

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

File No. Ord. 23-094  
Agenda No. 3.9 (1st Reading)  
Agenda No. 4.9 (2nd Reading and Final Passage)



## AN ORDINANCE ADOPTING AMENDMENTS TO THE MORRIS CANAL REDEVELOPMENT PLAN INCLUDING THE CREATION OF THE MIXED USE – F ZONE FROM PROPERTIES CURRENTLY ZONED I DISTRICT AND MIXED USE – B DISTRICT.

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

**WHEREAS**, on December 14, 2022, the City Council of the City of Jersey City adopted Resolution No. 22-904 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 July 25, 2023, 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 create the Mixed Use – F zone from properties currently zoned I zone and Mixed Use – B including updates to the Map B of the Redevelopment Plan and list of permitted uses in the I Industrial District; 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 July 25, 2023, 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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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. 23-094**

**An Ordinance adopting amendments to the Morris Canal Redevelopment Plan including the creation of the mixed use – F zone from properties currently zoned I district and mixed use – B district.**

n/a

An Ordinance adopting amendments to the Morris Canal Redevelopment Plan including the creation of the mixed use – F zone from properties currently zoned I district and mixed use – B district.

RECORD OF COUNCIL VOTE ON INTRODUCTION – Sep 7 2023						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES	AYE	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – Sep 20 2023						
RIDLEY	ABSENT	SALEH	AYE	DEGISE	AYE	6-0
PRINZ-AREY	AYE	SOLOMON	ABSENT	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 – Sep 20 2023						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	ABSENT	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	


59 463 569 490" data-label="Text">

Adopted on first reading of the Council of Jersey City, N.J. on Sep 7 2023  
Adopted on second and final reading after hearing on Sep 20 2023


This is to certify that the foregoing Ordinance was adopted  
by the Municipal Council at its meeting on Sep 20 2023



City Clerk



Joyce E. Watterman, President of Council  
Approved: Sep 20 2023



Steven M. Fulop, Mayor  
Date to Mayor: Sep 21 2023  
Approved: Sep 21 2023

**An Ordinance adopting amendments to the Morris Canal Redevelopment Plan including the creation of the mixed use – F zone from properties currently zoned I district and mixed use – B district.**

**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 - Sep 20 2023
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**Purpose**

Please be advised that on July 25, 2023 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 create the Mixed Use – F zone from properties currently zoned I zone and Mixed Use – B including updates to the Map B of the Redevelopment Plan and list of permitted uses in the I Industrial District. 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 Mecca Realty Properties and they conducted outreach was conducted in lead up to these amendments being scheduled before the Planning Board. The study of these amendments were authorized by Council Resolution 22-904.
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<b>Cost (Identify all sources and amounts)</b>	<b>Contract term (include all)</b>
n/a	n/a

<b>Type of award:</b>	n/a
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<b>If “Other Exception”, enter type:</b>	n/a
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**ATTACHMENTS:**

<a href="#">20230810 Mixed Use - F Zone for PB</a> <a href="#">Map B Amendment MU-F zone 20230519</a> <a href="#">RESO P23-086 Morris Canal RDP Amendments MU-F</a>
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# PROPOSED AMENDMENTS TO THE MORRIS CANAL REDEVELOPMENT PLAN TO CREATE THE MIXED USE – F ZONE FROM PROPERTIES CURRENTLY ZONED I ZONE AND MIXED USE – B.

~~5/16/2023~~ 7/6/2023-8/10/2023 as amended and recommended by planning board

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

Text or section to remain the same are listed as **NO CHANGES** in bold all caps.

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## XI. Land Use Zones and Specific Land Use Provisions

### C. Industrial – Light Industry

#### 1. Permitted Principal Use

##### a. to l. **NO CHANGES**

m. Retail Sales of Goods and Services

n. Restaurants, Category one and two

o. Health Clubs

p. Breweries

q. Distilleries

## **NO OTHER CHANGES**

### D. Mixed Use Zones

#### **1 TO 7. NO CHANGES**

#### 8. Mixed Use – F [editor note: this section is all new text to be added to the plan]

This district shall encompass real property identified on the Jersey City Tax Maps as Block 15401, Lots 12 to 25, as depicted on the Map B of this Redevelopment Plan.

