

City Clerk File No. Ord. 12-003

Agenda No. 3.C 1st Reading

Agenda No. 4.D 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-003

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE ZONING MAP EXPANDING THE RESTAURANT OVERLAY ZONE

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 Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

WHEREAS, the Land Use Element of the Jersey City Master Plan references the creation of a "restaurant row" through the adoption of the Restaurant Overlay Zone (ROZ) within the downtown Newark Avenue Neighborhood Commercial District; and

WHEREAS, a Master Plan Reexamination Report recommending the expansion of the ROZ boundaries into growth areas in Jersey City was adopted by the Planning Board on July 26, 2011; and

WHEREAS, amendments to the Zoning map implementing the recommendations of the Reexamination Report were recommended by the Planning Board for adoption by the Municipal Council on December 13, 2011; and

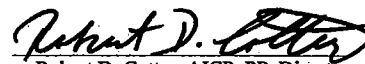
WHEREAS, the subject map amendments are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

WHEREAS, the City Planning Division has given notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning Board;

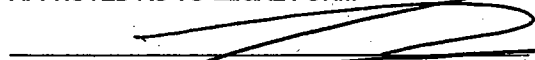
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Land Development Ordinance Zoning Map, be and hereby is amended as per the attached document;

BE IT FURTHER ORDAINED THAT:

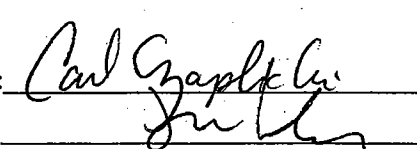
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City 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.
- 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 with the Hudson County Planning Board 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.


Robert D. Cotter, AICP, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED:


Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AN AMENDMENT TO THE ZONING MAP EXPANDING THE RESTAURANT
OVERLAY ZONE**

2. Name and Title of Person Initiating the Ordinance, etc.:

Carl Czaplicki, Director, Department of Housing, Economic Development, and Commerce

3. Concise Description of the Plan Proposed in the Ordinance:

It expands the boundaries of the Restaurant Overlay Zone to include five properties in Paulus Hook and one on Columbus Drive.

4. Reasons (Need) for the Proposed Program, Project, etc.:

The expansion of the ROZ zoning to these properties will strengthen existing or approved restaurants on Washington Avenue, at York and Warren and Morris and Warren and a proposed hotel use at 190 Columbus Drive.

5. Anticipated Benefits to the Community:

It will increase opportunities for small business expansion to meet the growing demand for restaurants in downtown Jersey City.

6. Cost of Proposed Plan, etc.:

None

7. Date Proposed Plan will commence:

Upon approval

8. Anticipated Completion Date: N/A

9. Persons Responsible for Coordinating Proposed Program, Project, etc.:

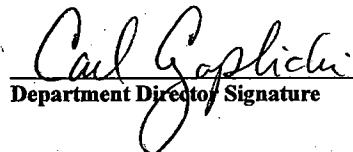
Carl Czaplicki, Director, Dept of HEDC
Robert D. Cotter, City Planning Director
Nick Taylor, Director, Division of Zoning

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.


Division Director

Dec 22, 2011
Date


Department Director Signature

12/22/11
Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE ZONING MAP EXPANDING THE RESTAURANT OVERLAY ZONE

This Ordinance expands the ROZ zoning to existing or approved restaurants on Washington Avenue between Montgomery and Morris, at York and Warren and Morris and Warren and a proposed hotel use at 190 Columbus Drive.

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
Division of City Planning



Inter-Office Memorandum

DATE: January 4, 2012
TO: Robert Byrne, City Clerk
FROM: Robert D. Cotter, PP, AICP, Planning Director
SUBJECT: Restaurant Overlay Zone Additions

R.D. Cotter

Per your request, here is the information on the Second Expansion of the ROZ Zoning.

200-202 Washington Street – currently a liquor store/deli. Has an Zoning Board approval to convert to a café.

212-214 Washington Street – currently Satis Restaurant. This is a small restaurant, apparently struggling to survive on food sales only. We have received a letter (attached) from the Board of Ed explaining that they have no objection to this expansion of the ROZ near PS 16.

263 Washington Street – new, occupied 10 story apartment building with ground floor restaurant called Mantra under construction.

104-124 York Street – unbuilt 11 story apartment building where Lisbon and St Peter's Prep parking lot were.

199 Warren Street – Presto's Restaurant, probably won't go for liquor license, but this will allow them sidewalk café seats.

191 Columbus Drive – currently the Hahn Warehouse, may convert to boutique hotel.

Any questions, please call me at 5050.



