

City Clerk File No. Ord. 17-088

Agenda No. 3.C 1st Reading

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



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 17-088

TITLE:

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

**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 R-5 Zone District immediately adjacent to the 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 June 13, 2017; and

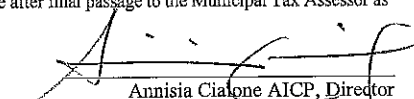
**WHEREAS**, the subject map amendments are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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

  
Annisia Cialone AICP, Director  
Division of City Planning

APPROVED AS TO LEGAL FORM

APPROVED: 

APPROVED: \_\_\_\_\_

Corporation Counsel

Business Administrator

Certification Required ☐

Not Required ☐

**ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL**

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

**Full Title of Ordinance/Resolution**

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

**Initiator**

Department/Division	HEDC	City Planning
Name/Title	Annisia Cialone, AICP	Director
	Matt Ward	Senior Planner
Phone/email	201-547-3010	acialone@jcnj.org / mward@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

**Purpose**

This Ordinance expands the Restaurant Overlay Zone (ROZ) in Downtown Jersey City at the corner of Monmouth Street and 2<sup>nd</sup> Street in the R-5 Zone immediately adjacent to Neighborhood Commercial Zone on Newark Avenue. This area has been determined as a new growth area. Attached map depicts specific boundaries to update the zoning map.

I certify that all the facts presented herein are accurate.

  
Signature of Division Director

  
Date

  
Signature of Department Director

  
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 IN DOWNTOWN JERSEY CITY**

This Ordinance expands the Restaurant Overlay Zone (ROZ) in Downtown Jersey City at the corner of Monmouth Street and 2<sup>nd</sup> Street in the R-5 Zone immediately adjacent to Neighborhood Commercial Zone on Newark Avenue. This area has been determined as a new growth area. Attached map depicts specific boundaries to update the zoning map.

ROZ ADDITION - MONMOUTH AND 2ND STREETS  
JERSEY CITY, NJ

  
Jersey City  
City Planning Division  
30 Montgomery Street Suite 1400  
Jersey City, NJ 07302-3821  
Phone: 201.547.5010  
Fax: 201.547.4323

JUNE 1, 2017



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



ORDINANCE NO. Ord 17-088  
TITLE: 3.C JUN 28 2017 4.C

**JUL 19 2017**

Ordinance of the Municipal Council of the City of Jersey City adopting an amendment to the Zoning Map expanding the Restaurant Overlay Zone in Downtown Jersey City.

RECORD OF COUNCIL VOTE ON INTRODUCTION <b>JUN 28 2017 6-0</b>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	ABSENT			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	ABSENT		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING <b>JUL 19 2017 9-0</b>											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>WATTERMANN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

## SPEAKERS:

JORDAN WILLS

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.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMANN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE <b>JUL 19 2017 7-0</b>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **JUN 28 2017**

Adopted on second and final reading after hearing on **JUL 19 2017**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUL 19 2017**

Robert Byrne  
Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **JUL 19 2017**

APPROVED:

Steven M. Fulop, Mayor

Date **JUL 20 2017**

Date to Mayor **JUL 20 2017**