing renewal and improvement programs in adjacent areas in accordance with a plan that integrates the Beacon Redevelopment Area with the existing physical and social fabric of the City of Jersey City.
- G. To provide, where and if necessary, site improvements for both proposed and existing residential uses, including new street alignments and sidewalks, off-street parking, open space, pedestrian walks, recreational areas and landscaping.

IV. IV. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Beacon Redevelopment Area through a combination of redevelopment activities. These will include, but not be limited to:

1. Clearance of dilapidated structures;
2. Retention and rehabilitation of sound, compatible structures;
3. Assemble into developable parcels, vacant and underutilized properties now in scattered and varied ownership;
4. Provisions for a full range of public infrastructure necessary to service and support the re-use of the Area's properties;
5. Construction of support facilities to encourage the redevelopment of the Medical Center Complex; and
6. Construction of new structures and complementary facilities.

V. BUILDING DESIGN OBJECTIVES

- A. Within the Beacon complex, existing buildings shall be retained to the extent feasible. Existing buildings' facades should not be altered except where necessary for structural stability. The exterior surfaces must be treated with regard to their historical significance. The only acceptable method of cleaning shall be high-pressure water bath.

- B. New construction within or adjacent to the former Medical Center campus must be compatible with the predominant Medical Center structures.
- C. Lighting shall be provided to illuminate the structures and the grounds during the hours of darkness.
- D. All new structures within the Beacon Redevelopment Area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of materials, light, air and usable open space, access to public rights-of-way and off-street parking, height, setback and bulk.
- E. Buildings shall be designed so as to be attractive from all vantage points, such that the same materials, fenestration and detailing are used on all faces and sides of the building. No blank walls shall be permitted on any building.
- F. Buildings shall have a clear base, middle and top. Architectural devices, such as string courses, cornices, sub-cornices, lintels and sills, and/or horizontally differentiating surface treatments shall be used to achieve the necessary transitions.
- G. Main building entries shall be prominent, easily identifiable and connect directly to the public sidewalk so as to contribute to the overall liveliness of the pedestrian environment.
- H. For new construction of commercial facilities outside of the former Medical Center campus, at least seventy (70%) percent of the storefront façade shall be glass. Corner buildings shall have windows on both street frontages. The windows and glazing of a building are a major element of style that gives character to the building. Windows and glazing on ground floor commercial uses should be broad and expansive providing views into the store and display areas. If security gates are used on any part of the building or window, they shall be installed on the interior side of the window, hidden from view when not in use, and be of the open grate style. Similarly, windows and doors into residential lobby areas should be broad and expansive allowing views to and from the adjoining streets. Construction within the former Medical Center campus shall be guided by the Secretary of Interior Standards for Historic Preservation.
- I. For new construction outside of the former Medical Center campus, windows in residential portions of a building shall be arranged in a contemporary and organized manner. Windows shall contain both lintels and sills. Window sills shall be emphasized more than window headers. The tops of windows and doors shall be designed to avoid confusing perspective views. Windows shall not be scattered in a haphazard manner in the façade. Bay windows or other window features may be incorporated into the façade to provide architectural interest and character. Bays may be designed vertically or horizontally and may be angular. Random window patterns are prohibited. Corner buildings shall have windows on both street frontages. The window sill of any residential window shall not be less than six (6) feet above the elevation of the adjoining sidewalk. Construction within the former Medical Center campus shall be guided by the Secretary of Interior Standards for Historic Preservation.

- J. For new construction outside of the former Medical Center campus, balconies and terraces may extend from the building when facing into interior courts. However, all balconies facing onto streets shall extend no more than 18 inches from the building face. All railings shall be designed to be semi-opaque in order to screen the view onto the balconies. Construction within the former Medical Center campus shall be guided by the Secretary of Interior Standards for Historic Preservation. All balconies shall be subject to review and approval by the Planning Board.
- K. All trash receptacle areas shall be located within buildings or parking structures.

VI. SPECIFIC OBJECTIVES

A. Submission of Redevelopment Proposals

Prior to commencement of any construction within the Redevelopment Area, architectural drawings, specifications and site plans for the construction and/ or rehabilitation shall be submitted by the developer(s) for review and site plan approval by the Planning Board of the City of Jersey City.

