

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

File No.            Ord. 24-004  
Agenda No.       3.1 (1st Reading)  
Agenda No.       4.1 (2nd Reading and Final Passage)



**AN ORDINANCE OF THE MUNICIPAL COUNCIL ADOPTING AMENDMENTS TO THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT PLAN TO INCORPORATE EDUCATIONAL USES.**

**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. (the “Act”) permits municipalities to adopt and amend regulations within areas declared to be “in need of redevelopment” and “in need of rehabilitation”; and

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; and

Whereas, all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by the affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan; and

Whereas, the Municipal Council of Jersey City adopted the Powerhouse Arts District Redevelopment Plan on October 27, 2004, under Ordinance 04-118 and was most recently amended on October 13, 2022, under Ordinance 220-084


Whereas, the Municipal Council adopted a resolution authorizing the Planning board to study an amendment to the Powerhouse Arts District Redevelopment Plan to incorporate educational uses on their November 8, 2023 meeting under Res.23-885; and


Whereas, the Jersey City Planning Board had a public hearing and heard testimony regarding the amendment and voted to recommend the adoption of the amendment at their November 28, 2023 meeting

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

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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

APPROVED AS TO LEGAL FORM

  
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Business Administrator

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

**An Ordinance of the Municipal Council adopting amendments to the Powerhouse Arts District Redevelopment Plan to incorporate educational uses.**

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 hereby 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.

An Ordinance of the Municipal Council adopting amendments to the Powerhouse Arts District Redevelopment Plan to incorporate educational uses.

RECORD OF COUNCIL VOTE ON INTRODUCTION – Feb 7 2024						
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 – Feb 22 2024						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	


**SPEAKERS:**  
Catherine Moore, Daniela Sarbu, LaVern Webb Washington, Esme Sarbu, Daniell Lansen, Eugen Sarbu, Axita Patel, Ethan Sarbu, Geetika Sharma, Sara Kumar, Mark Boyles, Judith Rodgers, Carol Harris & Rene Gonzales

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


RECORD OF FINAL COUNCIL VOTE – Feb 22 2024						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
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 **Feb 7 2024**  
Adopted on second and final reading after hearing on **Feb 22 2024**


This is to certify that the foregoing Ordinance was adopted  
by the Municipal Council at its meeting on Feb 22 2024



City Clerk



Joyce E. Watterman, President of Council  
Approved: Feb 22 2024



Steven M. Fulop, Mayor  
Date to Mayor: Feb 23 2024  
Approved: Feb 23 2024

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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

Tanya Marione, Director of Planning		2015475010	tanyam@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 - Feb 07 2024
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Purpose

Adoption of amendment to the Powerhouse Arts District RDP to add educational uses
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Cost (Identify all sources and amounts)

Contract term (include all)

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ATTACHMENTS:

<a href="#">Res. 23-835 - Pdf</a> <a href="#">Proposed Amendment to the Powerhouse Arts District RDP - Ord 24-004</a>
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Approved by  
Tanya Marione, Director of Planning  
Annisia Cialone, HEDC Director  
John McKinney, Attorney  
John Metro, Business Administrator

Status:  
Approved - Jan 11 2024  
Approved - Jan 12 2024  
Approved - Jan 19 2024  
Approved - Jan 31 2024