

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

File No. Ord. 24-096  
Agenda No. 3.8 (1st Reading)  
Agenda No. 4.8 (2nd Reading and Final Passage)



**AN ORDINANCE OF THE JERSEY CITY MUNICIPAL COUNCIL ADOPTED REVISED AND UPDATED FEES FOR CHAPTER 345, THE LAND DEVELOPMENT ORDINANCE, RELATED TO ZONING REVIEW APPLICATIONS AND SOME APPLICATIONS FOR THE PLANNING AND ZONING BOARD.**

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

Whereas, the Municipal Council, pursuant to N.J.S.A. 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

Whereas, the Planning Board may prepare, adopt or amend a master plan pursuant to N.J.S.A. 40:55D-28, the Jersey City Master Plan was updated and approved by the Planning Board at its January 18, 2022 meeting; and

Whereas, the Land Use Element and Open Space Element were updated and approved by the Planning Board at its January 18, 2022 meeting; and

Whereas, the Land Development Ordinance was then subsequently rescinded and reinstated under Ordinance 22-084, then amended under Ordinance 23-003, and most recently under Ordinance 23-103;

Whereas, the 2023 updates to the Land Development Ordinance included revisions to the site plan thresholds, but was not reflected in the fee schedule and there is a need for consistency with the application and fees; and

Whereas, the Zoning Division is a required reviewer on applications currently not listed in the fee schedule, and there is a need to provide clarity on application type and corresponding fees; and

Whereas, the Planning Board held a public hearing, pursuant to all applicable procedural requirements, on September 10, 2024 regarding the update to the fees in Chapter 345, and voted to recommend that City Council adopt these amendments

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

**The Land Development Ordinance, Chapter 345, Article IV, Section 33, be and hereby is amended as per the attached document; and**

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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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

APPROVED AS TO LEGAL FORM

A handwritten signature in black ink, appearing to be 'JMA', written over a horizontal line.

Business Administrator

A handwritten signature in black ink, appearing to be 'Benjamin', written over a horizontal line.

Corporation Counsel

**An Ordinance of the Jersey City Municipal Council Adopted Revised and Updated Fees for Chapter 345, the Land Development Ordinance, related to zoning review applications and some applications for the Planning and Zoning Board.**

E. 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.

**An Ordinance of the Jersey City Municipal Council Adopted Revised and Updated Fees for Chapter 345, the Land Development Ordinance, related to zoning review applications and some applications for the Planning and Zoning Board.**

RECORD OF COUNCIL VOTE ON INTRODUCTION – Oct 17 2024						
RIDLEY	AYE	SALEH	AYE	DEGISE	ABSENT	7-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	ABSENT	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES	AYE	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – Oct 30 2024						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	

**SPEAKERS:**

Lavern Washington

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

RECORD OF FINAL COUNCIL VOTE – Oct 30 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 **Oct 17 2024**

Adopted on second and final reading after hearing on **Oct 30 2024**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on Oct 30 2024



City Clerk



Joyce E. Watterman, President of Council  
Approved: Oct 30 2024



Steven M. Fulop, Mayor  
Date to Mayor: Oct 31 2024  
Approved: Oct 31 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 - Oct 17 2024
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**Purpose**

To update zoning and planning fees to reflect all application types
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**Cost (Identify all sources and amounts)**

**Contract term (include all)**

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**ATTACHMENTS:**

<a href="#">345 fee update</a>
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Approved by  
Tanya Marione, Director of Planning  
Annisia Cialone, HEDC Director  
Jeremy Jacobsen, Attorney  
John Metro, Business Administrator

Status:  
Approved - Sep 17 2024  
Approved - Sep 20 2024  
Approved - Sep 24 2024  
Approved - Oct 08 2024

345-33. Fees.

B. Schedule of Fees.

Application Type	Application Fees
Zoning Compliance Review and Determination	Non-Refundable
Residential 1-4 dwelling units	<del>\$100.00</del> <b>\$50.00/ unit</b>
Residential 5+ dwelling units	<del>\$100.00</del> plus \$25.00 dwelling unit over 4
Nonresidential (including mixed use) under 5,000 sq ft	<del>\$100.00</del>
Nonresidential (including mixed use) 5,001 to 49,999 sq ft	<del>\$300.00</del>
Nonresidential (including mixed use) 50,000 sq ft and above	<del>\$500.00</del>
Non-Residential (per square foot) – Including Mixed Use	<b>\$250.00 for the first 5,000 sq ft and \$.50 per sq ft after</b>
Certificate of Non-Conformity	<del>\$300.00</del>
<b>Zoning Determination Letter/Certificate (General, Driveway, and Short Term Rental)</b>	<b>\$150.00</b>
Planning Board and Zoning Board of Adjustment Applications	Non-Refundable
Minor site plan – Cell antenna application	<del>\$2,500.00</del>
Minor site plan – signage and storefronts	<del>\$200.00</del>
Minor site plan – Other	<del>\$350.00</del>
<b>Minor Site Plan</b>	<b>\$1,000.00</b>
Preliminary Major Site Plan – Residential	<del>\$50.00</del> per unit or a minimum of \$500.00
Preliminary Major Site Plan – Non-Residential	With principal buildings over 1,000 sq. ft. GFA: \$50.00 per 1,000 sq. ft. GFA or part thereof or a minimum of \$500.00 Without principal building over 1,000 sq. ft. GFA: \$50.00 per 1,000 sq. ft. lot area or part thereof or a minimum of \$500.00
Final Major Site Plan	50% of current preliminary major site plan fee
Site Plan Amendment	50% of the current application fee or a minimum of \$1,000.00
Administrative Amendment	<del>\$500.00</del>
Conceptual Site Plan	<del>\$500.00</del> (to be deducted from fees for formal application for development)

Conditional Use – Cannabis Establishment	\$2,500.00
Conditional Use – All other	\$200.00
Extension of Site Plan Approval	<del>\$300.00</del> <b>\$500.00</b>
Minor Subdivision	\$500.00
Preliminary Major subdivision	\$1,000.00 plus \$100.00 per lot
Final Major Subdivision	50% of current preliminary major subdivision fee
Special Meeting Requested by Applicant	<del>\$3,000.00</del> <b>\$5,000.00</b>
Rezoning or Redevelopment Plan Amendment Requested by Developer	Fee as specified in applicable redevelopment plan, or <del>\$1,000</del> <b>\$5,000.00</b> , whichever is greater
<b>Appeals, Interpretations and Variances</b>	
"a" and "b" appeals and interpretations as per NJSA 40:55D-70.a. and b.	\$150.00
"c" variance as per N.J.S.A. 40:55D-70(c) and deviation from redevelopment plan	\$500.00 for the first variance or deviation <del>\$250.00</del> for each additional <b>for each "c" variance</b>
"d" variance as per N.J.S.A. 40:55D-70(d)	\$1,000.00 for each "d" variance
Extension of variance approval	<del>\$300.00</del> (when not filed concurrently with extension of Site Plan) <b>\$500.00</b>
Historic Preservation Applications	NO CHANGES