B. Adverse Influences

No use or re-use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will provide corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinder, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C. Off-street Parking and Loading

1. Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares.
2. All surface parking shall contain a minimum of five (5%) percent landscaped area. Poured-in-place curbing or a substitute deemed acceptable by the Planning Board must surround all such parking facilities and wherever the Planning Board deems necessary to prevent vehicles from encroaching on landscaped areas.
3. All parking and loading areas abutting streets or residential uses shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover. This shall include any parking decks constructed to service the Area.
4. All required parking spaces shall be a minimum of 8.5 feet wide by 18 feet deep. All isles shall be a minimum of 22 feet wide. Compact car stalls may provide a maximum of 25% of the parking requirement. Such compact car stalls shall be a minimum of 7.5 feet wide by 16 feet deep. Parking spaces serviced by a valet parking system may be a minimum of

8 feet wide by 16 feet deep, and compact spaces may be a minimum of 7 feet wide by 15 feet deep after review and approval by the Jersey City Planning Board of the parking arrangement and valet parking system. Required parking shall be considered an accessory use and may be located off-site subject to Planning Board approval

D. Landscape Design Objectives

All open space including yards shall be landscaped with sodded lawns, trees, shrubbery and other appropriate plant materials, unless said open space is specifically designated for other activities which require paving or other treatment. Screen planting shall be a minimum of four feet in height. Materials shall be planted balled and burlapped and be of specimen quality as established by the American Association of Nurserymen. At initial planting the materials shall provide a screen from the top of the planting to within six inches of grade. Other plant materials shall be dense and of specimen quality determined as above. All deciduous trees shall be a minimum of three and a half inches in caliber. All plants, trees and shrubs shall be installed in accordance with the planting schedule provided by the developer and approved by the Division of Urban Research and Design. Such planting schedules must provide for guarantee maintenance for a period of one year from date of initial planting. Any newly sodded areas must be provided with underground sprinkler systems to ensure survival of plant material.

E. Restriction of Occupancy of Use

There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color, gender or national origin.

F. Interim Uses

Interim uses may be established subject to site plan approval of the Planning Board. Such uses may not have any adverse effect upon existing or contemplated development during the interim use period. All interim uses shall be given a time limit of three years, which may be extended for a maximum of two additional one-year periods at the discretion of the Planning Board.

VII. GENERAL PROVISIONS

- A. The regulations and controls in this section will be implemented, where applicable, by appropriate covenants or other provisions for land disposition executed pursuant thereto.
- B. No buildings shall be constructed over an easement in the project area without prior written approval of the Jersey City Department of Engineering.
- C. ~~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. Applications may be submitted for the entire project or in any number of phases. Preliminary site plan approval for any phase shall not be granted unless or until the phase is~~

substantially completed or performance guarantees for site improvements for that phase have been furnished by the redeveloper in accordance with N.J.S.A. 40:55D-53. No Certificate of Occupancy of any type shall be issued for any structure within the Redevelopment Area until the Planning Board of the City of Jersey City has given final site plan approval for the phase in which said construction is located. As part of final site plan approval the Jersey City Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. Such performance guarantees shall be in favor of the city of Jersey City and in a form approved by either the Corporation Counsel of the City of Jersey City or the Attorney to the Jersey City Planning Board. The amount of any such performance guarantees shall be determined by City Engineering and shall be sufficient to assure completion of site improvements within one year of final site plan approval.

Site plan review shall be conducted by the Planning Board. Site plan review shall be conducted by the Planning Board, pursuant to N.J.S.A. 40:55D-1 et. seq. Site plan review shall consist of a preliminary and final site plan application. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Zoning Ordinance and this Plan. Applications may be submitted for an entire project or in phases. Final Site plan approval for any phase shall entitle an applicant to building permits.

As part of final site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, and be in a form approved by the Planning Board attorney. The amount of any such performance guarantees shall be determined by the City Engineer in conformance with applicable law, and shall be sufficient to assure completion of site improvements within one (1) year of final site plan approval, or such other time period as determined by the Planning Board if particular circumstances dictate a longer time frame. No Certificate of Occupancy (CO) of any type, either permanent or temporary, shall be issued for any development until any necessary performance bonds have been posted with City.