THE JERSEY CITY PUBLIC SCHOOLS

346 CLAREMONT AVENUE
JERSEY CITY, NEW JERSEY 07305
(201) 915-6274
(201) 938-1142 Fax



MELISSA SIMMONS
Business Administrator/Board Secretary

Email: msimmons@jcboe.org

January 4, 2012

Robert Cotter, Director
Jersey City Division of Planning
30 Montgomery Street
Jersey City, NJ 07302

RE: Restaurant Row Designation/Cornelia F. Bradford School (P.S. #16)

At a recent committee meeting of the Board of Education members present reviewed the concept of a restaurant now in the vicinity of the Cornelia Bradford School (P.S. #16) located on Sussex Street.

The purpose of this letter is to inform you that the district has no objection to the plan.

If there are any questions in this matter, please do not hesitate to contact this office.

Sincerely,

Melissa Simmons
Business Administrator/Board Secretary

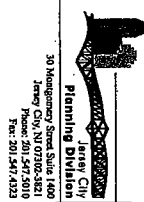
MS/is

C: Sterling Waterman, President, Jersey City Board of Education
Suzanne T. Mack, Chairperson, Finance Committee
Franklin Walker, Interim Superintendent
Flavio Rubano, Deputy Superintendent
Norma Fernandez, Special Assistant, Division B
Terry Watkins-Williams, Principal, Cornelia F. Bradford School

**ZONING MAP AMENDMENT
EXPANDING THE RESTAURANT OVERLAY ZONE**

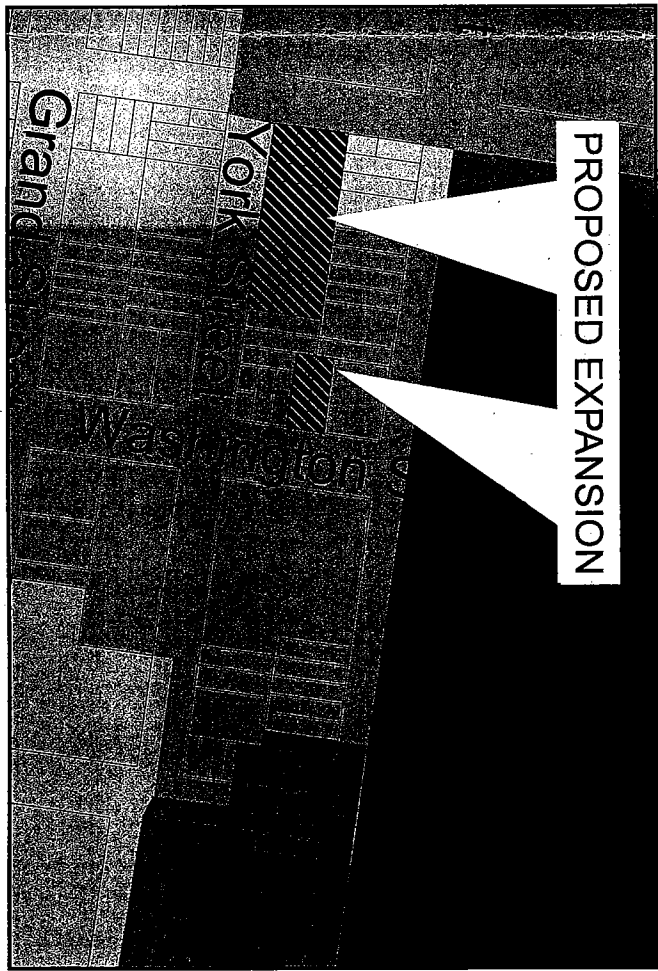
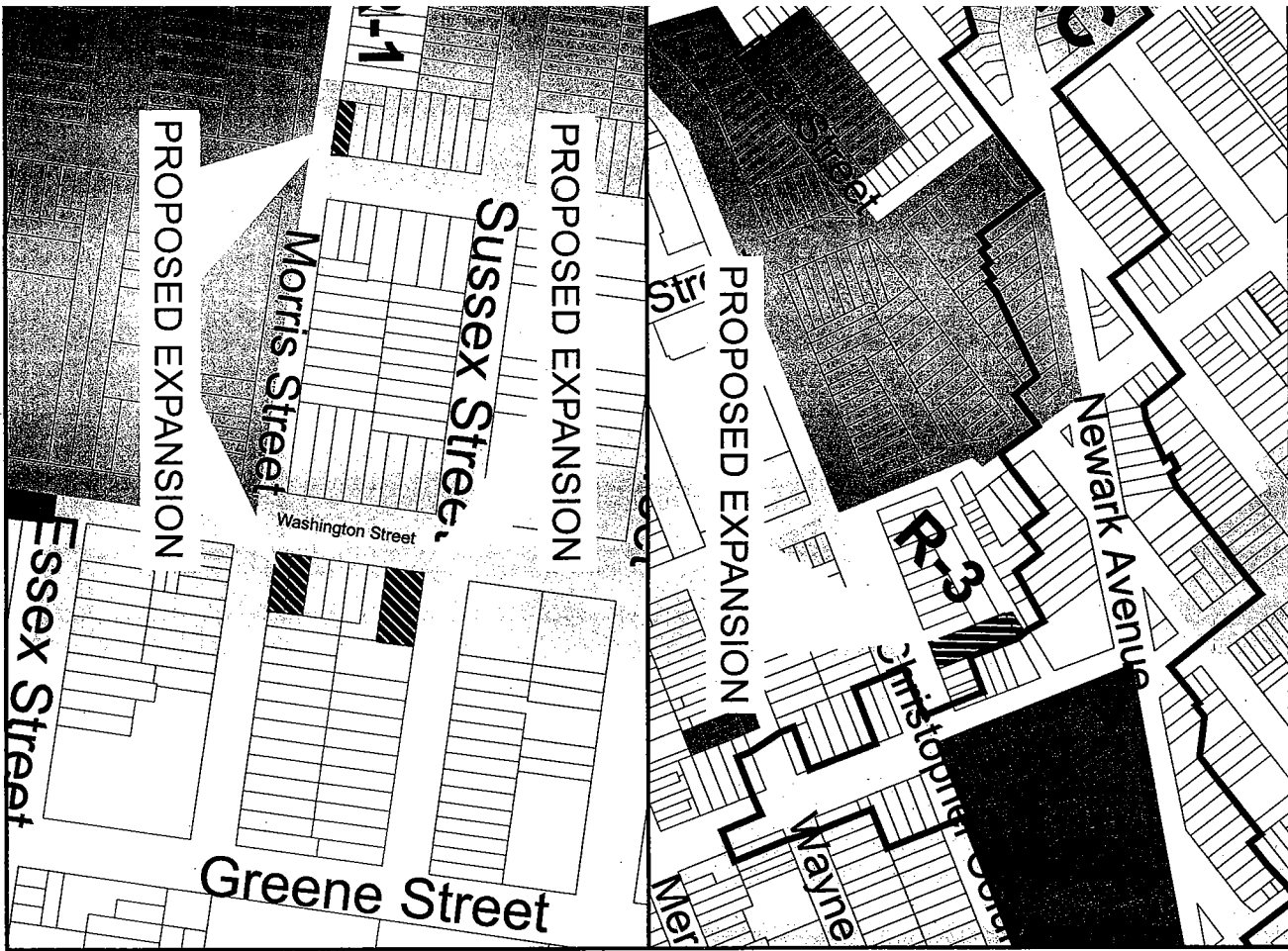
 **PROPOSED ROZ EXPANSIONS**

