

City Clerk File No. Ord. 18-126

Agenda No. 3-D 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 18-126

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND HEIGHT STANDARDS IN ZONE 4, AND CREATE A NEW DISTRICT, ZONE 4A

WHEREAS, the Municipal Council of the City of Jersey City, adopted the Journal Square 2060 Redevelopment Plan at its meeting of July 14, 2010, Ordinance #10-103; and

WHEREAS, the Municipal Council seeks to promote the continuing redevelopment of the area by amending the Height Standards of Zone 4 to reflect the predominant existing conditions of the substantially built out neighborhoods by creating a new district, Zone 4A.

WHEREAS, a copy of the amended text is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

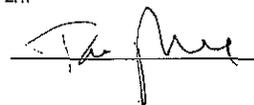
WHEREAS, the following amendment to the Journal Square 2060 Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting on September 25, 2018; and

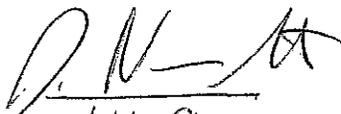
WHEREAS, the Planning Board voted to recommend adoption of this amendment by the Municipal Council; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the recommended amendments to the Journal Square 2060 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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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 hereby 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.

 Tanya Marione, PP, AICP, Director of Planning


Nicholas Strasser
Corporation Counsel


Brian Platt
Business Administrator

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 AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND HEIGHT STANDARDS IN ZONE 4, EAST OF SUMMIT AVENUE, TO CREATE A NEW DISTRICT, ZONE 4A

Initiator

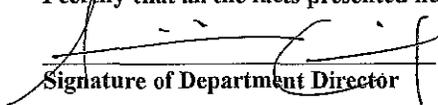
Department/Division	HEDC	
Name/Title	Tanya R. Marione, AICP, PP	Director
	Erica Baptiste	Senior Planner
Phone/email	201-547-5010	tanyam@jcnj.org/ebaptiste@jcnj.org

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

Purpose

This ordinance amends the Journal Square 2060 Redevelopment Plan to rectify current height regulations so that they properly reflect the predominant existing conditions of streets east of Summit Avenue, by creating a new zoning district, Zone 4A.

I certify that all the facts presented herein are accurate.


Signature of Department Director

10.11.18
Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND HEIGHT STANDARDS IN ZONE 4 TO CREATE A NEW ZONING DISTRICT, ZONE 4A

This ordinance amends the “Height Standards in Zone 4” east of Summit Avenue, within the Journal Square 2060 Redevelopment Plan. The proposed amendment to the Journal Square 2060 Redevelopment Plan will create a new zoning district, Zone 4A, which simply ties the height of the building to the street width, without changing the intent or purpose of the JSQ 2060 RDP to create denser, transit-oriented development. There will be no change to the density standard.

The prevalent height of the buildings in the Zone 4, east of Summit, is two and a half (2.5) to four (4) stories, and is mostly reflective of the 1957 zoning regulation. This will reinstate the height regulation to connect the height to the street width which will more accurately reflect existing conditions and establish neighborhoods to create valid and proper zoning within an Area in Need of Rehabilitation.

PROPOSED ZONING AMENDMENT

Highlighted, bold, italicized wording indicates new language proposed, and ~~stricked-out wording indicates language to be removed.~~

Zone 4A: Community Multi Family Low Rise

This zone continues the existing pattern of mixed land uses and building types while providing for increased height limits on corner lots.

1) Permitted Uses:

(a) Residential: permitted everywhere except as restricted on the ground floor of buildings utilizing a corner height bonus depicted on Map 3: Corner Lot Bonus

2) Lot Size and Dimension Requirements:

(a) All existing lots at the time of adoption of this plan are conforming lots

(b) Subdivisions must conform to the following standards:

- i. Minimum Lot Area: 2500 sq. ft.***
- ii. Minimum Lot Width: 25 ft.***
- iii. Minimum Lot Depth: 100 f.t***

3) Density and Height Requirements

(a) Density is not regulated by floor area ratio or units per acre in this zone.