Purpose: To encourage a more compact denser pattern of development to widen Grand Street and extend protected bicycle infrastructure to better connect to planned portions of the Morris Canal Greenway and existing bike infrastructure along Johnston Avenue.

- A. The provisions of the Mixed Use – F zone shall only apply if proposed and built as a mixed-use development with residential inclusive of onsite affordable housing pursuant to Chapter 187 and Chapter 188 of the Jersey City Municipal Code. Any development conducted within this zone that does not include residential onsite is subject to the Industrial (I) Zone of this Plan. The remaining lots of Block 15401 shall not be combined with any lots in the Mixed Use – F Zone.

B. Principal Permitted Use

- 1) Residential
- 2) Offices
- 3) Incubator spaces
- 4) Retail sales and retail services
- 5) Financial institutions
- 6) Bars
- 7) Child Care and Daycare centers
- 8) Adult Daycare center
- 9) Animal boarding and grooming facilities
- 10) Animal day care
- 11) Veterinary hospitals
- 12) Restaurants and cafés, all categories
- 13) Civic
- 14) Galleries
- 15) Theaters
- 16) Open Space and Parks
- 17) Community gardening
- 18) Distilleries and Microbreweries
- 19) Combination of any of the above

C. Accessory Use

- 1) Parking
- 2) Signs
- 3) Within parks and open spaces, facilities customarily associated with those uses are permitted to serve the general public or for maintenance purposes, such as bathrooms, storage sheds, convenience stands, pergolas, or playgrounds

D. Prohibited uses:

- 1) Drive throughs.

E. Principal Structures. Multiple principal structures are permitted are permitted on a single lot.

F. Area, yard and bulk requirements

- 1) Maximum Height: Six stories, 70 feet.
- 2) Minimum front yard and sidewalk widths: A front yard setback shall be required to create a minimum of a ten-foot (10) wide sidewalks along side streets and along Grand Street as measured from the curblines (see street widening below).
- 3) Minimum side yard: 0 feet
- 4) Minimum rear yard: 0 feet at grade, 25 feet above the first floor.

- 5) Maximum density: 150 units per acre
- 6) Lot coverage: 95% maximum
- 7) Building coverage: 75% maximum

G. Parking Standards

- 1) Parking location: parking permitted at grade if buffered by a building or buffered by a minimum five foot landscaped buffer. Any parking beneath the building or structured parking shall be wrapped by other permitted uses or enclosed by building fenestration to mimic other permitted uses.
- 2) Maximum curb cut width – 18 feet
- 3) Maximum drive aisle width – 24 feet
- 4) Minimum loading spaces – 1 space
- 5) To the greatest extent possible, curb cuts for parking or loading shall be to/from Johnston Avenue.

H. Affordable Housing

- 1) Any development pursuant to the Mixed Use – F zone shall incorporate residential uses and the developer shall provide onsite affordable housing pursuant to Chapter 187 and Chapter 188 of the Jersey City Municipal Code. The developer will enter into an affordable housing agreement with the City of Jersey City.

