



STEVEN M. FULOP
MAYOR

CITY OF JERSEY CITY

OFFICE OF THE MAYOR

CITY HALL • 280 GROVE STREET • JERSEY CITY, NEW JERSEY 07302
TELEPHONE (201) 547-5500 • FACSIMILE (201) 547-5442



STEVEN M. FULOP
MAYOR

Report of Director
8.b

Meeting 03.28.18

E.O. 2018-004

March 23, 2018

AN EXECUTIVE ORDER OF THE MAYOR OF THE CITY OF JERSEY CITY (1) INSTITUTING A SIX (6) MONTH MORATORIUM ON THE ISSUANCE OF NEW DEMOLITION PERMITS FOR 1, 2, 3 AND 4 FAMILY BUILDINGS & STRUCTURES AND (2) ORDERING THE DIVISION OF CITY PLANNING TO CONDUCT A REVIEW OF CHAPTER 105, ARTICLE I OF THE MUNICIPAL CODE

Pursuant to the authority vested in the Mayor of the City of Jersey City by law, I hereby issue the following Executive Order:

WHEREAS, the City of Jersey City has many buildings and structures that are culturally, historically and/or architecturally significant; and

WHEREAS, many of these culturally, historically and/or architecturally significant buildings and structures are 1,2,3, and 4 Family buildings; and

WHEREAS, prior to 1991, many culturally, historically and/or architecturally significant buildings and structures were demolished without having had their significance evaluated by the City's Historic Preservation Office before a demolition permit was issued; and

WHEREAS, in an effort to correct this oversight, the Municipal Council passed Ordinance McC-335 on June 26, 1991, which was codified as Chapter 105, Article I of the Municipal Code; and

WHEREAS, Chapter 105, Article I of the Municipal Code mandates that that no demolition permit will be issued for any building or structure 150 years old or older, or for any building or structure included in Phase 2 of the Jersey City Survey produced by Mary B. Dierick, and James W. Foss, without a written opinion issued by the City's Historic Preservation Officer that the building or structure no longer maintains its historic and/or architectural integrity according to the standards set forth by the Secretary of the Interior; and

WHEREAS, the exception to this requirement is that a demolition permit can be issued for any building or structure that is deemed unfit for occupancy by the Construction Official or which is in immediate danger of collapse; and

WHEREAS, despite the protections afforded by the Municipal Code, many culturally, historically and/or architecturally significant buildings and structures have nonetheless been demolished because they did not fit the narrow protections afforded by Chapter 105, Article I; and

WHEREAS, it is in the City's best interest for the Division of Planning to review Chapter 105, Article I in order to determine how it can be amended to better protect the City's culturally, historically and/or architecturally significant buildings and structures; and

WHEREAS, it is also in the City's best interest to temporarily cease granting new demolition permits for all structurally-sound 1,2,3, and 4 Family buildings or structures throughout the City until the City's Division of Planning can complete its review of Chapter 105, Article I of the Municipal Code and until the Municipal Council can consider any amendments to Chapter 105, Article I recommended to it by the Division of Planning; and

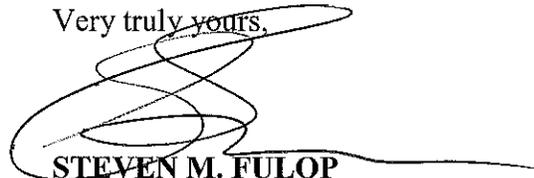
NOW THEREFORE, pursuant to the authority vested in me by law as Mayor of the City of Jersey City, I hereby issue the following Executive Order instituting a six (6) month moratorium on the issuance of all new demolition permits for 1, 2, 3, and 4 Family buildings or structures with the exception of any application to demolish any 1, 2, 3, and 4 Family building or structure deemed unfit for occupancy by the Construction Official or which is in immediate danger of collapse; and

I HEREBY ORDER the City's Division of Planning to review Chapter 105, Article I of the Municipal Code and propose amendments within thirty (30) days which will better protect the City's culturally, historically and/or architecturally significant buildings and structures.

THIS ORDER shall be effective immediately and shall not affect any permit which is currently pending, but shall apply only to demolition permit applications for 1, 2, 3, and 4 Family buildings or structures which have been filed after March 23, 2018.

This Order shall be kept on file in the Offices of the City Clerk and the Business Administrator and it will also be made available to the public upon request.

Very truly yours,



STEVEN M. FULOP
MAYOR

cc: Robert J. Kakoleski, Business Administrator
Robert Byrne, City Clerk
Jeremy Farrell, Corporation Counsel
All Department Directors