

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

File No. Ord. 19-150  
Agenda No. 3.2 (1st Reading)  
Agenda No. 4.5 (2nd Reading and Final Passage)



**AN ORDINANCE (1) AMENDING CHAPTER 332, (VEHICLES & TRAFFIC) ARTICLE VIII (PERMIT PARKING) LIMITING THE ISSUANCE OF ON-STREET RESIDENTIAL PARKING PERMITS TO PROPERTIES WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA AVAILABLE FOR OCCUPANCY ON OR BEFORE DECEMBER 31, 2019, AND (2) AMENDING CHAPTER 257 (PROPERTY TRANSFERS) TO REQUIRE DISCLOSURE OF THIS PROHIBITION TO RESIDENTS OF THESE BUILDINGS**

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

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

**WHEREAS**, the Journal Square 2060 Redevelopment Plan (hereinafter "the Plan") was first adopted in August of 2010 with the stated goal of facilitating Transit-Oriented Development within walking distance to the Journal Square Transportation Hub; and

**WHEREAS**, Transit-Oriented Development is a type of urban development that maximizes the amount of residential, business and leisure space within walking distance of public transport in order to reduce dependency on the automobile; and

**WHEREAS**, the Plan area is roughly bounded by Garrison Avenue to the West, Vroom Street to the South, Baldwin Avenue to the East and Newark Avenue to the North; and

**WHEREAS**, since the Plan's adoption, several large residential development projects have broken ground and many more are planned; and


**WHEREAS**, in order not to put a strain on existing property owners within the Plan area and in order to ensure that the Plan fulfills its goals of reducing dependency on the automobile, the Council finds that it is in the City's best interest to prohibit the issuance of on-street residential parking permits to those residents of buildings built within the Plan area and completed after December 31, 2019; and


**WHEREAS**, the Council also finds that it is in the City's best interest to require that the seller or landlord of any residential building located within the Plan Area which has received a Certificate of Occupancy after December 31, 2019, furnish the prospective buyer or prospective tenant with notice that on-street residential parking permits will not be made available to them.

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that Chapter 332; (Vehicles & Traffic) Article VIII (Permit Parking) be amended to read as follows:

**CHAPTER 332  
VEHICLES & TRAFFIC  
ARTICLE  
PERMIT PARKING**

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Corporation Counsel

  
\_\_\_\_\_  
Business Administrator  
 Certification Required

AN ORDINANCE (1) AMENDING CHAPTER 332, (VEHICLES & TRAFFIC) ARTICLE VIII (PERMIT PARKING) LIMITING THE ISSUANCE OF ON-STREET RESIDENTIAL PARKING PERMITS TO PROPERTIES WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA AVAILABLE FOR OCCUPANCY ON OR BEFORE DECEMBER 31, 2019, AND (2) AMENDING CHAPTER 257 (PROPERTY TRANSFERS) TO REQUIRE DISCLOSURE OF THIS PROHIBITION TO RESIDENTS OF THESE BUILDINGS

(23) Non-Residential Parking Permit. A person who owns or leases commercial property and is actively engaged in a business located within a residential permit parking area or is an employee thereof (current pay stubs must be submitted for proof of employment). However, no more than one (1) parking permit may be issued for each employee for a motor vehicle registered to or under the control of such a person.

(34) Non-Residential Student Parking Permit. A person who is a current full-time student of an educational institution except a college that is located in a residential parking permit zone. Proof of full-time student registration is required.

(45) Temporary Parking Permits:

Temporary Work Permit (ninety-day) - Issued to temporary residents who reside within a zone for up to ninety (90) days on work assignments. Proof of current employment and temporary residence is required. One ninety-day extension is permitted for a maximum of six (6) months.

Temporary Residential Permit (fourteen-day) - Issued to new residents who are awaiting receipt of a driver's license and registration at their Jersey City address. Proof of residency (deed or lease) and proof of request for a change of address to New Jersey Motor Vehicle Commission is required.

Home Healthcare Permit (ninety-day) - Issued to visiting nurses, home health aides, family members during the hours they are in fact providing health services to a resident of the zone.

(56) Contractor Parking Permit.

(i) Six (6) Months - Issued to contractors for the days and hours they are actually performing extensive construction on existing residential structures or new construction of a one- or two-family residential home (not high-rise units).

(ii) Daily Permit - Issued to contractors during per diem repair work on a residential home(s), i.e., plumbing work/electrical work that will require them to be parked in the zone for the day.

(67) Visitors Parking Permit.

Daily - Issued to a person visiting a residence within a zone who will be parked in excess of the permitted hours. Only homeowners can purchase visitor parking permits. Permits may not be sold, exchanged or purchased except directly from the City Division of Parking Enforcement. Permits are valid only for the month and days specified thereon and shall indicate the make, model and license plate number of the vehicle.