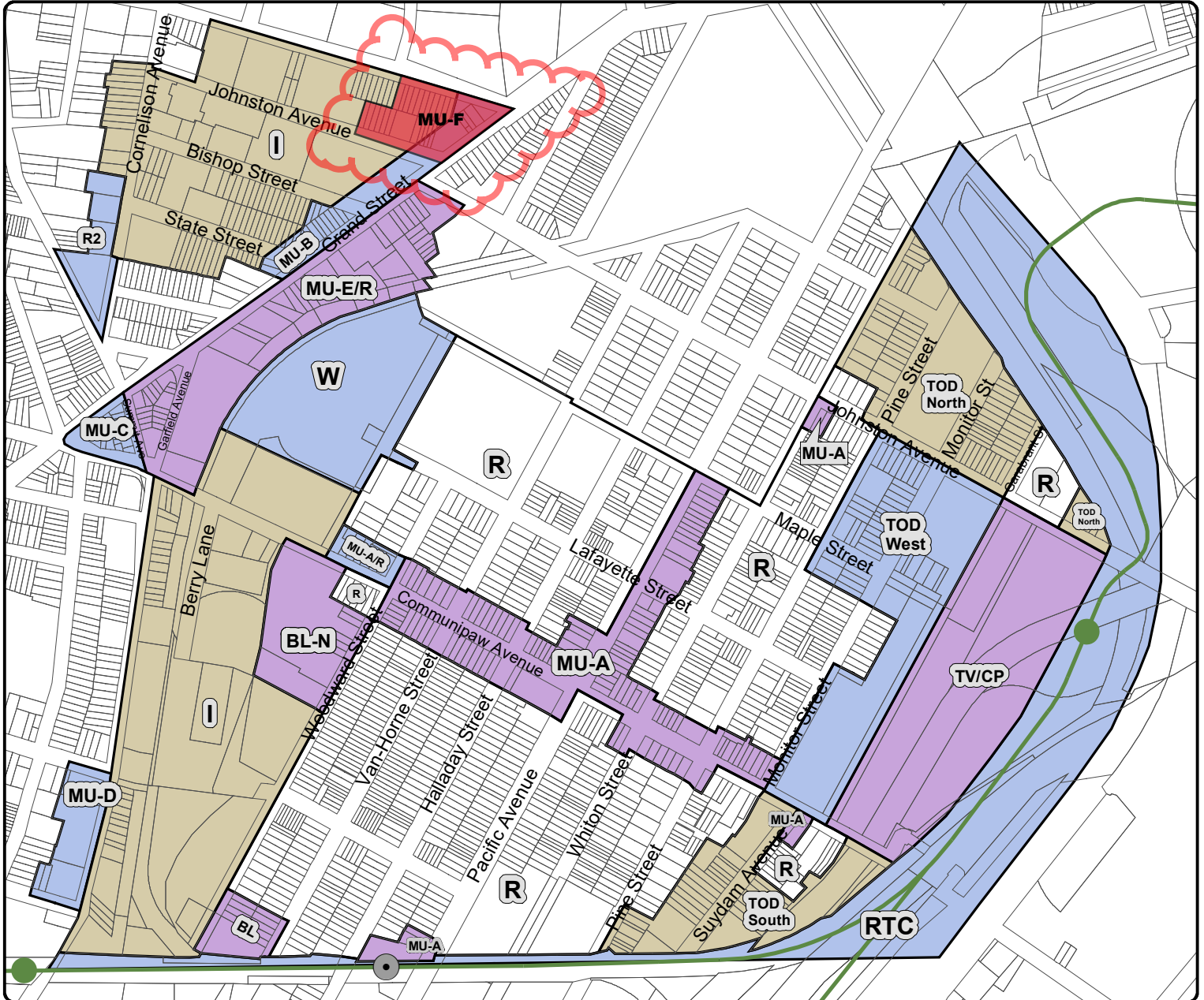
I. Street widening and Improvements.

- 1) Any development pursuant to the Mixed Use – F zone shall include the widening of Grand Street by fourteen (14) feet. For nominal consideration, the developer shall dedicate a portion of their property (currently Block 15401, Lots 16, 17, and 18) totaling no less than 3,500 square feet to the City of Jersey City for purposes of widening the street. The developer shall design and provide for the cycletrack to be extended to Johnston Avenue. The developer shall be responsible for any other improvements to Grand Street as approved by Planning Board.

