

City Clerk File No. Res. 12-110

Agenda No. 3.B 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-110

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT PLAN PARKING STANDARDS

WHEREAS, the Municipal Council of the City of Jersey City adopted the Jersey Avenue Light Rail Redevelopment Plan on November 23, 2010; and

WHEREAS, the Planning Board, at its meeting of July 10, 2012, determined that the Jersey Avenue Light Rail Redevelopment Plan would benefit from amendments to revise its parking standards; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Jersey Avenue Light Rail Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Jersey Avenue Light Rail Redevelopment Plan be, and hereby are, adopted.

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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). 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. 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. 40:49-2.1.

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

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

APPROVED:

Business Administrator

Certification Required ☐

Not Required ☐

Summary

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT PLAN PARKING STANDARDS

This ordinance proposed the following changes:

- Adjusts the residential parking requirement to a Minimum of 1 parking space for 50% of the units and a maximum of 1 space per unit. The resulting Ratio = [0.5 per unit Min. & 1.0 per unit Max.];
- Permits parking in excess of required on-site parking in order to satisfy the parking requirement for nearby properties;
- Allow surface parking to be an approved temporary/interim use prior to the garage being built;
- Adds a bicycle storage requirement within the parking and transportation section of the plan.

ORDINANCE FACT SHEET

Date Submitted to B.A. _____

1. Full Title of Ordinance:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE JERSEY AVENUE LIGHT RAIL
REDEVELOPMENT PLAN PARKING STANDARDS

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

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

3. Concise Description of the Program, Project or Plan Proposed in the Ordinance:

- Adjusts the residential parking requirement to a Minimum of 1 parking space for 50% of the units and a maximum of 1 space per unit. The resulting Ratio = [0.5 per unit Min. & 1.0 per unit Max.];
- Permits parking in excess of required on-site parking in order to satisfy the parking requirement for nearby properties;
- Allow surface parking to be an approved temporary/interim use prior to the garage being built;
- Adds a bicycle storage requirement within the parking and transportation section of the plan.

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

Requested by the Van Leer Developer to bring the parking standards more in line with the modern practices and allow for maximum flexibility between the two Van Leer Sites and other prospective surrounding development.

5. Anticipated Benefits to the Community:

A better project

6. Cost of Proposed Plan, etc.:

\$0.00. Plan was prepared by Division of City Planning staff.

7. Date Proposed Plan will commence:

Upon Adoption.

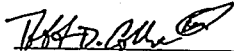
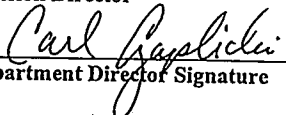
8. Anticipated Completion Date: N/A

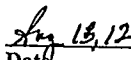
9. Person Responsible for Coordinating Proposed Program, Project, etc.:

Robert D. Cotter, Director, City Planning 547-5050
Maryann Bucci-Carter, Supervisor, City Planning 547-4499

10. Additional Comments:

I Certify that all the Facts Presented Herein are Accurate.


Division Director

Department Director Signature


Date
8/13/12

Proposed Parking Amendments to Jersey Avenue Park and Jersey Avenue Light Rail Redevelopment Plans, Jersey City Planning Board

Date: July 10, 2012

Jersey Avenue Park Plan & Jersey Avenue Light Rail Plan Amendments

1. Amend section V. **TRAFFIC CIRCULATION OBJECTIVES AND GUIDELINES**; item B. to read as follows: Shared use of accessory all parking facilities shall be *permitted* considered in areas adjacent to underutilized parking facilities *and encouraged*.
2. Amend section VI. **OFF-STREET PARKING AND LOADING REQUIREMENTS** item D. as follows: The off-street parking requirements shall apply to all new construction. Required parking may be provided on-site *or off-site on other properties*. ~~Parking may be permitted within five hundred (500) feet of the proposed development which it will serve only with review and approval by the Planning Board and the linking of the properties by deed.~~
3. Amend section X. **SPECIFIC LAND USES, A. MEDIUM RISE DISTRICT and B. Highrise District; CONDITIONAL USE** - to delete the following item; ~~b. Parking for principal uses, which must be located within five hundred (500) feet of said use.~~
4. Amend the **OFF-STREET PARKING REQUIREMENTS CHART** to:
 - make the residential parking requirement a minimum of 1 parking space for 50% of the units and a maximum of 1 space per unit (0.5 – 1.0 per unit).
 - To permit parking in excess of required on-site parking in order to satisfy the parking requirement for nearby properties.
 - Allow surface parking to be an approved temporary use prior to the garage being built.
 - Delete footnote * as Follows: ~~*At least 1 parking space shall be included within the residential leasehold of each unit.~~
5. Add the following bicycle parking requirements: *Bicycle Storage Spaces and/or racks shall be provided at a rate of : 1 / DU for residential use and 1/5,000 Sq. Ft. GFA for office and commercial uses.*
6. Amend section 6. Building design requirements d. to read as follows: Parking structures shall preferably be located *in the building interior at the rear* of the principal building. Access to the structure may *not* be provided through the front of said building. Where parking cannot be located in the *building interior rear*, the facade of such parking structures, *should any portion be visible*, shall be treated with the same materials used in the facade of the principal building.

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

ORDINANCE NO. 12-110

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT PLAN PARKING STANDARDS.

3.B. AUG 22 2012

4.B. SEP 12 2012



RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 22 2012 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	ABSENT		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 12 2012 8-0											
Councilperson <u>BRENNAN</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSENT			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

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 SEP 12 2012 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSENT			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

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

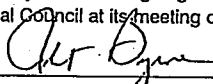
AUG 22 2012

Adopted on second and final reading after hearing on

SEP 12 2012

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

SEP 12 2012


Robert Byrne, City Clerk

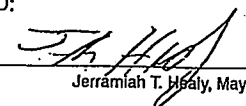
APPROVED:


PETER M. BRENNAN Council President

*Amendment(s):

Date: SEP 12 2012

APPROVED:


Jeremiah T. Healy, Mayor

Date

SEP 17 2012

Date to Mayor

SEP 13 2012