(78) Transfer Permit. Issued to residents who have changed their temporary information to permanent, or who move from one zone to another. Maximum period of fourteen (14) days.

F. Subsection (E)(1)(b) and (E)(2)(b) shall not apply to any resident, (a) who is 65 years of age or older, or (b) who held a permit before the effective date of the ordinance imposing the (E)(1)(b) and (E)(2)(b) restrictions; (c) of property that is restricted to occupancy by low or moderate income persons within the meaning of the New Jersey Fair Housing Act, N.J.S.A.

AN ORDINANCE (1) AMENDING CHAPTER 332, (VEHICLES & TRAFFIC) ARTICLE VIII (PERMIT PARKING) LIMITING THE ISSUANCE OF ON-STREET RESIDENTIAL PARKING PERMITS TO PROPERTIES WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA AVAILABLE FOR OCCUPANCY ON OR BEFORE DECEMBER 31, 2019, AND (2) AMENDING CHAPTER 257 (PROPERTY TRANSFERS) TO REQUIRE DISCLOSURE OF THIS PROHIBITION TO RESIDENTS OF THESE BUILDINGS

55:27D-301 et seq., or (d) who resides in a property classified as R-2 under the City's land-use regulations.

G. To assure that both prospective residential tenants and purchasers of property, including condominiums, are aware of the residential parking permit conditions imposed hereunder, every landlord and every seller shall, at least ten (10) days before the date a lease is executed or a deed is conveyed, provide the prospective tenant or prospective purchaser with a copy of Section 332-58. Every landlord or tenant shall file with the Director of the Division of Parking Enforcement an acknowledgement of the receipt of Section 332-58, signed by the prospective tenant or purchaser, no later than thirty (30) days after execution. The acknowledgement shall be in a form to be provided by the Division of Parking Enforcement and posted on the City's website.

H. Proof required to establish residency, ownership, employment, full-time student status or any other permit term or condition shall be within the sound discretion of the Director.

I. The Division of Parking Enforcement shall maintain a current record of all properties with 30 or more dwelling units which make off-street parking available to residents whether as part of the rental or service charge or for an optional fee. The Tax Assessor and all departments of the City which maintain relevant records shall cooperate to assure that the record of available off-street parking maintained by the Division of Parking Enforcement remains current.

J. Any person who obtains a parking permit in violation of Section 332-58 shall, in addition to cancellation of the permit, be liable for the penalties prescribed by Section 1-25.

K. Any owner, landlord or seller of real property who fails to comply with Section 332-58G shall be liable for the penalties prescribed by Section 1-25.

L. No permit shall be issued to any person who has failed to pay any City of Jersey City municipal parking fines until such fines, including any penalties thereon, are paid in full.

AND NOW THEREFORE, BE IT ALSO ORDAINED by the Municipal Council of the City of Jersey City that Chapter 257-6 (Disclosure of availability of zoned parking permits for residential buildings) be amended to read as follows:

§ 257-6. - Disclosure of availability of zoned parking permits for residential buildings.

A. As used in this sub-chapter, "Residential Building" is defined as any structure containing five (5) or more units, including any unit therein, that is offered for sale or lease, for occupancy in whole or in part, as a residence or sleeping quarter by one (1) CU or more person.

B. The seller or landlord, as appropriate, of any residential building located within a zone designated for restricted parking pursuant to Section 332-60 and Schedule 24 of the City Code, shall furnish the prospective buyer or prospective tenant with a copy of the notice appearing in Section C. below, prior to the following events:

(1) Sales: the signing of a contract of sale or the acceptance of a deposit for sale of a unit in any residential building, whichever occurs first; or

(2) Leases: the signing of a lease or the acceptance of a deposit for a lease of a unit in any residential building, whichever occurs first.

AN ORDINANCE (1) AMENDING CHAPTER 332, (VEHICLES & TRAFFIC) ARTICLE VIII (PERMIT PARKING) LIMITING THE ISSUANCE OF ON-STREET RESIDENTIAL PARKING PERMITS TO PROPERTIES WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA AVAILABLE FOR OCCUPANCY ON OR BEFORE DECEMBER 31, 2019, AND (2) AMENDING CHAPTER 257 (PROPERTY TRANSFERS) TO REQUIRE DISCLOSURE OF THIS PROHIBITION TO RESIDENTS OF THESE BUILDINGS

C. The notice shall be in the following form and printed or typed in a font of at least ten (10) point:

NOTICE REGARDING ON STREET RESIDENTIAL PARKING PERMIT ZONES

RE: \_\_\_\_ (address)

Generally, as a matter of law, the City will not issue an on-street residential parking permit to a resident of this building because the building was required to provide off-street parking for its residents when it was constructed. The City requires that a landlord or seller make you aware of this fact before you agree to rent or buy a residence in the building. There are limited exceptions to the prohibition on the issuance of on-street permits. To determine whether or not you qualify for one of the exceptions, you need to read Section 332-58 of the Jersey City Municipal Code, which is available at:

[https://www.municode.com/library/nj/jersey\\_city/codes/code\\_of\\_ordinances](https://www.municode.com/library/nj/jersey_city/codes/code_of_ordinances) or contact the Division of Parking Enforcement at 201-653-6969.

