

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

File No. Ord. 21-071  
Agenda No. 3.1 (1st Reading)  
Agenda No. 4.1 (2nd Reading and Final Passage)



## AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE RESIDENTIAL, PUBLIC/QUASI PUBLIC RETAIL ZONE OF THE OCEAN/BAYVIEW REDEVELOPMENT PLAN

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

Whereas, the Municipal Council of the City of Jersey City adopted the Ocean/Bayview Redevelopment Plan in April of 1977; and

Whereas, the amendments proposed herein to the Ocean/Bayview Redevelopment Plan are limited to the Residential, Public/Quasi Public Retail Zone's permitted uses; and

Whereas, the Planning Board of Jersey City, at its meeting of September 28, 2021, reviewed amendments and added a floor amendment; and

WHEREAS, the Planning Board determined cafes and restaurants category one and two be added to the list of permitted principal uses for the ground floor of a building in the Residential, Public/Quasi Public Retail Zone; and

WBGEREAS, the proposed changes to the literature are attached hereto as Exhibit "A" and also on file in the Office of the City Clerk; and

WHEREAS, the Planning Board determined the amendments proposed addressed issues identified in The Master Plan and align with the goals of the plan to promote commercial uses which serve the related neighborhoods; and

WHEREAS, the Planning Board determined the amendments proposed herein effectuate the objectives of the Ocean/Bayview Redevelopment Plan; and

WHEREAS, the Planning Board recommended to the Municipal Council that the proposed amendments to the Ocean/Bayview Redevelopment Plan be adopted.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY CITY AS FOLLOWS:** that the Proposed Amendments to the Ocean/Bayview Redevelopment Plan regarding the addition of cafes and restaurants category one and two to the list of permitted principal uses for the ground floor of the building in the Residential, Public/Quasi Public Retail Zone, be and hereby are, adopted;

BE IT FURTHER ORDAINED that the proposed amendments to the Ocean/Bayview Redevelopment Plan, attached hereto, as recommended by the Jersey City Planning Board on September 28, 2021, be and hereby are, adopted; and

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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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

APPROVED AS TO LEGAL FORM

Business Administrator

Corporation Counsel

**An ordinance of the Municipal Council of the City of Jersey City Adopting Amendments to the Residential, Public/Quasi Public Retail Zone of the Ocean/Bayview Redevelopment Plan**

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. 40:55D15 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

n/a

**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 of the Municipal Council of the City of Jersey City Adopting Amendments to the Residential, Public/Quasi Public Retail Zone of the Ocean/Bayview Redevelopment Plan

RECORD OF COUNCIL VOTE ON INTRODUCTION – Oct 27 2021						
RIDLEY	AYE	SALEH	AYE	LAVARRO	AYE	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	ABSENT	
BOGGIANO	AYE	ROBINSON	AYE	WATTERMAN, PRES	AYE	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – Nov 10 2021						
RIDLEY	ABSENT	SALEH	AYE	LAVARRO	ABSENT	7-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	ROBINSON	AYE	WATTERMAN, PRES.	AYE	


**SPEAKERS:**  
Jeanne Daly


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


RECORD OF FINAL COUNCIL VOTE – Nov 10 2021						
RIDLEY	ABSENT	SALEH	AYE	LAVARRO	AYE	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	ROBINSON	AYE	WATTERMAN, PRES.	AYE	

Adopted on first reading of the Council of Jersey City, N.J. on **Oct 27 2021**  
Adopted on second and final reading after hearing on **Nov 10 2021**

This is to certify that the foregoing Ordinance was adopted  
by the Municipal Council at its meeting on Nov 10 2021

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Joyce E. Watterman, President of Council  
Approved: Nov 10 2021

  
\_\_\_\_\_  
Steven M. Fulop, Mayor  
Date to Mayor: Nov 12 2021  
Approved: Nov 12 2021

An ordinance of the Municipal Council of the City of Jersey City Adopting Amendments to the Residential, Public/Quasi Public Retail Zone of the Ocean/Bayview Redevelopment Plan

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

Cameron Black, Senior Planner	201-547-5010	cblack@jcnj.org
Division	Division of City Planning	

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

Purpose

The purpose is to allow for categories 1 and 2 restaurants, as well as, cafes in the residential, public/quasi public retail zone
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Cost (Identify all sources and amounts)

n/a
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Contract term (include all)

n/a
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Type of award:

n/a
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ATTACHMENTS:

<a href="#">Amd 10 - Restaurants 1 and 2</a> <a href="#">210928 OceanBayview Amendment Resolution - signed</a>
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Approved by  
Tanya Marione, Director of Planning  
Annisia Cialone, HEDC Director  
Ray Reddington, Attorney  
John Metro, Acting Business Administrator

Status:  
Approved - Oct 14 2021  
Approved - Oct 18 2021  
Approved - Oct 18 2021  
Approved - Oct 20 2021

Text to be added is bold italics like ***this.***

Text to be deleted is bold strikethrough like ~~***this.***~~

**VII. GENERAL LAND USE PLAN**

1. Land Use Map

Proposed Land Uses shall be shown on Map C "Land Use Map".

