

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

File No. Ord. 24-055  
Agenda No. 3.8 (1st Reading)  
Agenda No. 4.8 (2nd Reading and Final Passage)



**AN ORDINANCE AMENDING CHAPTER 218 (MULTIPLE DWELLINGS) SECTION 1 (UNIFORMED SECURITY SERVICE) AND SECTION 1.1 (SECURITY SERVICE FOR SENIOR CITIZEN HOUSING/HOUSING FOR THE DISABLED MANDATORY) OF THE JERSEY CITY MUNICIPAL CODE.**

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

Whereas, the City of Jersey City (the "City") has been made aware of unclear language in Chapter 218 (Multiple Dwellings) Section 1 (Uniformed security service) of the Jersey City Municipal Code; and

Whereas, the City desires to amend the code to clarify the language to make it easier to understand;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY CITY the following:**

**A. The following amendments to Chapter 218 (Multiple) Section 1 (Uniformed security service) of the Jersey City Municipal Code are hereby adopted:**

§ 218-1. - Uniformed security service.

1. Every owner or agent of an owner of a multiple dwelling of one hundred (100) or more dwelling units shall furnish a minimum of one uniformed security guard for each residential building in the property or community upon its premises twenty-four (24) hours a day, seven days a week. The owner or agent of the multiple dwelling shall post conspicuous signage inside the common areas and entrance points of the building that shall provide the direct onsite contact information of the uniformed security guards present. For the purposes of this chapter, a "uniformed security guard" shall consist of a Licensed New Jersey Security Guard, as specified in N.J.S.A § 13:55A, hired for the purpose of protection of persons or property, real or personal, from injury or harm that wears a particular set of clothes that clearly identifies them as a security guard.
2. Each uniformed guard shall make a periodic patrol inspection of the premises and shall undertake all actions necessary to assure the personal safety and privacy of the residents of each dwelling unit and their guests.
3. The cost of furnishing uniformed security guards shall be a deductible expense for the purpose of computing net income and fair return on equity under Chapter 260, Rent Control.
4. An owner or agent of a multiple dwelling subject to this article may apply to the ~~Director~~ Department of Public Safety, Office of Code Compliance, or the office otherwise designated by the Business Administrator, for an exemption. The ~~Director~~ Department of Public Safety, Office of Code Compliance, or the office otherwise designated by the Business Administrator, shall conduct an inspection of the multiple dwelling and shall grant an exemption if ~~he or she finds~~ it is determined that existing security arrangements are adequate to protect the safety and property of the residents. The inspection shall include the evaluation of residents' security concerns and complaints when issuing or continuing an exemption. These security concerns and complaints may be in the form of SeeClickFix tickets, calls to the RRC, or direct submissions to the

APPROVED AS TO LEGAL FORM

Business Administrator

Corporation Counsel

**An Ordinance amending Chapter 218 (Multiple Dwellings) Section 1 (Uniformed security service) and Section 1.1 (Security service for senior citizen housing/housing for the disabled mandatory) of the Jersey City Municipal Code.**

Department of Public Safety from tenants and/or tenants associations. If the Director rejects such application for an exemption is rejected, he or she the inspector may recommend to an applicant what additional security measures would be necessary to meet the minimum requirements for an exemption. Every multiple dwelling which is granted an exemption under this section shall be subject to an inspection at least once each year. An exemption granted pursuant to this section shall expire on April 1 in the successive calendar year. In order to continue a previously granted exemption under this section, the owner or agent of a multiple dwelling must schedule a re-inspection of the multiple dwelling with the Department of Public Safety, Office of Code Compliance, or the office otherwise designated by the Business Administrator, to occur between the months of January through March in every successive calendar year.

§ 218-1.1. - Security service for senior citizen housing/housing for the disabled mandatory.

A. Every owner or agent of an owner of a senior housing facility as defined by § 345-6, which contains ~~75~~ 60 or more dwelling units, and every owner or agent of an owner of a housing facility dedicated to housing disabled persons and which contains ~~75~~ 60 or more dwelling units, shall furnish a minimum of one security guard or security attendant, whether uniformed or not, upon its premises 24 hours a day, seven days a week. A security attendant shall be a member of the facility staff and shall not be a resident of the facility.

B. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

C. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. the City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and 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 accidental repealers of existing provisions.

NOTE: All new material is underlined and words that are ~~struck through~~ are omitted.

**An Ordinance amending Chapter 218 (Multiple Dwellings) Section 1 (Uniformed security service) and Section 1.1 (Security service for senior citizen housing/housing for the disabled mandatory) of the Jersey City Municipal Code.**

RECORD OF COUNCIL VOTE ON INTRODUCTION – Jun 12 2024						
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 – Jun 26 2024						
RIDLEY	AYE	SALEH	AYE	DEGISE	ABSENT	7-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	ABSENT	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 – Jun 26 2024						
RIDLEY	AYE	SALEH	AYE	DEGISE	ABSENT	7-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	ABSENT	GILMORE	AYE	WATTERMAN, PRES.	AYE	

Adopted on first reading of the Council of Jersey City, N.J. on **Jun 12 2024**

Adopted on second and final reading after hearing on **Jun 26 2024**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on Jun 26 2024



City Clerk



Joyce E. Watterman, President of Council  
Approved: Jun 26 2024



Steven M. Fulop, Mayor  
Date to Mayor: Jun 27 2024  
Approved: Jun 27 2024

**An Ordinance amending Chapter 218 (Multiple Dwellings) Section 1 (Uniformed security service) and Section 1.1 (Security service for senior citizen housing/housing for the disabled mandatory) of the Jersey City Municipal Code.**

**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**

John McKinney, Attorney	5229	jmckinney@jcnj.org
Department	Department of Law	
Division	Corporation Counsel	

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 12 2024
---------	--

**Purpose**

This ordinance shall amend Chapter 218 (Multiple Dwellings) Section 1 (Uniformed security service) of the Jersey City Municipal Code to clarify language regarding uniformed security officers and the scheduling of inspections for requested exemptions. This is a reintroduction of the ordinance due to multiple substantive changes to the ordinance since first read.

**Cost (Identify all sources and amounts)**

N/A

**Contract term (include all)**

Approved by  
John McKinney, Attorney  
John Metro, Business Administrator

Status:  
Approved - Jun 11 2024  
Approved - Jun 20 2024