[initials] Because an on-street residential parking permit is not available to residents of this building, I understand that if I rent or purchase a residence here, I will be required to pay for parking and I will NOT be eligible for an on-street residential parking permit unless I qualify for one of the exceptions.

[initials] The landlord or seller informed me that off-street parking for a resident of this building is available at the rate of \$ \_\_\_\_ per month.

[initials] I was shown this form and read it, prior to signing my lease or contract to purchase.

[initials] I understand that that if I am eligible for an exception, I am limited to one residential permit per unit. I am ineligible for any other residential permits.

\_\_\_\_\_  
Signature of Prospective Tenant or Purchaser Date

D. The seller or landlord, as appropriate, shall:

- (1) Obtain the signature of the prospective tenant or buyer acknowledging that he or she has timely received a copy of the above notice; and
- (2) Retain a copy of the prospective buyer's or tenant's signed written acknowledgment of receipt of the above notice for at least three (3) years. The seller or landlord shall submit a copy of the signed notice to the City upon ten (10) days' notice.

E. The seller or landlord, as appropriate, of any residential building located within the Journal Square 2060 Redevelopment Plan Area which has received a Certificate of Occupancy after December 31, 2019, shall furnish the prospective buyer or prospective tenant with a copy of the notice appearing in Section F. below, prior to the following events:

- (1) Sales: the signing of a contract of sale or the acceptance of a deposit for sale of a unit in any residential building, whichever occurs first; or
- (2) Leases: the signing of a lease or the acceptance of a deposit for a lease of a unit in any residential building, whichever occurs first.

AN ORDINANCE (1) AMENDING CHAPTER 332, (VEHICLES & TRAFFIC) ARTICLE VIII (PERMIT PARKING) LIMITING THE ISSUANCE OF ON-STREET RESIDENTIAL PARKING PERMITS TO PROPERTIES WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA AVAILABLE FOR OCCUPANCY ON OR BEFORE DECEMBER 31, 2019, AND (2) AMENDING CHAPTER 257 (PROPERTY TRANSFERS) TO REQUIRE DISCLOSURE OF THIS PROHIBITION TO RESIDENTS OF THESE BUILDINGS

F. The notice shall be in the following form and printed or typed in a font of at least ten (10) point:

NOTICE REGARDING ON STREET RESIDENTIAL PARKING PERMIT ZONES

RE: (address)

Generally, as a matter of law, the City will not issue an on-street residential parking permit to a resident of this building because the building is situated within the Journal Square 2060 Redevelopment Plan Area. The stated goal of the Journal Square 2060 Plan is to provide for transit oriented development within walking distance to the Journal Square Transportation Hub. The City requires that the landlord or seller make you aware of this fact before you agree to rent or buy a residence in this building. There are limited exceptions to this prohibition. To determine whether or not you qualify for one of the exceptions, you need to contact the Division of Parking Enforcement at 201-653-6969 or read Section 332-58 of the Jersey City Municipal Code, which is available at:

[https://www.municode.com/library/nj/jersey city/codes/code of ordinancs.](https://www.municode.com/library/nj/jersey%20city/codes/code%20of%20ordinancs)

[initials] Because an on-street residential parking permit is not available to residents of this building, I understand that if I \_\_\_\_\_ rent or purchase a residence here, I will NOT be eligible for an on-street residential parking permit unless I qualify for one of \_\_\_\_\_ the exceptions set forth in Section 332-58 of the Jersey City Municipal Code.

[initials] I was shown this form and read it, prior to signing my lease or contract to purchase.

\_\_\_\_\_  
Signature of Prospective Tenant or Purchaser      Date

- A. All ordinances and parts of ordinance inconsistent herewith are hereby repealed.
- B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect on January 1, 2020.
- D. The City Clerk and the Corporation Counsel be and 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 provisions.

NOTE: All new material is underlined; words ~~struck through~~ are omitted. For purposes of advertising only, new matter is boldface and repealed by *italics*.