December 8, 2011



Legend

	PROPOSED ROZ
	R-1
	R-2
	R-3
	R-4
	HISTORIC DISTRICTS
	OFFICE/INSTITUTIONAL
	NEIGHBORHOOD COMMERCIAL
	COMMERCIAL/ENTERTAINMENT
	HIGHWAY COMMERCIAL
	CENTRAL BUSINESS DISTRICT
	UNIVERSITY
	MEDICAL
	GOVERNMENT
	INDUSTRIAL
	ART INDUSTRIAL
	WATERFRONT PLANNED DEVELOPMENT
	DESTINATION TOURISM
	CEMETERY
	PARK/OPEN SPACE
	WALDO
	WALDO
	REDEVELOPMENT PLAN



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

ORDINANCE NO. Ord. 12-003

TITLE: **3.C** **JAN 11 2012** **4.C** **JAN 25 2012**



Ordinance of the Municipal Council of the City of Jersey City adopting an amendment to the zoning map expanding the Restaurant Overlay Zone.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
								JAN 11 2012			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
								JAN 25 2012			
Councilperson GAUGHAN				moved, seconded by Councilperson SOTTOLANO				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

JASON BURG
IMTIAZ SYED

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				LAVARRO			
LOPEZ				RICHARDSON				MASSEY			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
								JAN 25 2012			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN		ABSTAIN	
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JAN 11 2012

Adopted on second and final reading after hearing on JAN 25 2012

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 25 2012

Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan, Council President

*Amendment(s):

Date: JAN 25 2012

APPROVED:

Jeremiah T. Healy, Mayor

JAN 30 2012

Date

JAN 26 2012

Date to Mayor