- D. Any subdivision of lots and parcels of land within the redevelopment area shall be in accordance with the requirements of this plan and the land subdivision ordinance of the City of Jersey City.
- E. The provisions and requirements of this plan shall be in effect for a period of fifty (50) years from the date of approval of this plan by the City Council of the City of Jersey City.
- F. Deviation Clause - The Planning Board may grant deviations from the regulations contained within this 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 Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant a

deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted which will result in permitting: (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a non-conforming use, (3) an increase in height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district, (4) an increase in the permitted floor area ratio, (5) an increase in the permitted density.

An application requesting a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.

VIII. LAND USE PROVISIONS

A. Principal Permitted Uses

1. Residential dwelling units, including live/work units
2. Commercial uses including but not limited to: retail sales of goods and services, offices and restaurants.
3. Schools, dormitories, day care and child-care facilities.
4. Medical offices and support facilities.
5. Any combination of the above listed uses.

B. Accessory Uses

1. Parking facilities.
2. Recreation facilities including but not limited to: theater, meeting rooms, recreations rooms, game rooms, gymnasiums and other similar indoor passive and active recreation areas.

3. Designed open space.
4. Public open space.

C. Maximum Height

1. The height of Historic Medical Center Complex buildings may not be increased.
2. Parking levels of parking structure built within the historic boundary of the Medical Center Complex shall not rise above the ground plane of the Medical Center Complex at the top of the Palisades. New buildings containing principal or accessory uses, other than parking, may be constructed above the parking structure up to a height of six (6) additional floors.
3. Parking structures constructed elsewhere in the Redevelopment Area, outside the historic boundary of the Medical Center Complex, shall not exceed six (6) stories and sixty-five (65) feet.
4. All buildings constructed outside the historic boundary of the Medical Center Complex, shall not exceed six (6) stories and sixty-five (65) feet. The floor to ceiling height of any floor within these buildings shall be a minimum of nine (9) feet and a maximum of twelve (12) feet.

C. Parking

- 1) Residential (including Live/Work).....Minimum .5 space per dwelling unit and maximum 1.0 space per dwelling unit.
- 2) Schools, dormitories, day care and child-care facilities..... maximum 1.0 space per 1,000 square feet gross floor area.
- 3) Commercial.....maximum 1.0 space per 1,000 square feet except the first 5,000 square feet shall be exempt from this requirement.

D. Intensity of Development

The adaptive reuse of the Beacon buildings will necessitate flexibility with regard to residential densities and commercial uses. A variety of apartment types in terms of floor area is desirable so as to provide a mix of residents. Commercial uses shall be limited to a maximum of 50% of the existing or built gross floor area for the entire Redevelopment Area.

Parking structures may be constructed up to any lot line, provided, however, that all landscaping requirements are met. Any new construction, excluding parking decks, should be limited to 70% coverage.

E. Signage

1. All signage shall be subject to Site Plan Review by the Jersey City Planning Board.
2. All signs shall be incidental, customary to and commonly associated with the principal use. Rooftop, flashing, moving or intermittently illuminated signs or advertising devices are prohibited, as are signs which may be mistaken for traffic control devices.

IX. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The redevelopment agencies law, NJSA 40:55C-1 et seq., specifically, 40:55C-32 requires that a redevelopment plan shall:

1. "Conform to the general plan for the municipality as a whole;
(and)
2. Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment improvements, conservation or rehabilitation as may be proposed to be carried out in the area of the project, zoning and planning changes, if any, land uses, maximum density, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements."

B. In accordance with state requirement the following statements are made:

1. The proposals of this plan conform with the general plan for the City of Jersey City;
2. The redevelopment plan provides an outline for the development of the Beacon Redevelopment Area and is sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements as proposed, planning changes, land uses, maximum densities, building requirements, and its relationship to definite local objectives respecting appropriate land uses, improvement of traffic, public transportation, public utilities, community facilities, and other public improvements, to effectuate the public purposes of the redevelopment plan and appropriate state statutes.
3. Provisions for the temporary and permanent relocation of persons living in the redevelopment area shall be made through the Jersey City Redevelopment Agency Relocation Office. This Office shall be responsible for providing displaced persons with relocation assistance necessitated by state and federal law. This office will be staffed by qualified personnel who will actively assist displaced businesses and individuals in

finding adequate accommodations. All business and individuals being displaced will be interviewed to determine their relocation requirements.

