

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

File No. Ord. 26-014  
Agenda No. 3.6 (1st Reading)  
Agenda No. 4.4 (2nd Reading and Final Passage)



**AN ORDINANCE OF THE JERSEY CITY MUNICIPAL COUNCIL AMENDING THE JERSEY CITY LAND DEVELOPMENT ORDINANCE, CHAPTER 345 ARTICLE I SECTION 6 DEFINITIONS, CHAPTER 345 ARTICLE V SECTION 62 RESIDENTIAL DESIGN STANDARDS, AND CHAPTER 345 ARTICLE V SECTION 63 NON-RESIDENTIAL DESIGN STANDARDS.**

**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 held a public hearing, pursuant to all applicable procedural requirements, on September 23, 2025, on amendments to the Land Development Ordinance regarding definitions (345-6), residential design standards (345-62), and non-residential design standards (345-63); and

Whereas, the amendments establish bird friendly design standards; and

**Whereas**, the Planning Board has determined that the Amendments are consistent with the Jersey City Master Plan and that it is recommended that the City Council adopt these amendments as they are in the best interest of the City; and

**Whereas**, the Planning Board recommended adoption of the amendments by the Municipal Council of Jersey City; and

Whereas, the City Council has amended parts of this ordinance based on testimony from the Division of Planning, experts, and members of the public.

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

- A. All ordinances and part of ordinances inconsistent herewith are hereby repealed.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

APPROVED AS TO LEGAL FORM

Business Administrator

Corporation Counsel

**Ord. 26-014**

**An Ordinance of the Jersey City Municipal Council amending the Jersey City Land Development Ordinance, Chapter 345 Article I Section 6 Definitions, Chapter 345 Article V Section 62 Residential Design Standards, and Chapter 345 Article V Section 63 Non-Residential Design Standards.**

N/A

**NOTE:** All new material is underlined words ~~struck through~~ are omitted. For purposes of advertising only, new matter is **boldface** and repealed by *italics*.

**An Ordinance of the Jersey City Municipal Council amending the Jersey City Land Development Ordinance, Chapter 345 Article I Section 6 Definitions, Chapter 345 Article V Section 62 Residential Design Standards, and Chapter 345 Article V Section 63 Non-Residential Design Standards.**

RECORD OF COUNCIL VOTE ON INTRODUCTION – Feb 25 2026						
BROOKS	AYE	LITTLE	AYE	SINGH	AYE	9-0
ZUPPA, JR.	AYE	GILMORE	AYE	LAVARRO	AYE	
EPHROS	AYE	GRIFFIN	AYE	RIDLEY, PRES.	AYE	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – Mar 11 2026						
BROOKS	AYE	LITTLE	AYE	SINGH	AYE	9-0
ZUPPA, JR.	AYE	GILMORE	AYE	LAVARRO	AYE	
EPHROS	AYE	GRIFFIN	AYE	RIDLEY, PRES.	AYE	

**SPEAKERS:**

Eric Conner, Chris Messina, Debby Devenezia, Sam Pesin, Nathan MacCormack, Bess Morrison, Jonathan Schwedel, Angeline Jacques, Preeti Desai, Danielle Dadamo, Letizia Colon, Caleb Hansen, Rachel Emmet, Lauren Kelly, Jessica D'Onofrio, Robert Fu, Ashlen Spector, Kayal Burell, Deborah Laurell, Kim Correro, Otys Train, Jeffrey Train, Sima Kumttas, Silbia Markli, Jeffrey Rhell, Harriet Bailey, Andrew Emmet, Justin Mostuera, Kathleen Fraley, Kristina Hollosi, Charlene Burke, Lorraine Freaney

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY – Mar 11 2026						
BROOKS	AYE	LITTLE	AYE	SINGH	AYE	9-0
ZUPPA, JR.	AYE	GILMORE	AYE	LAVARRO	AYE	
EPHROS	AYE	GRIFFIN	AYE	RIDLEY, PRES.	AYE	

RECORD OF FINAL COUNCIL VOTE – Mar 11 2026						
BROOKS	AYE	LITTLE	AYE	SINGH	AYE	9-0
ZUPPA, JR.	AYE	GILMORE	AYE	LAVARRO	AYE	
EPHROS	AYE	GRIFFIN	AYE	RIDLEY, PRES.	AYE	

Adopted on first reading of the Council of Jersey City, N.J. on **Feb 25 2026**  
 Adopted on second and final reading after hearing on **Mar 11 2026**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on Mar 11 2026



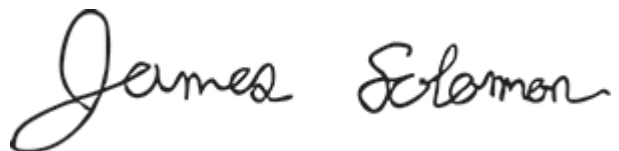
City Clerk



Denise Ridley, President of Council  
 Approved: Mar 11 2026

Amendment(s):  
 Motion made by Council President Ridley,  
 Seconded by Councilperson Zuppa, 9-0

