

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

File No. Ord. 23-124
Agenda No. 3.7 (1st Reading)
Agenda No. 4.9 (2nd Reading and Final Passage)



AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE NEWPORT AND HARSIMUS COVE STATION REDEVELOPMENT PLANS.

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

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. Permits municipalities to adopt and amend regulations within areas declared to be "in need of redevelopment" and "in need of rehabilitation"; and

WHEREAS, the Municipal Council of the City of Jersey City adopted a redevelopment plan for the Newport Redevelopment Plan Area in February 1985; and

WHEREAS, the Newport Redevelopment Plan has been amended periodically since its adoption, the latest being on June 27, 2012 by Ordinance 12-084; and

WHEREAS, the Municipal Council of the City of Jersey City adopted a redevelopment plan for the Harsimus Cove Station Redevelopment Plan Area in 1983; and

WHEREAS, the Harsimus Cove Station Redevelopment Plan has been amended periodically since its adoption, the latest being on April 13, 2022 by Ordinance 22-024; and

WHEREAS, the Municipal Council of the City of Jersey City wishes to assure continued development and redevelopment of the Newport and Harsimus Cove Station Redevelopment Areas that is both appropriate for Jersey City's changing needs and consistent with actual conditions; and

WHEREAS, this ordinance modifies the Newport and Harsimus Cove Station Redevelopment Plans by realigning the Southern boundary of the Newport Redevelopment Plan and the northern boundary of the Harsimus Cove Station Redevelopment Plan; and

WHEREAS, this ordinance further modifies the Newport Redevelopment Plan by revising its permitted uses, parking standards and other standards; and

WHEREAS, on September 7, 2023 the Municipal Council of the City of Jersey City referred amendments to the Newport and Harsimus Cove Station Redevelopment Plans to the Jersey City Planning Board to seek the Board's report and recommendations relative to the amendment, including consistency review with the City's Master Plan by Resolution 23-676; and

WHEREAS, on November 14, 2023, the Jersey City Planning Board reviewed, discussed, amended and recommended adoption of the amendments attached hereto; and

WHEREAS, floor amendments are included intending to clarify language in the Newport Redevelopment Plan and exclude tourism activities associated with helistop and vertiports uses; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY CITY AS FOLLOWS:

APPROVED AS TO LEGAL FORM

A handwritten signature in black ink, appearing to be "JAN", is written over a horizontal line.

Business Administrator

A handwritten signature in black ink, appearing to be "PD", is written over a horizontal line.

Corporation Counsel

☐ Certification Required

An Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Newport and Harsimus Cove Station Redevelopment Plans.

1. The amendments to the Newport Redevelopment and Harsimus Cove Station Redevelopment Plan, attached hereto, 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. The Division of City Planning Staff shall have this ordinance codified and incorporated in the official copies of the Jersey City Zoning Map.
- 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 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 (10) days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning Board, the Clerk of the City of Hoboken, and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 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 as required by N.J.S.A. 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.A. 40:49-2.1.

n/a

An Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Newport and Harsimus Cove Station Redevelopment Plans.

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 - Nov 29 2023
---------	--

Purpose

Please be advised that on November 14, 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 adjust the boundaries of the Harsimus Cove Station and Newport Redevelopment Plans along with updating permitted uses and standards of the Newport Redevelopment Plan. At their meeting, the Planning Board were provided the opportunity to ask questions, discuss and reviewed the amendment and its conformance with the Master Plan. After public comments, the Board voted to incorporate floor amendments and recommend to the council that this ordinance amend the Redevelopment Plans be adopted. The Petitioner of the amendment is Newport Associates Development Company. Referred by City Council resolution 23-676. Staff has confirmed that the amendments as proposed herein do not trigger the Inclusionary Zoning Ordinance.

Cost (Identify all sources and amounts)

n/a

Contract term (include all)

n/a

Type of award:

n/a

**If "Other Exception",
enter type:**

n/a

ATTACHMENTS:

Amendment for Ordinance 23-124
2023-11-14 - Newport RDP Amendment TEXT and MAPS
MEMO Harsimus Cove Station RDP Boundary

Approved by
 Tanya Marione, Director of Planning
 Annisia Cialone, HEDC Director
 John McKinney, Attorney
 John Metro, Business Administrator

Status:
 Approved - Nov 27 2023
 Approved - Nov 27 2023
 Approved - Nov 27 2023
 Approved - Nov 27 2023

An Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Newport and Harsimus Cove Station Redevelopment Plans.

RECORD OF COUNCIL VOTE ON INTRODUCTION – Nov 29 2023						
RIDLEY	ABSENT	SALEH	AYE	DEGISE	AYE	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	

MOTION: RIVERA

SECOND: WATTERMAN

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – Dec 13 2023						
RIDLEY	AYE	SALEH	AYE	DEGISE	ABSENT	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	

MOTION: SOLOMON

SECOND: SALEH

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY – Dec 13 2023						
RIDLEY	AYE	SALEH	AYE	DEGISE	ABSENT	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	

RECORD OF FINAL COUNCIL VOTE – Dec 13 2023						
RIDLEY	AYE	SALEH	AYE	DEGISE	ABSENT	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	

Adopted on first reading of the Council of Jersey City, N.J. on **Nov 29 2023**

Adopted on second and final reading after hearing on **Dec 13 2023**

This is to certify that the foregoing Ordinance was adopted
by the Municipal Council at its meeting on Dec 13 2023

City Clerk

Joyce E. Watterman, President of Council
Approved: Dec 13 2023

Steven M. Fulop, Mayor

Date to Mayor: Dec 14 2023

Approved: Dec 14 2023