

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Whereas, the Land Development Ordinance was then subsequently rescinded and reinstated under Ordinance 22-084, then amended under Ordinance 23-003, and most recently under Ordinance 23-103;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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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



Business Administrator



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

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.

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 |
|---------|--|

Purpose

| |
|---|
| To update zoning and planning fees to reflect all application types |
|---|

Cost (Identify all sources and amounts)

Contract term (include all)

| |
|---|
| 0 |
|---|

| |
|--|
| |
|--|

ATTACHMENTS:

| |
|--------------------------------|
| 345 fee update |
|--------------------------------|

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 | \$100.00 \$50.00/ unit |
| Residential 5+ dwelling units | \$100.00 plus \$25.00 dwelling unit over 4 |
| Nonresidential (including mixed use) under 5,000 sq ft | \$100.00 |
| Nonresidential (including mixed use) 5,001 to 49,999 sq ft | \$300.00 |
| Nonresidential (including mixed use) 50,000 sq ft and above | \$500.00 |
| Non-Residential (per square foot) – Including Mixed Use | \$250.00 for the first 5,000 sq ft and \$.50 per sq ft after |
| Certificate of Non-Conformity | \$300.00 |
| Zoning Determination Letter/Certificate (General, Driveway, and Short Term Rental) | \$150.00 |
| Planning Board and Zoning Board of Adjustment Applications | Non-Refundable |
| Minor site plan – Cell antenna application | \$2,500.00 |
| Minor site plan – signage and storefronts | \$200.00 |
| Minor site plan – Other | \$350.00 |
| Minor Site Plan | \$1,000.00 |
| Preliminary Major Site Plan – Residential | \$50.00 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 | \$500.00 |
| Conceptual Site Plan | \$500.00 (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 | \$300.00 \$500.00 |
| 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 | \$3,000.00 \$5,000.00 |
| Rezoning or Redevelopment Plan Amendment Requested by Developer | Fee as specified in applicable redevelopment plan, or \$1,000 \$5,000.00 , whichever is greater |
| | |
| Appeals, Interpretations and Variances | |
| "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 \$250.00 for each additional for each "c" variance |
| "d" variance as per N.J.S.A. 40:55D-70(d) | \$1,000.00 for each "d" variance |
| Extension of variance approval | \$300.00 (when not filed concurrently with extension of Site Plan) \$500.00 |
| | |
| Historic Preservation Applications | NO CHANGES |