All Amendments are attached to the ordinance listed as Bird Friendly Design LDO Amendment w- Council Amendment V2



James Solomon, Mayor  
 Date to Mayor: Mar 12 2026  
 Approved: Mar 14 2026

**Ord. 26-014**

**An Ordinance of the Jersey City Municipal Council amending the Jersey City Land Development Ordinance, Chapter 345 Article I Section 6 Definitions, Chapter 345 Article V Section 62 Residential Design Standards, and Chapter 345 Article V Section 63 Non-Residential Design Standards.**

**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**

Sophia Pereira, Clerk	201-547-5010	spereira@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 - Mar 11 2026
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**Purpose**

Please be advised that on September 23, 2025 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 establish bird friendly design standards. At their meeting, the Planning Board discussed, were provided the opportunity to ask questions, and reviewed the amendment and its conformance to the Master Plan. After public comments, the Board voted to recommend to the City Council that this ordinance, with a floor amendment, amending the Land Development Ordinance be adopted. On February 25, 2026, the Division of Planning was directed by City Council to amend the 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:**

[Bird Friendly Design LDO Amendment w- City Council Amendment](#)  
[RESO P2025-0165 LDO Amendment Bird Friendly Design PB rec](#)  
[Bird Friendly Design LDO Amendment w- City Council Amendment\\_V2](#)

Approved by

Tanya Marione, Director of Planning

Annisia Cialone, HEDC Director

John McKinney, Attorney

Peter Horton, Acting Business Administrator

Status:

Approved - Feb 25 2026

Approved - Feb 25 2026

Approved - Feb 25 2026

Approved - Feb 25 2026

#### § 345-6. Definitions.

**BIRD FRIENDLY MATERIAL** – A material that has or has been treated to have a Threat Factor less than or equal to 25 in accordance with American Bird Conservancy or complies with American Bird Conservancy’s Prescriptive Rating Criteria; a material with exterior surface obstructed and effectively covered by building-integrated structures that do not have gaps larger than 12” in any dimension, including non-glass double-skin facades, metal screens, fixed solar shading, exterior insect or solar screens; or any other material deemed bird friendly in accordance with a relevant standard

**BIRD HAZARD INSTALLATIONS** – Structures that pose significant collision risks to birds such as awnings, railings, noise barriers, and wind barriers; and building features that pose significant collision risks to birds such as skyways or skywalks, pedestrian bridges, all floors of building connectors, atriums, outside corners where a bird can see in one side of the building and out the other within 30 feet of the corner, all interior corners within 30 feet of the corner, glazing adjacent to courtyards, and any portion of a building façade adjacent to a green roof or landscape element up to 24 feet above the surface of the green roof

**THREAT FACTOR** - The relative threat level to birds posed by various materials and design details as determined by American Bird Conservancy. The Threat Factor quantified as a number between one and 100 that indicates the relative effectiveness of materials or assemblies, typically in reducing bird collisions, but not exclusively, evaluated per a binary choice flight-tunnel protocol involving live birds. A Threat Factor of 1 is the least threatening and a Threat Factor of 100 is the most threatening.

**§ 345-62. – Residential design standards.**

- A. The design and layout of buildings and parking areas shall provide an aesthetically pleasing appearance and efficient arrangement compatible with the character of surrounding development. To the greatest extent possible, new residential development in existing neighborhoods shall be integrated with the housing units in the adjacent area. New development in existing neighborhoods shall incorporate distinctive architectural characteristics of surrounding development, such as window and door detailing, decoration, material, roof style and pitch, height and porches.
- B. All additions, alterations and accessory buildings shall be compatible with the principal structure, and shall share a common architectural theme.
- C. Building proportions shall be compatible with the predominant proportional relationship along a street. Mass, scale, height, orientation, porches, entries and parking shall be consistent with the neighborhood.
- D. Roof line design shall be consistent with the existing block or neighborhood patterns where appropriate. Roof design shall be an integral part of the overall building design.
- E. Rooftop, outdoor living spaces such as decks and gardens shall be integrated into the building architecture. Stepbacks, parapets or other features shall be used to provide privacy and screening.
- F. Monotonous uninterrupted expanses of walls shall be avoided. Facade articulations such as recesses, projections, columns, openings, ornamentation, decorative materials and colors shall be used to add texture and detail.
- G. Materials and colors shall be compatible with the neighborhood character, streetscape and adjacent structures.
- H. Building entries, windows and other openings shall be compatible in location, scale and pattern to other structures on the street.
- I. Stilted buildings are prohibited.
- J. Where garages must be located facing streets, they shall whenever feasible be minimized by placement at a lower elevation than the street or recessed within the building façade and framed by balconies, porches, trellises or other architectural elements. Garage doors shall not dominate the front façade.
- K. Mechanical equipment, whether mounted on the roof, within the building, or on the ground shall be screened from view. All screening devices shall be compatible with the material, architecture and color of the adjacent structures. Electrical transformers shall be underground or housed within the building.
- L. Window and door security grates shall be as inconspicuous and as complementary to the front façade facing a Street as possible and shall not be permitted above the first floor or parlor floor of any facades facing the street. No security or decorative grates shall be permitted to enclose porches.
- M. Fire escapes shall be constructed only against the side or rear wall of a building and shall be located and/or screened so as not to detract from the appearance of such buildings.