2. Land Use Provisions and Building Requirements

A) Permitted Principal Uses

- Detached one- and two-family homes
- Attached One- and two-family homes
- Public and quasi-public uses
- Multi-family Residential Buildings
- Multi-purpose Community Center, providing such service as housing management, meeting rooms, day care, social support and counseling library, healthcare/first aid, (limited to immediate and minor first aid, visiting nursing and doctor's care, and health education) security and indoor and outdoor recreation.
- Retail sales limited to Ocean Avenue street frontage ~~***as determined by the Planning Board***~~
- ***Restaurants Category 1 and 2, as well as, cafes***
- Professional offices as a home occupation
- Public utilities
- Parking areas as an off-site accessory uses
- Nursing Homes
- Housing Management Facility; provided that:

1. The facility shall be similar to style and bulk to the housing it is intended to serve.
  2. No overnight storage of vehicles is permitted.
- Senior Housing
  - Medical Offices; provided that:
    1. The Medical Office use does not exceed 3000 square feet.

**RESOLUTION OF THE PLANNING BOARD  
OF THE CITY OF JERSEY CITY**

**IN THE MATTER OF PROPOSED AMENDMENTS TO  
THE OCEAN/BAYVIEW REDVELOPMENT PLAN  
REGARDING THE ADDITION OF CAFES AND RESTAURANTS CATEGORY ONE  
AND TWO TO THE LIST OF PERMITTED PRINCIPAL USES**

**Hearing Date: September 28, 2021**

**WHEREAS**, on September 28, 2021 the Planning Board of the City of Jersey City held a duly noticed public hearing concerning proposed amendments to the **Ocean/Bayview Redevelopment Plan**; and

**WHEREAS**, the Planning Board did consider the professional testimony of Cameron Chester Black, A.I.C.P., P.P. of the City Planning Division; and

**WHEREAS**, after consideration and discussion, the Planning Board of the City of Jersey City has made the following findings of fact:

Findings of Fact

1. The planning staff, has worked with the City Councilman for Ward F in considering the changes to the redevelopment plan.
2. A floor amendment was added to remove of the expiration date.
3. The proposed amendments include adding cafes and restaurants category one and two to the list of permitted principal uses for the ground floor of the building in the Residential, Public/Quasi Public Retail Zone.
4. Mr. Black Identified Issues by the Master Plan, which state declining commercial districts must be addressed; and
5. Goals of the Master Plan for the City has made the revitalization of neighborhood retail

and shopping districts a priority.




6. The Master Plan aims to promote commercial uses which serve the related neighborhoods (e.g. community pharmacies, florists, bakeries, banks).
7. The proposed amendment to the redevelopment plan will provide community re-investment in the retail zone by expanding the list permitted uses where mixed use structures exist.
8. With the floor amendments placed on the record by the Chairman and Planning Board members during the course of the hearing, the Planning Board of the City of Jersey City finds that the Proposed Amendments to the Ocean/Bayview Redevelopment Plan regarding the addition of cafes and restaurants category one and two to the list of permitted principal uses for the ground floor of the building in the Residential, Public/Quasi Public Retail Zone, are consistent with the policies, goals and objectives of the Jersey City Master Plan and therefore warrants a recommendation to the Jersey City Council for approval.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Jersey City, for the foregoing reasons, recommends approval by the City Council of the Proposed Amendments to the Ocean/Bayview Redevelopment Plan Regarding addition of cafes and restaurants category one and two to the list of permitted principal uses for the ground floor of the building in the Residential, Public/Quasi Public Retail Zone

1. The recommendation to the City Council for approval shall include the floor amendments that were placed on the record.

**RESOLUTION OF THE PLANNING BOARD  
OF THE CITY OF JERSEY CITY**

**IN THE MATTER OF PROPOSED AMENDMENTS TO  
THE OCEAN/BAYVIEW REDVELOPMENT PLAN**

DATE OF HEARING:	September 28, 2021
VOTE:	8-0-0
VOTING IN FAVOR:	Dr. Orlando V. Gonzalez, Acting Chairman Harkesh Thakur, Acting Vice Chairman Edwardo Torres, Commissioner Dr. Vijay Desai, Commissioner Vidya Gangadin, Commissioner Peter Horton, Commissioner Geoffrey Allen, Commissioner David Cruz, Commissioner
VOTING AGAINST:	None
ABSTAINING:	None
 <u>Christopher Langston (Oct 6, 2021 21:51 EDT)</u>	 <u>Cameron Black (Oct 6, 2021 10:45 EDT)</u>
CHRISTOPHER LANGSTON, Chairman JERSEY CITY PLANNING BOARD	CAMERON BLACK, Secretary JERSEY CITY PLANNING BOARD
	 <u>Santo T. Alampi (Oct 6, 2021 10:44 EDT)</u>
APPROVED AS TO LEGAL FORM:	SANTO ALAMPI, ESQ. Attorney for the Board
DATE OF MEMORIALIZATION:	<u>October 5, 2021</u>