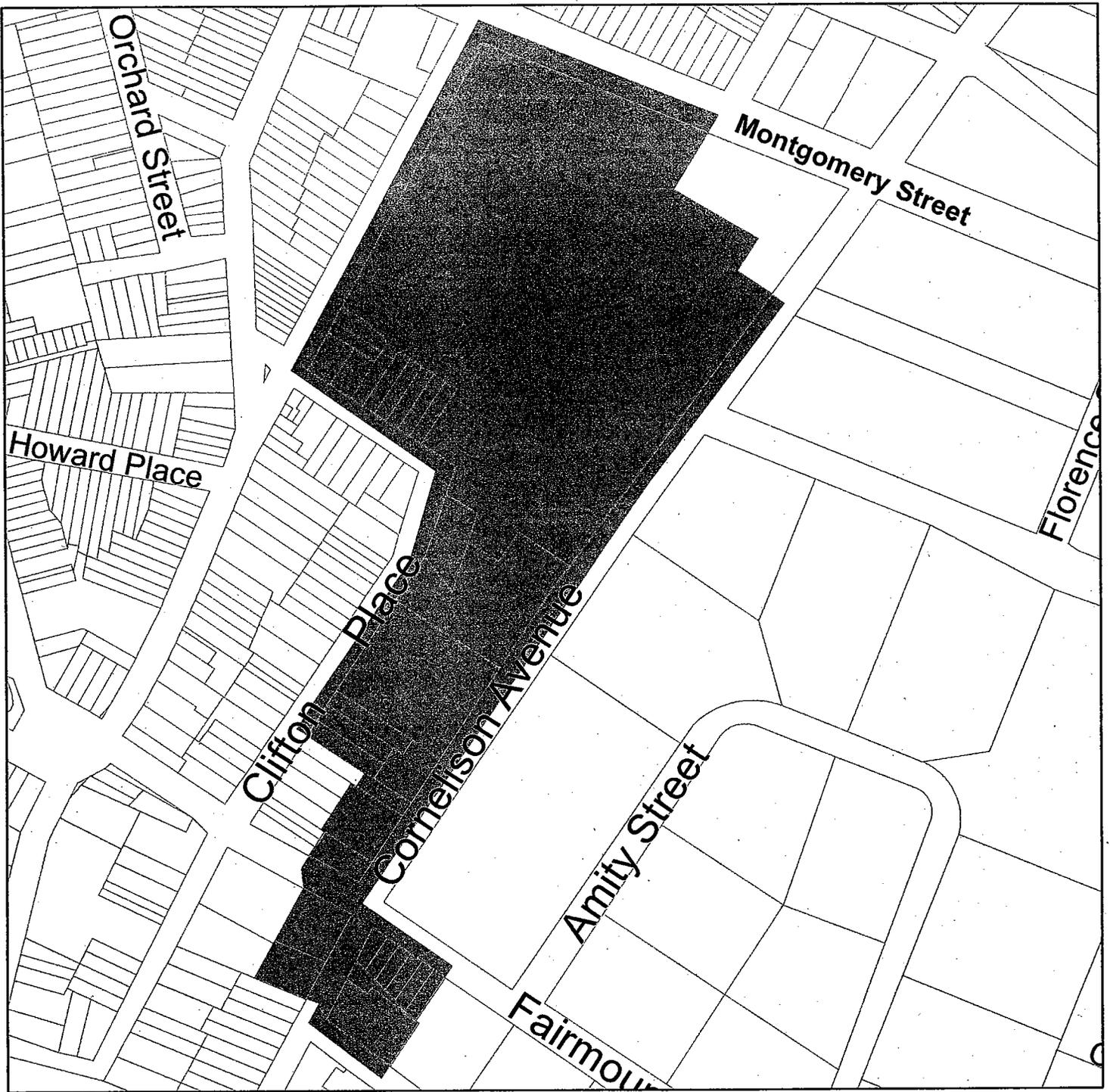
4. This Redevelopment Plan shall supersede all provisions of the Jersey City Land Development Ordinance and Master Plan that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from 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 Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

X. PROCEDURE FOR AMENDING THE PLAN

This redevelopment plan may be amended from time to time upon compliance with the requirements of law. A fee of \$1,000.00 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 40:55C-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.