- N. Cellar apartments are not permitted.
- O. Trash containers and outdoor storage areas shall be screened from public streets, pedestrian areas and neighboring properties. The screen shall be designed to be compatible with the architectural character of the development and shall be constructed of durable materials.
- P. Recycling Facilities for New Multi-Family Housing Developments. There shall be included in any new multi-family housing development that requires site plan approval an indoor or outdoor recycling area for the collection and storage of residentially generated recyclable materials. The dimensions of the recycling area shall be sufficient to accommodate recycling bins or containers which are of adequate size and number and which are consistent with anticipated usage and with current methods of collection in the area in which the project is located. The recycling area shall be conveniently located for the disposition of source-separated recyclable materials by residents of the multi-family housing development, preferably near, but clearly separated from, a refuse dumpster. The recycling area shall be well lit and shall be safely and easily accessible by recycling personnel and vehicles. Collection vehicles shall be able to access the recycling area without interference from parked cars or other obstacles. Reasonable measures shall be taken to protect the recycling area, and the bins or containers placed therein, against theft of recyclable materials, bins or containers. Any bins or containers which are used for the collection of recyclable paper or cardboard and which are located in an outdoor recycling area shall be equipped with a lid, or otherwise covered, so as to keep the paper or cardboard dry. Signs clearly identifying the recycling area and the materials accepted therein shall be posted adjacent to all points of access to the recycling area. Individual bins or containers shall be equipped with signs indicating the materials to be placed therein. Landscaping and/or fencing shall be provided around any outdoor recycling area and shall be developed in an aesthetically pleasing manner.
- Q. Conversions of first floor commercial uses to a dwelling unit:
1. The design features of the storefront architecture shall be preserved to the maximum degree possible.
  2. Storefront display windows shall be maintained. Residential privacy may be achieved by shades and curtains, blinds and the use of translucent glass such as sandblasted or etched glass, patterned glass and privacy glass.
  3. If the existing storefront incorporates a second tier of windows behind the storefront glass this second layer of glass may be clear or obscured.
  4. Solid bulkheads shall not exceed two-fifths of the first floor height.
  5. Original bulkhead designs should be preserved to maintain the historic character of the street. Original materials to be maintained included wood, cast iron, cast aluminum, pigmented structural glass, terra cotta, porcelain enamel, ceramic tile, decorative brick, marble and granite.
  6. For security, the use of retractable security grilles and solid wooden doors is preferred to external grilles.
  7. If shielding of sunlight is a concern, awnings may be mounted above or below the transom.

8. Recommended replacement windows for the transom area include hopper, sliding and awning windows.
  9. Recommended replacement windows for the display area include fixed glass and casement windows.
  10. Recessed entries shall be maintained and "outer" doors shall not be added.
- R. All sidewalks shall be tinted Scofield Charcoal Grey or equivalent.
- S. Both primary and secondary front façades shall be designed with quality materials and details, such as masonry.
- T. Front yard regulations for landscaping and fencing shall apply to both primary and secondary front façades.

#### U. Bird Friendly Design Standards

##### 1. Applicability

- a. These standards shall apply to new construction, rehabilitation, and additions that require site plan approval.
- b. These standards are encouraged for new construction, rehabilitation, and additions that do not require site plan approval except when bird hazard installations are proposed. In the instance that bird hazard installations are proposed, 345-62 2.a.ii. shall apply.
- c. These standards shall be waived for new construction, rehabilitation, and additions in which one hundred percent (100%) of dwelling units are designated as deed-restricted affordable units.

