

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

File No. Ord. 22-064  
Agenda No. 3.5 (1st Reading)  
Agenda No. 4.5 (2nd Reading and Final Passage)



## AN ORDINANCE ADOPTING AMENDMENTS TO THE MIXED USE-E ZONE OF THE MORRIS CANAL REDEVELOPMENT PLAN.

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

**WHEREAS**, on February 24, 2022, the City Council of the City of Jersey City adopted Resolution No. 22-145 directing the Planning Board of the City of Jersey City (the "Planning Board") to prepare an amendment or revision to the Morris Canal Redevelopment Plan pursuant to the requirements of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Act"); and

**WHEREAS**, on May 23, 2022, the Planning Board held a public hearing on Amendments to the Morris Canal Redevelopment Plan; and

**WHEREAS**, the Planning Board of Jersey City, at its meeting, reviewed the Amendments proposed and attached hereto and made recommendations; and

**WHEREAS**, the Amendments proposed herein address parking and curb cut standards for undersized lots in the Mixed Use-E zone; and

**WHEREAS**, the Planning Board of Jersey City determined the Amendments are consistent with the goals and objectives of the Morris Canal Redevelopment Plan and are also consistent with the City's Master Plan; and

**WHEREAS**, the Planning Board of Jersey City recommended to the Municipal Council of Jersey City that the proposed amendments to the Redevelopment Plan be adopted;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY CITY AS FOLLOWS:** the Amendments proposed to the Morris Canal Redevelopment Plan, attached hereto, as recommended by the Jersey City Planning Board on May 23, 2022, 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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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 Counsel 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.

APPROVED AS TO LEGAL FORM

Business Administrator

Corporation Counsel

**Ord. 22-064**

**An ordinance adopting amendments to the Mixed Use-E Zone of the Morris Canal Redevelopment Plan.**

n/a

An ordinance adopting amendments to the Mixed Use-E Zone of the Morris Canal Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION – Jun 29 2022						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	ABSENT	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES	AYE	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – Jul 13 2022						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	ABSENT	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	


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

RECORD OF FINAL COUNCIL VOTE – Jul 13 2022						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	ABSENT	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	

59 450 579 477" data-label="Text">


Adopted on first reading of the Council of Jersey City, N.J. on Jun 29 2022  
Adopted on second and final reading after hearing on Jul 13 2022

This is to certify that the foregoing Ordinance was adopted  
by the Municipal Council at its meeting on Jul 13 2022




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City Clerk



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Joyce E. Watterman, President of Council  
Approved: Jul 13 2022



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Steven M. Fulop, Mayor  
Date to Mayor: Jul 14 2022  
Approved: Jul 14 2022

An ordinance adopting amendments to the Mixed Use-E Zone of the Morris Canal 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

Matt Ward, Supervising Planner		201-547-5883	mward@jcnj.org
Department	Department of Housing, Economic Development, and Commerce		
Division	Division of Planning		

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

Meeting	Regular Meeting of Municipal Council - Jun 29 2022
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Purpose

Please be advised that on May 23, 2022 at a Meeting of the Planning Board of the City of Jersey City, the Board reviewed and commented on the proposed ordinance listed above. The purpose of the Amendments is to address parking and curb cut standards for undersized lots in the Mixed Use-E zone. At their meeting, the Planning Board discussed, were provided the opportunity to ask questions, and reviewed the amendment and its conformance to the Master Plan. After public comments, the Board voted to recommend to the Council that this ordinance amending the Redevelopment Plan be adopted. The petitioner of this amendment is Atrimec Realty Corp. Public outreach was conducted in lead up to these amendments being scheduled before the Planning Board.

Cost (Identify all sources and amounts)	Contract term (include all)
n/a	n/a

Type of award:	n/a
If “Other Exception”, enter type:	n/a

ATTACHMENTS:

[Proposed Amendment Text](#)  
[Annotated Map B for reference only](#)  
[RESO1 P22-012 665-669 Grand Amendment to MU-E](#)

Approved by Tanya Marione, Director of Planning Annisia Cialone, HEDC Director Ray Reddington, Attorney John Metro, Business Administrator	Status: Approved - Jun 16 2022 Approved - Jun 16 2022 Approved - Jun 21 2022 Approved - Jun 22 2022
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**PROPOSED AMENDMENT TO THE MORRIS CANAL REDEVELOPMENT PLAN  
MIXED USE – E ZONE**

**Section 4 – pages 44-45**

4/21/2022

Text to be added is shown in bold italics and yellow highlight like **this**

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7. Mixed Use – E

A-D. NO CHANGES

E. Area, yard and bulk requirements

1. Maximum Height
  - (a) Except for Medical offices: 55 feet and five stories. 4 of the stories must be of the principal use. One story may be of an accessory use.
  - (b) Medical offices: 55 feet and 4 stories
2. Minimum lot area: 20,000 square feet. ***In the event an applicant has consolidated surrounding lots to the greatest extent feasible but does not achieve 20,000 square feet of lot area, the consolidated lot area shall be conforming.***
3. Minimum front yard: 0 feet
4. Minimum side yard: 0 feet
5. Minimum rear yard: 10 feet
6. Maximum density: 80 units per acre
7. Minimum sidewalk width: 15 feet along Grand Street, 10 feet on side streets

F. Parking

***1.*** For residential uses within the Mixed Use – E District, on-street parallel parking on new streets may be counted toward parking compliance. The parking requirement shall be as follows: 0.9 space per residential dwelling unit.