XI. DEFINITIONS

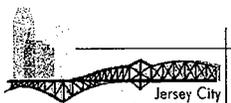
~~Live/Work Unit — A single enclosed private unit within a building that is designed to accommodate the two distinct functions of the living and working environment of residents in their creative and/or professional work at home; and the person engaged in the profession or occupation must reside within the unit. The unit must meet all appropriate codes for residential occupancy. Uses and/or professions that may create or produce toxic or noxious fumes, smoke, odors, hazardous discharges, glare, electromagnetic disturbances, radiation, dust, undue noise or vibration, or other objectionable features that are detrimental to the public health, safety or general welfare, or that are damaging to the environment are prohibited.~~



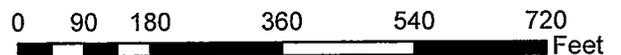
**BEACON REDEVELOPMENT PLAN
BOUNDARY MAP**

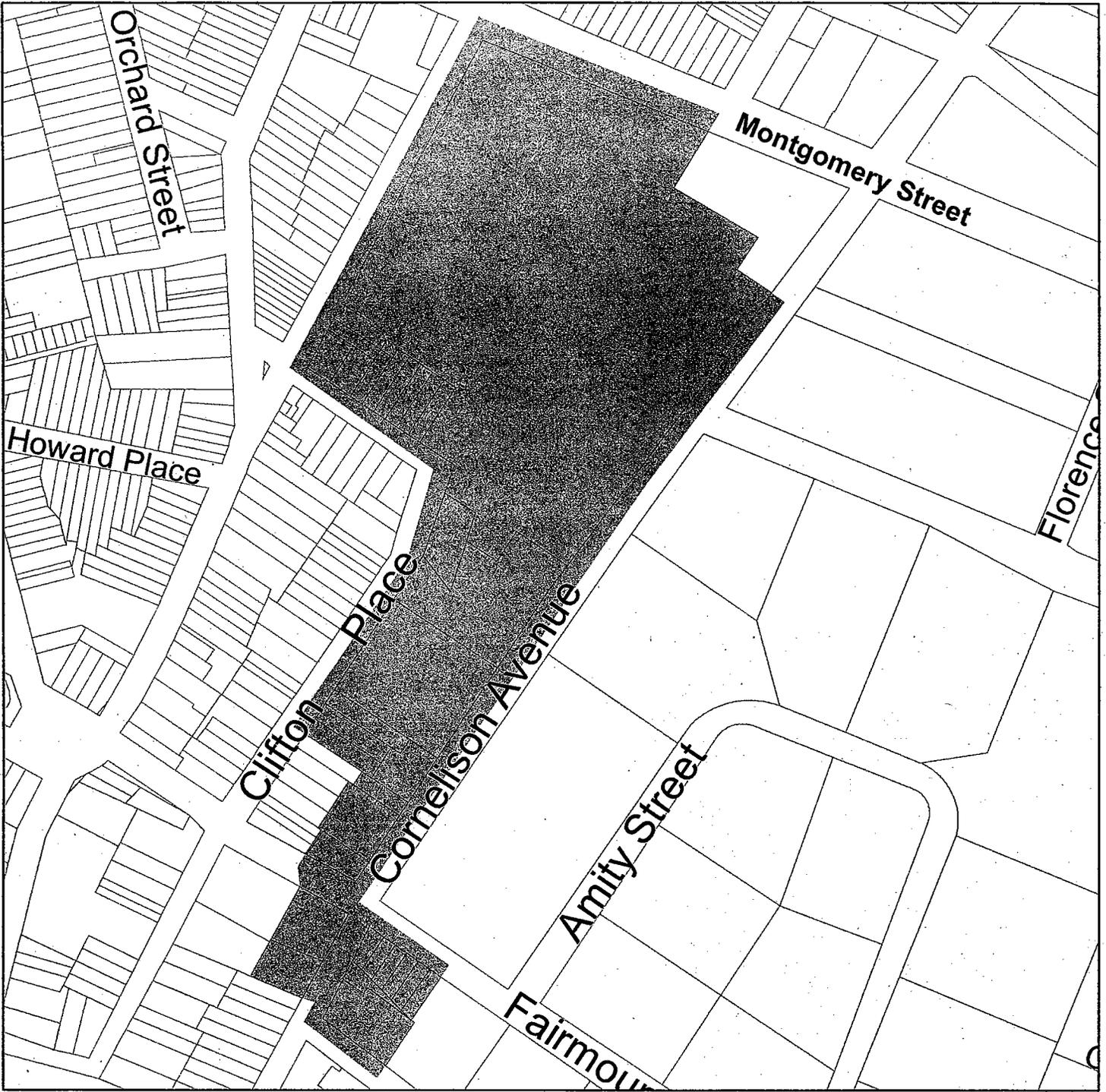
FEBRUARY 3, 2012




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

1 inch = 250 feet





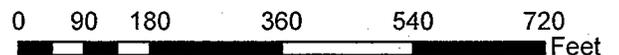
**BEACON REDEVELOPMENT PLAN
ACQUISITION MAP**

FEBRUARY 3, 2012



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30 Montgomery Street Suite 1400
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1 inch = 250 feet



City Clerk File No. Ord. 12-028

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 12-028

TITLE:

**ORDINANCE AMENDING CHAPTER 218 (MULTIPLE DWELLINGS),
ARTICLE I (SECURITY SERVICE) OF THE JERSEY CITY MUNICIPAL
CODE TO REQUIRE OWNERS TO ENGAGE UNIFORMED GUARDS TO
PROVIDE SECURITY SERVICES EXCLUSIVELY**

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

- A. The following amendments to Chapter 218 (Multiple Dwellings) Article I (Security Service) of the Jersey City Municipal Code are hereby adopted:

Article I

Security Service and Security Cameras

§218-1 Uniformed Security Service

- A. Every owner or agent of an owner of a multiple dwelling of one hundred (100) or more dwelling units shall furnish a minimum of one uniformed security guard upon its premises twenty-four (24) hours a day, seven days a week.