##### 2. Building Materials

- a. Bird friendly materials shall be utilized on the following:
  - i. On all building facades, and any associated openings, from ground level up to eighty-five (85) feet above grade
    1. Materials other than bird friendly materials shall not exceed an aggregate of 10 square feet within any 10 feet by 10 feet square area of exterior wall area below eighty-five (85) feet above grade
    2. Where transparency of windows is required from ground level up to eighty-five (85) feet, materials with a maximum Threat Factor less than or equal to 30 can be utilized.
  - ii. On all bird hazard installations
    1. Bird hazard installations is defined in 345-6 and include but are not limited to awnings, railings, noise barriers, wind barriers, skyways or skywalks, pedestrian bridges, all floors of building connectors, atriums, outside corners where a bird can see in one side of the building and out the other within 30 feet of the corner, all

interior corners within 30 feet of the corner, glazing adjacent to courtyards, and any portion of a building façade adjacent to a green roof or landscape element up to 24 feet above the surface of the green roof

### 3. Reference and Guidance

a. It is encouraged to use one or more of the following sources for guidance:

i. American Bird Conservancy <https://abcbirds.org/>

1. American Bird Conservancy's Downloadable Resources including the American Bird Conservancy's Prescriptive Rating Criteria <https://abcbirds.org/glass-collisions/resources/>

2. American Bird Conservancy's Product & Solutions Database <https://abcbirds.org/glass-collisions/products-database/>

ii. Bird Friendly Building Design & Construction Requirements Guidance Document, NYC Buildings, November 2020 Version 1.0 (or subsequent version) [https://www.nyc.gov/assets/buildings/bldgs\\_bulletins/bird\\_friendly\\_guidance\\_document.pdf](https://www.nyc.gov/assets/buildings/bldgs_bulletins/bird_friendly_guidance_document.pdf)

### § 345-63. – Non-residential design standards.

- A. The height and scale of new development shall be compatible with the surrounding development.
- B. In retail structures, storefront windows shall cover a minimum of sixty percent (60%) of the ground floor façade area. On corner lots, the secondary storefront facade shall be consistent with the alignment, location and amount of glazing of the primary storefront window facade.
- C. Blank walls shall be avoided at the ground floor level. Facade articulations such as windows, trellises, recesses, projections, ornamentations, color, arcades, changes of material, landscaping and other features shall be used to lessen the impact of blank walls.
- D. Stilted buildings are prohibited.
- E. Trash containers and outdoor storage areas shall be screened from public streets, pedestrian areas and neighboring properties. The screen shall be designed to be compatible with the architectural character of the development and shall be constructed of durable materials.
- F. The primary access to the building shall be from the front. If necessary, the rear of the building shall be enhanced where appropriate to improve public access from parking lots and service alleys.
- G. In developments requiring loading areas, service and loading areas shall be separated from main circulation and parking areas and away from public streets.
- H. Clearly defined, highly visible entrances shall be provided through the use of features such as canopies, awnings, arches, decorative doors and integral planters.

- I. Store window security grates shall be of open mesh design except the lowest one foot may be of solid construction.
- J. Fire escapes shall be constructed only against side or rear walls of the building.
- K. Rooftop/mechanical equipment shall be screened with visual barriers from adjacent properties, public roadways, parks and other public areas. The architectural design of buildings shall incorporate design features that screen, contain and conceal all heating, ventilation and air conditioning units. All screening devices shall be compatible with the architecture and color of the principal structures.
- L. Electrical transformers shall be underground or housed within the building.
- M. Recycling and solid waste disposal areas shall be enclosed. These enclosures shall be screened with landscaping where feasible. Locations shall be conveniently accessible for trash collection and maintenance and shall not block access drives during loading operations.
- N. Sight Triangles. On a corner lot in any district, sight triangles shall be required in which no grading, planting or structure shall be erected or maintained more than three feet above the street centerline or lower than twelve (12) feet above the street centerline except that intersections controlled by a traffic signal and intersections having either a stop sign or flashing light or where the structure is set back at least twelve (12) feet from the curblines shall not require a sight triangle. Traffic control devices, street name poles and utility poles shall be exempt.
- O. All sidewalks shall be tinted Scofield Charcoal Grey or equivalent.
- P. Both primary and secondary front façades shall be designed with quality materials and details, such as masonry.
- Q. Front yard regulations for landscaping and fencing shall apply to both primary and secondary front façades.

**R. Bird Friendly Design Standards**

**1. Applicability**

- a. These standards shall apply to new construction, rehabilitation, and additions that require site plan approval.
- b. These standards are encouraged for new construction, rehabilitation, and additions that do not require site plan approval except when bird hazard installations are proposed. In the instance that bird hazard installations are proposed, 345-62 2.a.ii. shall apply.
- c. These standards shall be waived for new construction, rehabilitation, and additions in which one hundred percent (100%) of dwelling units are designated as deed-restricted affordable units.