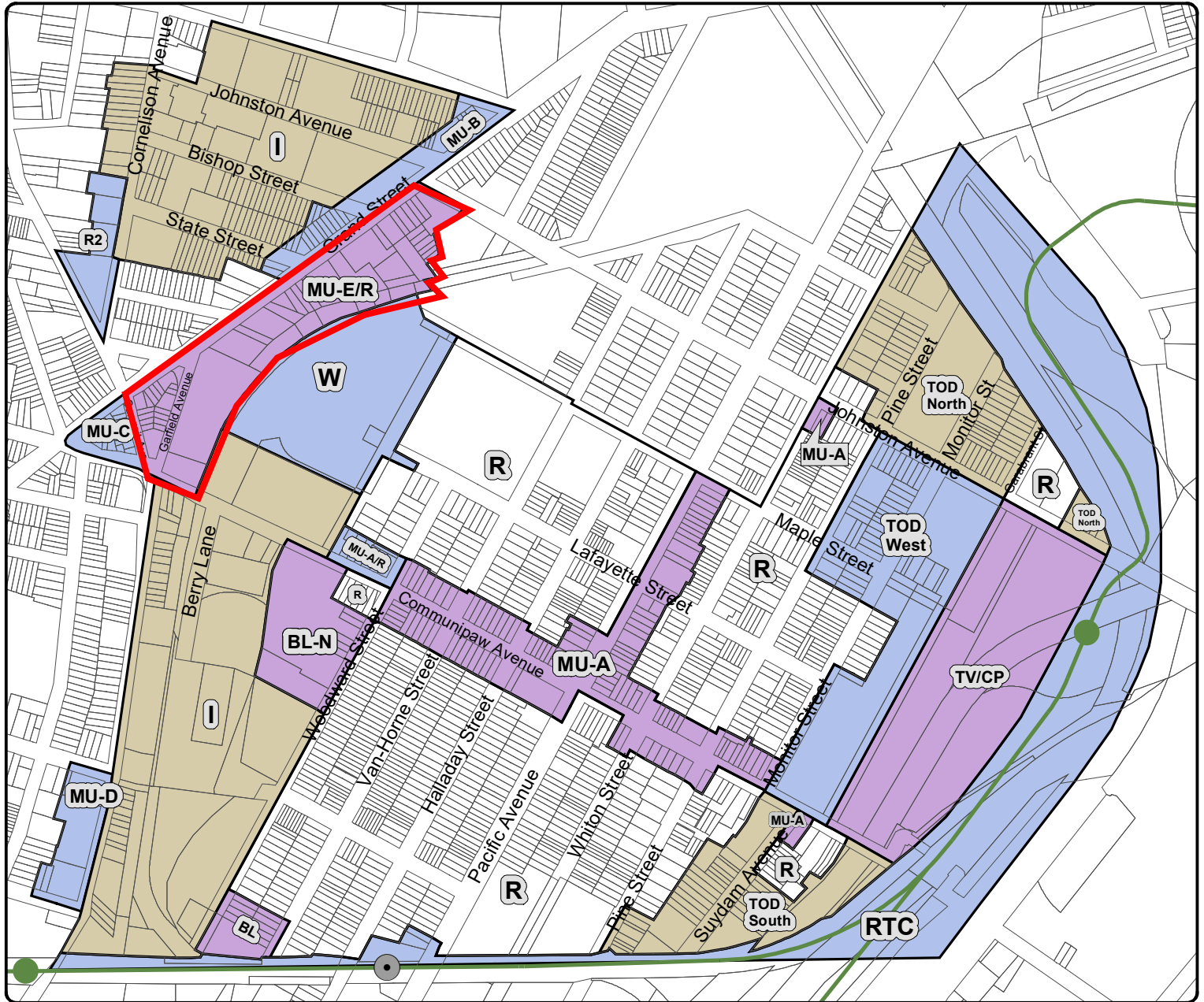
***2. In the event an undersized property has been consolidated to the maximum extent pursuant to 7.E.2 above and has sole frontage on Grand Street the following parking standards shall apply:***

- (a). A curb cut is permitted on grand street.***
- (b). No parking shall be required for commercial or retail uses.***
- (c). The parking requirement shall be 0.25 spaces per dwelling unit.***
- (d). The maximum curb cut, drive aisle, and driveway width permitted shall be 20 feet.***
- (e). Parking shall be permitted at grade and in the rear yard.***

# Morris Canal Redevelopment Plan

## Map B: Zoning

Mixed Use E zone highlighted below.