# Morris Canal Redevelopment Plan

## Map B: Zoning

Proposed Amendment 5/19/2023 to add the MU-F Zone. Boundary changes depicted below.



### ZONE ABBREVIATIONS

R	Residential	MU-E/R	Mixed Use - E/Residential	BL	Berry Lane Park
R2	Residential 2	<b>MU-F</b>	<b>Mixed Use - F</b>	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		
MU-D	Mixed Use - D		TOD South		
			TOD West		
			TV/CP		
			Transit Village / Commuter Parking		



**RESOLUTION**  
**City of Jersey City**  
**Planning Board**  
**Case No.: P23-086**

**Decided on Tuesday July 25, 2023**  
**Memorialized on August 8, 2023**

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**WHEREAS**, Mecca Realty Properties Inc. (the “**Petitioner**”) has made an application before the City of Jersey City Planning Board seeking amendments to the Morris Canal Redevelopment Plan (the “**Application**”) and

**WHEREAS**, due notice of a hearing before the Planning Board of City of Jersey City, on July 25, 2023 at 5:30PM was duly published as prescribed in the Jersey City Land Development Ordinance of the City of Jersey City; and

**WHEREAS**, the Board determined it had jurisdiction to hear the Application; and

**NOW, THEREFORE**, after consideration of the Application, the submittals of the Applicant, the testimony presented at the hearing, and the oral and written comments and recommendation of the Division of Planning professional staff, the Board has made the following findings of fact:

1. The amendment proposes the creation of the Mixed-Use – F zone which would include properties currently zoning industrial and Mixed-Use - B.
2. The Mixed-Use F zone would permit a variety of appropriate uses currently not permitted in the industrial zone including residential and retail.
3. There are no substantial detriments to the public good by amending the redevelopment plan. In fact, the proposed mixed-use F zone would incorporate several benefits to the public good including street widening and affordable housing.

4. Changes to the industrial zone are also proposed to include a greater variety of permitted uses such as health clubs, retail sales, and restaurants as well as breweries and distilleries.
5. The granting of the relief requested does not negatively impact the intent and purpose of the zone plan or zoning ordinance.
6. The proposed amendments to the Morris Canal Redevelopment plan meet the goals and e recommendations of the Jersey City Master Plan by
  - a. Providing clear language on urban design, parking, and specific use/bulk controls in amended redevelopment plans
  - b. Incorporating specific milestones to avoid ambiguous goals and objectives when utilizing incentives
  - c. Focusing density around a mixed-use corridor
  - d. Accommodating some parking without incentivizing car ownership
  - e. Expanding the list of permitted uses within the Redevelopment Plan
  - f. Providing for the expansion and redesign of Grand Street.

**NOW, THEREFORE, BE IT RESOLVED,** that the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for the foregoing reasons, recommends adoption of the proposed and floor amended changes to the Morris Canal Redevelopment Plan to the City Council of the City of Jersey City.


RESOLUTION  
City of Jersey City  
Planning Board  
Case No.: P23-086

**Decided on Tuesday July 25, 2023**  
**Memorialized on August 8, 2023**

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Vote: 7-0 in favor


Commissioners	Yes	No	Abstain
CHRISTOPHER LANGSTON, Chairman	X		
VIDYA GANGADIN, Commissioner	X		
DAVID CRUZ, Commissioner	X		
DR. VIJAY DESAI, Commissioner	X		
STEVE LIPSKI, Commissioner	X		
DARLENE GREEN, Commissioner	X		
PATRICK STAMATO, Commissioner	X		

  
[Christopher Langston \(Aug 10, 2023 15:12 EDT\)](#)

Christopher Langston, Chairman  
JERSEY CITY PLANNING BOARD

Cameron Black, Secretary  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
[Santo T. Alampi, Esq. \(Aug 10, 2023 11:19 EDT\)](#)

Santo T. Alampi, Esq.  
JERSEY CITY PLANNING BOARD

DATE OF MEMORIALIZATION:

AUGUST 8, 2023