**2. Building Materials**

- a. Bird friendly materials shall be utilized on the following:

- i. On all building facades, and any associated openings, from ground level up to eighty-five (85) feet above grade
  - 1. Materials other than bird friendly materials shall not exceed an aggregate of 10 square feet within any 10 feet by 10 feet square area of exterior wall area below eighty-five (85) feet above grade
  - 2. Where transparency of windows is required from ground level up to eighty-five (85) feet, materials with a maximum Threat Factor less than or equal to 30 can be utilized.
- ii. On all bird hazard installations
  - 1. Bird hazard installations is defined in 345-6 and include but are not limited to awnings, railings, noise barriers, wind barriers, skyways or skywalks, pedestrian bridges, all floors of building connectors, atriums, outside corners where a bird can see in one side of the building and out the other within 30 feet of the corner, all interior corners within 30 feet of the corner, glazing adjacent to courtyards, and any portion of a building façade adjacent to a green roof or landscape element up to 24 feet above the surface of the green roof

### 3. Reference and Guidance

- a. It is encouraged to use one or more of the following sources for guidance:
  - i. American Bird Conservancy <https://abcbirds.org/>
    - 1. American Bird Conservancy's Downloadable Resources including the American Bird Conservancy's Prescriptive Rating Criteria <https://abcbirds.org/glass-collisions/resources/>
    - 2. American Bird Conservancy's Product & Solutions Database <https://abcbirds.org/glass-collisions/products-database/>
  - ii. Bird Friendly Building Design & Construction Requirements Guidance Document, NYC Buildings, November 2020 Version 1.0 (or subsequent version) [https://www.nyc.gov/assets/buildings/bldgs\\_bulletins/bird\\_friendly\\_guidance\\_document.pdf](https://www.nyc.gov/assets/buildings/bldgs_bulletins/bird_friendly_guidance_document.pdf)

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY  
For Approval and Recommendation of Amendments to Chapter 345 -  
Zoning**

**WHEREAS**, pursuant to NJSA 40:55D-62, at the September 23, 2025, regular meeting of the Planning Board amendments to the land development ordinance regarding bird friendly design standards were heard; and

**WHEREAS**, the Planning Office has submitted proof it complied with all applicable procedural requirements; and

**WHEREAS**, all testimony having been formally heard for this matter; and

**WHEREAS**, Sophia Pereira, Senior Planner for the City of Jersey City Planning Division, and Cameron Black, Principal Planner for the City of Jersey City Planning Divisions, provided testimony for the proposed Amendments;

**WHEREAS**, a summary of the facts for the presentation are as follows:

- 1) The amendments proposed allow the Division of City Planning to enforce bird-friendly design standards for all new construction, rehabilitation, and additions;
- 2) Sophia Pereira and Cameron Black presented and testified to the amendments, which is made a part of the record herein.

**WHEREAS**, the Amendments were explained to the public and the public had an opportunity to comment, ask questions and be heard with regard to these issues and provide their input.

**WHEREAS**, for the submissions made to the Planning Board, the testimony and evidence presented and based upon the entire record, the following further findings of facts and conclusions of law were made:

- 1) All of the initial findings of facts as set forth in paragraph 1 and 2 and the “WHEREAS” paragraphs are hereby incorporated by reference herein as further findings of facts.
- 2) Planning staff testified the Amendments will prevent bird injuries and deaths by:
  - a) Adding three new definitions to Chapter 345 – Zoning including threat factor, bird friendly material, and bird hazard installations.
  - b) Requiring buildings from the ground level up to 100 feet above grade and bird hazard installations to be built with bird friendly materials that have a threat factor less than or equal to 25.
  - c) Providing references and guidance to help applicants comply with the standards.
- 3) The Planning Board provided questions and comments to Planning staff.
- 4) Members of the public spoke during the public comment period of the hearing for this amendment.
- 5) The Planning Board discussed a floor amendment to make bird friendly design standards apply to all new construction, rehabilitation, and additions regardless of whether they

require a site plan amendment.

- 6) The Planning Board has determined that it is in the best interest of the City to adopt this resolution with the floor amendment and clearly stated that this resolution shall be, and here is, the report of the Planning Board as required by the Municipal Land Use Law, to the City Council containing the Planning Board's recommendation regarding the adoption of the Amendments.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the City of Jersey City that, based upon the forgoing findings of facts and conclusions of law, including all testimony and evidence presented at the hearing and based upon the reports submitted to the Planning Board, that it is hereby recommended to the City Council that it adopt Approval and Recommendation of Amendments to Chapter 345 – Zoning.

**BE IT FURTHER RESOLVED**, that this Resolution will be published within ten (10) days of the date of the adoption of this resolution in the official newspapers of publication of the Planning Board of the City of Jersey City.