### ZONE ABBREVIATIONS

R	Residential	MU-D	Mixed Use - D	BL	Berry Lane Park
R2	Residential 2	MU-E/R	Mixed Use - E/Residential	BL-N	Berry Lane Park - North
MU-A/R	Mixed Use - A or Residential	I	Industrial		
MU-A	Mixed Use - A	RTC	Rail Transportation Corridor		
MU-B	Mixed Use - B	W	Whitlock Cordage ARD		
MU-C	Mixed Use - C	TOD North			
		TOD South			
		TOD West			
		TV/CP	Transit Village / Commuter Parking		

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY  
For Approval and Recommendation of Amendments to the Mixed-Use E Zone of the  
Morris Canal Redevelopment Plan**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Act”) permits municipalities to adopt and amend regulations within areas declared to be “in need of redevelopment” and “in need of rehabilitation”;

**WHEREAS**, the Municipal Council of the City of Jersey city adopted the Morris Canal Redevelopment Plan (the “Redevelopment Plan”) in March 1999 and has be amended the Redevelopment Plan numerous times since;

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-7.(7)f. states that the Municipal Council may direct the Planning Board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area and that after completing the redevelopment plan, the Planning Board shall transmit the proposed plan to the governing body for its adoption;

**WHEREAS** the Planning Board was authorized and directed to prepare an amendment or pursuant to N.J.S.A. 40A:12A-7.(7)f. for the Redevelopment Plan pursuant to resolution of the City Council of the City of Jersey City Res. 22-145;

**WHEREAS** on May 23, 2022 the Planning Board held a special public hearing on an amendment to the Mixed-Use E Zone of the Morris Canal Redevelopment Plan more specifically described in Exhibit A to the resolution;

**WHEREAS** the Division of City Planning has submitted proof it complied with all applicable procedural requirements;

**WHEREAS** all testimony having been formally heard for this matter;

**WHEREAS** Matt Ward, P.P., A.I.C.P., supervising planner for the City of Jersey City Division of Planning testified with respect to the Amendment prepared by the Division of Planning dated April 21, 2022;

**WHEREAS** the Amendments were explained to the public and the public had an opportunity to comment, ask questions and be heard with regard to these issues and provide their input;

**WHEREAS** after discussion and consideration of the Amendment as presented, the Planning Board makes the following findings of fact and conclusions of law:

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The Planning Board has determined that the Amendments are consistent with the City’s Master Plan
3. The Planning Board has determined that it is in the best interest of the City to adopt this resolution and clearly state that this resolution shall be, and here is, the report of the

Planning Board as required by the Municipal Land Use Law, to the City Council containing the Planning Board's recommendation regarding the adoption of the Amendments.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Jersey City that, based upon the forgoing findings of facts and conclusions of law, including all testimony and evidence presented at the hearing and based upon the reports submitted to the Planning Board, that it is hereby recommends to the City Council that it adopt amendments to the Mixed-Use - E Zone of the Morris Canal Redevelopment Plan consistent with Exhibit A and that this resolution shall be considered the report of the Planning Board to the City Council.

**BE IT FURTHER RESOLVED**, that this Resolution will be published within ten (10) days of the date of the adoption of this resolution in the official newspapers of publication of the Planning Board of the City of Jersey City.



**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY  
For Approval and Recommendation of Amendments to the Mixed-Use E Zone of the  
Morris Canal Redevelopment Plan**

Vote : 8-0 in favor

	In Favor	Opposed	Abstain
Chairman Langston	x		
Vice Chair Gonzalez	x		
Commissioner Torres	x		
Commissioner Allen	x		
Commissioner Greene	x		
Commissioner Gangadin	x		
Commissioner Lipski	x		
Councilwoman Watterman	x		


*Orlando V. Gonzalez MD*  
Orlando V. Gonzalez MD (Jun 15, 2022 12:28 EDT)

Christopher Langston, Chairman  
JERSEY CITY PLANNING BOARD

*Cameron Black*  
Cameron Black (Jun 15, 2022 14:09 EDT)

Cameron Black Secretary  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
Santo T. Alampi (Jun 15, 2022 15:03 EDT)

Santo T. Alampi, Esq.  
JERSEY CITY PLANNING BOARD

DATE OF MEMORIALIZATION:

June 14, 2022

# **EXHIBIT “A”**

**PROPOSED AMENDMENT TO THE MORRIS CANAL REDEVELOPMENT PLAN  
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