- B. Each uniformed guard shall be employed by the owner or under contract to the owner, exclusively and solely for the purpose of providing security services, including but not limited to [make a periodic patrol inspection] periodically patrol and inspect [off] the premises in order to prevent, observe and report incidents and [shall] to undertake any actions necessary to insure the personal safety and privacy of the residents of each dwelling unit and their property and that of their guests.
- C. While on duty, every security guard shall wear a distinctive uniform and insignia, such as a pocket or shoulder patch, that clearly identifying him or her as a security guard. All uniforms and insignia shall be subject to approval by the Director of Police to insure that they are clearly distinguishable from uniforms worn by any local or State law enforcement officers.
- ~~[C].~~D. The cost of furnishing uniformed security guards shall be a deductible expense for the purpose of computing net income and fair return on equity under Chapter 260. Rent Control.
- ~~[E].~~ An owner or agent of a multiple dwelling subject to this article may apply to the director of Police for an exemption. The Director of Police shall conduct an inspection of the multiple dwelling and shall grant an exemption if he or she finds that existing security arrangements are adequate to protect the safety and property of the residents. If the Director rejects such application for an exemption he or she may recommend to an applicant what additional security measures would be necessary to meet the minimum requirements for an exemption. Every multiple dwelling which is granted an exemption under this section shall be subject to an inspection at least once each year.]

§218-2 Security Cameras - No change.

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ORDINANCE AMENDING CHAPTER 218 (MULTIPLE DWELLINGS), ARTICLE I (SECURITY SERVICE) OF THE JERSEY CITY MUNICIPAL CODE TO REQUIRE OWNERS TO HAVE GUARDS EXCLUSIVELY TO PROVIDE SECURITY SERVICES AND TO BE IN UNIFORM

§218-3 Security Cameras - No change.

- 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 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: New matter is underlined; deleted matter in [brackets.] New matter is indicated by **boldface** and repealed matter by *italic*.

JM/he
2/14/12

APPROVED AS TO LEGAL FORM
Joanny Monahan
Corporation Counsel

APPROVED: _____
APPROVED: *[Signature]*
Business Administrator

Certification Required
Not Required