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY  
FOR  
Approval and Recommendation of Amendments to Chapter 345 - Zoning**

CASE: P2025-0165

VOTE: 7 - 0

COMMISSIONER	YES	NO	ABSTAIN	ABSENT
Christopher Langston, Chairman	X			
Dr. Orlando V. Gonzalez, Vice-Chairman	X			
Edwardo Torres	X			
Vidya Gangadin	X			
Patrick Stamato	X			
Bhavin Patel	X			
Elizabeth Wick	X			

*Vidya Gangadin*  
[Vidya Gangadin \(Oct 8, 2025 12:23:21 EDT\)](#)  
 Vidya Gangadin, Acting Chair  
 Jersey City Planning Board  
 Digitally signed

*Cameron Black*  
[Cameron Black \(Oct 8, 2025 11:14:17 EDT\)](#)  
 Cameron Black, Secretary  
 Jersey City Planning Board  
 Division of City Planning  
 Digitally signed

Approved as to Legal Form:

*Santo T Alampi*  
[Santo T Alampi \(Oct 8, 2025 11:43:28 EDT\)](#)  
 Santo T. Alampi, Esq.  
 Digitally Signed

Date of Meeting: September 23, 2025  
 Date of Memorialization: October 7, 2025

#### § 345-6. Definitions.

**BIRD FRIENDLY MATERIAL** – A material that has or has been treated to have a Threat Factor less than or equal to 25 in accordance with American Bird Conservancy or complies with American Bird Conservancy’s Prescriptive Rating Criteria; a material with exterior surface obstructed and effectively covered by building-integrated structures that do not have gaps larger than 12” in any dimension, including, but not limited to, non-glass double-skin facades, metal screens, fixed solar shading, exterior insect or solar screens; or any other material deemed bird friendly in accordance with a relevant standard

**BIRD HAZARD INSTALLATIONS** – Structures that pose significant collision risks to birds such as awnings, railings, noise barriers, and wind barriers; and building features that pose significant collision risks to birds such as skyways or skywalks, pedestrian bridges, all floors of building connectors, atriums, outside corners where a bird can see in one side of the building and out the other within 30 feet of the corner, all interior corners within 30 feet of the corner, glazing adjacent to courtyards, and any portion of a building façade adjacent to a green roof or landscape element up to 24 feet above the surface of the green roof

**THREAT FACTOR** - The relative threat level to birds posed by various materials and design details as determined by American Bird Conservancy. The Threat Factor quantified as a number between one and 100 that indicates the relative effectiveness of materials or assemblies, typically in reducing bird collisions, but not exclusively, evaluated per a binary choice flight-tunnel protocol involving live birds. A Threat Factor of 1 is the least threatening and a Threat Factor of 100 is the most threatening.

**§ 345-62. – Residential design standards.**

- A. The design and layout of buildings and parking areas shall provide an aesthetically pleasing appearance and efficient arrangement compatible with the character of surrounding development. To the greatest extent possible, new residential development in existing neighborhoods shall be integrated with the housing units in the adjacent area. New development in existing neighborhoods shall incorporate distinctive architectural characteristics of surrounding development, such as window and door detailing, decoration, material, roof style and pitch, height and porches.
- B. All additions, alterations and accessory buildings shall be compatible with the principal structure, and shall share a common architectural theme.
- C. Building proportions shall be compatible with the predominant proportional relationship along a street. Mass, scale, height, orientation, porches, entries and parking shall be consistent with the neighborhood.
- D. Roof line design shall be consistent with the existing block or neighborhood patterns where appropriate. Roof design shall be an integral part of the overall building design.
- E. Rooftop, outdoor living spaces such as decks and gardens shall be integrated into the building architecture. Stepbacks, parapets or other features shall be used to provide privacy and screening.
- F. Monotonous uninterrupted expanses of walls shall be avoided. Facade articulations such as recesses, projections, columns, openings, ornamentation, decorative materials and colors shall be used to add texture and detail.
- G. Materials and colors shall be compatible with the neighborhood character, streetscape and adjacent structures.
- H. Building entries, windows and other openings shall be compatible in location, scale and pattern to other structures on the street.
- I. Stilted buildings are prohibited.
- J. Where garages must be located facing streets, they shall whenever feasible be minimized by placement at a lower elevation than the street or recessed within the building façade and framed by balconies, porches, trellises or other architectural elements. Garage doors shall not dominate the front façade.
- K. Mechanical equipment, whether mounted on the roof, within the building, or on the ground shall be screened from view. All screening devices shall be compatible with the material, architecture and color of the adjacent structures. Electrical transformers shall be underground or housed within the building.
- L. Window and door security grates shall be as inconspicuous and as complementary to the front façade facing a Street as possible and shall not be permitted above the first floor or parlor floor of any facades facing the street. No security or decorative grates shall be permitted to enclose porches.
- M. Fire escapes shall be constructed only against the side or rear wall of a building and shall be located and/or screened so as not to detract from the appearance of such buildings.