JJH/mma 10/11/19

Ord. 19-150

AN ORDINANCE (1) AMENDING CHAPTER 332, (VEHICLES & TRAFFIC) ARTICLE VII (PERMIT PARKING) LIMITING THE ISSUANCE OF ON-STREET RESIDENTIAL PARKING PERMITS TO PROPERTIES WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA AVAILABLE FOR OCCUPANCY ON OR BEFORE DECEMBER 31, 2019, AND (2) AMENDING CHAPTER 257 (PROPERTY TRANSFERS) TO REQUIRE DISCLOSURE OF THIS PROHIBITION TO RESIDENTS OF THESE BUILDINGS

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NOTE: All new material is underlined words ~~struck through~~ are omitted. For purposes of advertising only, new matter is **boldface** and repealed by *italics*.

**AN ORDINANCE (1) AMENDING CHAPTER 332, (VEHICLES & TRAFFIC) ARTICLE VIII (PERMIT PARKING) LIMITING THE ISSUANCE OF ON-STREET RESIDENTIAL PARKING PERMITS TO PROPERTIES WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA AVAILABLE FOR OCCUPANCY ON OR BEFORE DECEMBER 31, 2019, AND (2) AMENDING CHAPTER 257 (PROPERTY TRANSFERS) TO REQUIRE DISCLOSURE OF THIS PROHIBITION TO RESIDENTS OF THESE BUILDINGS**

**FACT SHEET -**

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

**Project Manager**

Maneza Ali, Paralegal Specialist	201-547-5172	Rboggiano@jcnj.org
Division	Municipal Council	

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 1:00 p.m.)

**Purpose**

The purpose of this Ordinance is to amend Chapter 332, (Vehicles and Traffic) Article VIII (Permit Parking) limiting the issuance of on-street residential parking permits to properties within the Journal Square 2060 Redevelopment plan area available for occupancy on or before December 31, 2019, and (2) amending Chapter 257 (Property Transfers) to require disclosure of this prohibition to residents of these buildings.

**Cost (Identify all sources and amounts)**

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**Contract term (include all)**

Approved by  
John McKinney, Attorney  
Peter Baker, Corporation Counsel  
Amy Forman, Attorney  
Hannah Bartges, Attorney  
Nick Strasser, Attorney  
Norma Garcia, Attorney  
Ray Reddington, Attorney  
Jeremy Jacobsen, Attorney  
Brian Platt, Business Administrator

Status:  
None  
None  
None  
None  
None  
Approved - Oct 17 2019  
None  
None  
Approved - Oct 17 2019

AN ORDINANCE (1) AMENDING CHAPTER 332, (VEHICLES & TRAFFIC) ARTICLE VIII (PERMIT PARKING) LIMITING THE ISSUANCE OF ON-STREET RESIDENTIAL PARKING PERMITS TO PROPERTIES WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA AVAILABLE FOR OCCUPANCY ON OR BEFORE DECEMBER 31, 2019, AND (2) AMENDING CHAPTER 257 (PROPERTY TRANSFERS) TO REQUIRE DISCLOSURE OF THIS PROHIBITION TO RESIDENTS OF THESE BUILDINGS

RECORD OF COUNCIL VOTE ON INTRODUCTION – Oct 23 2019						
RIDLEY	AYE	YUN	AYE	RIVERA	AYE	9-0
PRINZ-AREY	AYE	SOLOMON	AYE	WATTERMAN	AYE	
BOGGIANO	AYE	ROBINSON	AYE	LAVARRO, PRES.	AYE	

LAVARRO PRINZ-AREY


RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – NOV 14 2019 8-0					
RIDLEY	✓	YUN	✓	RIVERA	ABSENT
PRINZ-AREY	✓	SOLOMON	✓	WATTERMAN	✓
BOGGIANO	✓	ROBINSON	✓	LAVARRO, PRES.	✓

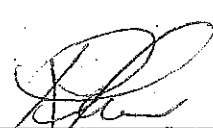
RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY –					
RIDLEY		YUN		RIVERA	
PRINZ-AREY		SOLOMON		WATTERMAN	
BOGGIANO		ROBINSON		LAVARRO, PRES.	

RECORD OF FINAL COUNCIL VOTE – NOV 14 2019						
RIDLEY	✓	YUN	✓	RIVERA	ABSENT	8-0
PRINZ-AREY	✓	SOLOMON	✓	WATTERMAN	✓	
BOGGIANO	✓	ROBINSON	✓	LAVARRO, PRES.	✓	

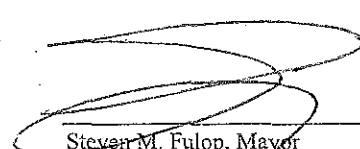
Adopted on first reading of the Council of Jersey City, N.J. on Oct 23 2019  
 Adopted on second and final reading after hearing on

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 14 2019

  
 Robert Byrne, City Clerk

  
 Rolando R. Lavarro, Jr., President of Council  
 Approved NOV 14 2019

WONNE BALCER  
 HUGH SWEENEY

  
 Steven M. Fulop, Mayor  
 Date to Mayor: NOV 15 2019  
 Approved: NOV 13 2019