- N. Cellar apartments are not permitted.
- O. Trash containers and outdoor storage areas shall be screened from public streets, pedestrian areas and neighboring properties. The screen shall be designed to be compatible with the architectural character of the development and shall be constructed of durable materials.
- P. Recycling Facilities for New Multi-Family Housing Developments. There shall be included in any new multi-family housing development that requires site plan approval an indoor or outdoor recycling area for the collection and storage of residentially generated recyclable materials. The dimensions of the recycling area shall be sufficient to accommodate recycling bins or containers which are of adequate size and number and which are consistent with anticipated usage and with current methods of collection in the area in which the project is located. The recycling area shall be conveniently located for the disposition of source-separated recyclable materials by residents of the multi-family housing development, preferably near, but clearly separated from, a refuse dumpster. The recycling area shall be well lit and shall be safely and easily accessible by recycling personnel and vehicles. Collection vehicles shall be able to access the recycling area without interference from parked cars or other obstacles. Reasonable measures shall be taken to protect the recycling area, and the bins or containers placed therein, against theft of recyclable materials, bins or containers. Any bins or containers which are used for the collection of recyclable paper or cardboard and which are located in an outdoor recycling area shall be equipped with a lid, or otherwise covered, so as to keep the paper or cardboard dry. Signs clearly identifying the recycling area and the materials accepted therein shall be posted adjacent to all points of access to the recycling area. Individual bins or containers shall be equipped with signs indicating the materials to be placed therein. Landscaping and/or fencing shall be provided around any outdoor recycling area and shall be developed in an aesthetically pleasing manner.
- Q. Conversions of first floor commercial uses to a dwelling unit:
1. The design features of the storefront architecture shall be preserved to the maximum degree possible.
  2. Storefront display windows shall be maintained. Residential privacy may be achieved by shades and curtains, blinds and the use of translucent glass such as sandblasted or etched glass, patterned glass and privacy glass.
  3. If the existing storefront incorporates a second tier of windows behind the storefront glass this second layer of glass may be clear or obscured.
  4. Solid bulkheads shall not exceed two-fifths of the first floor height.
  5. Original bulkhead designs should be preserved to maintain the historic character of the street. Original materials to be maintained included wood, cast iron, cast aluminum, pigmented structural glass, terra cotta, porcelain enamel, ceramic tile, decorative brick, marble and granite.
  6. For security, the use of retractable security grilles and solid wooden doors is preferred to external grilles.
  7. If shielding of sunlight is a concern, awnings may be mounted above or below the transom.

8. Recommended replacement windows for the transom area include hopper, sliding and awning windows.
  9. Recommended replacement windows for the display area include fixed glass and casement windows.
  10. Recessed entries shall be maintained and "outer" doors shall not be added.
- R. All sidewalks shall be tinted Scofield Charcoal Grey or equivalent.
- S. Both primary and secondary front façades shall be designed with quality materials and details, such as masonry.
- T. Front yard regulations for landscaping and fencing shall apply to both primary and secondary front façades.

#### U. Bird Friendly Design Standards

##### 1. Applicability

- a. These standards shall apply to new construction, rehabilitation, and additions that require site plan approval.
- b. These standards are encouraged for new construction, rehabilitation, and additions that do not require site plan approval except when bird hazard installations are proposed. In the instance that bird hazard installations are proposed, 345-62 2.a.ii. shall apply.
- c. These standards shall be waived for new construction, rehabilitation, and additions in which one hundred percent (100%) of dwelling units are designated as deed-restricted affordable units.

##### 2. Building Materials

- a. Bird friendly materials shall be utilized on the following:
  - i. On all building facades, and any associated openings, from ground level up to eighty-five (85) feet above grade
    1. Materials other than bird friendly materials shall not exceed an aggregate of 10 square feet within any 10 feet by 10 feet square area of exterior wall area below eighty-five (85) feet above grade
    2. Where transparency of windows is required from ground level up to eighty-five (85) feet, materials with a maximum Threat Factor less than or equal to 30 can be utilized.
  - ii. On all bird hazard installations
    1. Bird hazard installations is defined in 345-6 and include but are not limited to awnings, railings, noise barriers, wind barriers, skyways or skywalks, pedestrian bridges, all floors of building connectors, atriums, outside corners where a bird can see in one side of the building and out the other within 30 feet of the corner, all

interior corners within 30 feet of the corner, glazing adjacent to courtyards, and any portion of a building façade adjacent to a green roof or landscape element up to 24 feet above the surface of the green roof

### 3. Reference and Guidance

a. It is encouraged to use one or more of the following sources for guidance:

i. American Bird Conservancy <https://abcbirds.org/>

1. American Bird Conservancy's Downloadable Resources including the American Bird Conservancy's Prescriptive Rating Criteria <https://abcbirds.org/glass-collisions/resources/>

2. American Bird Conservancy's Product & Solutions Database <https://abcbirds.org/glass-collisions/products-database/>

ii. Bird Friendly Building Design & Construction Requirements Guidance Document, NYC Buildings, November 2020 Version 1.0 (or subsequent version) [https://www.nyc.gov/assets/buildings/bldgs\\_bulletins/bird\\_friendly\\_guidance\\_document.pdf](https://www.nyc.gov/assets/buildings/bldgs_bulletins/bird_friendly_guidance_document.pdf)

### § 345-63. – Non-residential design standards.

- A. The height and scale of new development shall be compatible with the surrounding development.
- B. In retail structures, storefront windows shall cover a minimum of sixty percent (60%) of the ground floor façade area. On corner lots, the secondary storefront facade shall be consistent with the alignment, location and amount of glazing of the primary storefront window facade.
- C. Blank walls shall be avoided at the ground floor level. Facade articulations such as windows, trellises, recesses, projections, ornamentations, color, arcades, changes of material, landscaping and other features shall be used to lessen the impact of blank walls.
- D. Stilted buildings are prohibited.
- E. Trash containers and outdoor storage areas shall be screened from public streets, pedestrian areas and neighboring properties. The screen shall be designed to be compatible with the architectural character of the development and shall be constructed of durable materials.
- F. The primary access to the building shall be from the front. If necessary, the rear of the building shall be enhanced where appropriate to improve public access from parking lots and service alleys.
- G. In developments requiring loading areas, service and loading areas shall be separated from main circulation and parking areas and away from public streets.
- H. Clearly defined, highly visible entrances shall be provided through the use of features such as canopies, awnings, arches, decorative doors and integral planters.

- I. Store window security grates shall be of open mesh design except the lowest one foot may be of solid construction.
- J. Fire escapes shall be constructed only against side or rear walls of the building.
- K. Rooftop/mechanical equipment shall be screened with visual barriers from adjacent properties, public roadways, parks and other public areas. The architectural design of buildings shall incorporate design features that screen, contain and conceal all heating, ventilation and air conditioning units. All screening devices shall be compatible with the architecture and color of the principal structures.
- L. Electrical transformers shall be underground or housed within the building.
- M. Recycling and solid waste disposal areas shall be enclosed. These enclosures shall be screened with landscaping where feasible. Locations shall be conveniently accessible for trash collection and maintenance and shall not block access drives during loading operations.
- N. Sight Triangles. On a corner lot in any district, sight triangles shall be required in which no grading, planting or structure shall be erected or maintained more than three feet above the street centerline or lower than twelve (12) feet above the street centerline except that intersections controlled by a traffic signal and intersections having either a stop sign or flashing light or where the structure is set back at least twelve (12) feet from the curblines shall not require a sight triangle. Traffic control devices, street name poles and utility poles shall be exempt.
- O. All sidewalks shall be tinted Scofield Charcoal Grey or equivalent.
- P. Both primary and secondary front façades shall be designed with quality materials and details, such as masonry.
- Q. Front yard regulations for landscaping and fencing shall apply to both primary and secondary front façades.

**R. Bird Friendly Design Standards**

**1. Applicability**

- a. These standards shall apply to new construction, rehabilitation, and additions that require site plan approval.
- b. These standards are encouraged for new construction, rehabilitation, and additions that do not require site plan approval except when bird hazard installations are proposed. In the instance that bird hazard installations are proposed, 345-62 2.a.ii. shall apply.
- c. These standards shall be waived for new construction, rehabilitation, and additions in which one hundred percent (100%) of dwelling units are designated as deed-restricted affordable units.

**2. Building Materials**

- a. Bird friendly materials shall be utilized on the following:

- i. On all building facades, and any associated openings, from ground level up to eighty-five (85) feet above grade
  - 1. Materials other than bird friendly materials shall not exceed an aggregate of 10 square feet within any 10 feet by 10 feet square area of exterior wall area below eighty-five (85) feet above grade
  - 2. Where transparency of windows is required from ground level up to eighty-five (85) feet, materials with a maximum Threat Factor less than or equal to 30 can be utilized.
- ii. On all bird hazard installations
  - 1. Bird hazard installations is defined in 345-6 and include but are not limited to awnings, railings, noise barriers, wind barriers, skyways or skywalks, pedestrian bridges, all floors of building connectors, atriums, outside corners where a bird can see in one side of the building and out the other within 30 feet of the corner, all interior corners within 30 feet of the corner, glazing adjacent to courtyards, and any portion of a building façade adjacent to a green roof or landscape element up to 24 feet above the surface of the green roof

### 3. Reference and Guidance

- a. It is encouraged to use one or more of the following sources for guidance:
  - i. American Bird Conservancy <https://abcbirds.org/>
    - 1. American Bird Conservancy's Downloadable Resources including the American Bird Conservancy's Prescriptive Rating Criteria <https://abcbirds.org/glass-collisions/resources/>
    - 2. American Bird Conservancy's Product & Solutions Database <https://abcbirds.org/glass-collisions/products-database/>
  - ii. Bird Friendly Building Design & Construction Requirements Guidance Document, NYC Buildings, November 2020 Version 1.0 (or subsequent version) [https://www.nyc.gov/assets/buildings/bldgs\\_bulletins/bird\\_friendly\\_guidance\\_document.pdf](https://www.nyc.gov/assets/buildings/bldgs_bulletins/bird_friendly_guidance_document.pdf)