Instead, a "building envelope" is defined, depending on the size and shape of the site. Minimum room and unit sizes are regulated by building code.

(b) In no instance shall a building be greater than the width of the street right of way. In the case of corner lots, the front lot line shall be the street line with the lesser frontage. In the case of through lots, both lot lines shall be treated as front line, however, the height for each frontage shall be determined by the width of the street right of way it fronts on indicated in Map 8 ROW Width Map.

(c) Maximum and minimum building height for corner bonuses shall be calculated based on the lot size according to the following table provided the required standards in the table are met:

<i>Approximate Lot Dimension</i>	<i>Lot Area up to: (square feet)</i>	<i>Maximum Building Height with Bonus "C" (stories)/(feet)</i>	<i>Maximum Building Height with Bonus "B" (stories)/(feet)</i>	<i>Maximum Building Height with Bonus "A" (stories)/(feet)</i>
<i>25x100</i>	<i>2500 to 4999</i>	<i>5 / 54'</i>	<i>5 / 54'</i>	<i>5 / 54'</i>
<i>50x100</i>	<i>5000 to 7499</i>	<i>6 / 64'</i>	<i>6 / 64'</i>	<i>8 / 85'</i>
<i>75x100</i>	<i>7500 to 9500</i>	<i>6 / 64'</i>	<i>8 / 85'</i>	<i>8 / 85'</i>
<i>95x100</i>	<i>9501 and up</i>	<i>6 / 64'</i>	<i>8 / 85'</i>	<i>12 / 130'</i>

(d) Corner Lot Bonus: Corner lots at selected locations are permitted a height bonus to encourage larger buildings at street corners as indicated in Map 3: Corner Lot Bonus Map. To qualify for the bonus height, corner lots must have

the minimum lot size indicated in Table 6 for each bonus as well as the minimum sidewalk width indicated in Map 5: Sidewalk Width Map, or a minimum of 12 feet; whichever is greater. Corner Bonus projects are not required to match adjacent front yard setbacks in section 4 below, but instead must provide a front yard setback from the existing curb-line at the time of adoption sufficient to meet the minimum sidewalk width as per the Map 5: Sidewalk Width Map, or a minimum of 12 feet, whichever is greater. Projects must also comply with the minimum floor-to-ceiling height requirements and required building setbacks. Buildings of 8 stories and greater must provide ground floor commercial uses in all ground floor areas not utilized for parking, storage or building utilities; and must measure a minimum depth of 30 feet from all street lines. Ground floor residential is only permitted at the rear of a building where a minimum of 5000 square feet of retail is provided. The Corner Lot Bonus is applicable to a maximum lot area of 20,000 square feet. All floor levels above the height of adjacent buildings shall be set back from the property line 5 feet or more to provide windows.

4) Yard and Stepback Requirements:

(a) Front Yard Requirements:

(i) Front yard setback shall match the setback of the "Primary Building Façade" (see Article I of the Land Development Ordinance for definition of Primary Building Façade) on either side of the subject parcel, provided that the building setback to be matched shall be closest to the predominant (most frequently occurring) setback on the block front. Where sidewalk widths are less than 8 feet, the front yard setback requirement must be a minimum of 8 feet from front facade at the ground floor to the curb.

(b) Side Yard Requirements:

(i) Where the adjacent building is less than four stories, the minimum side yard setback shall be 3 feet to match an adjacent 2 foot yard, 2 feet to match an adjacent 3 foot yard, or the required minimum to meet fire and building code to accommodate windows.

(c) Rear Yard Requirements:

(i) 30 ft

(ii) For through lots, the ground floor may cover 100% of the lot with no yards provided.

EXISTING

JOURNAL SQUARE 2060
MAP 4: REQUIRED RETAIL USE MAP
SEPTEMBER 12, 2016

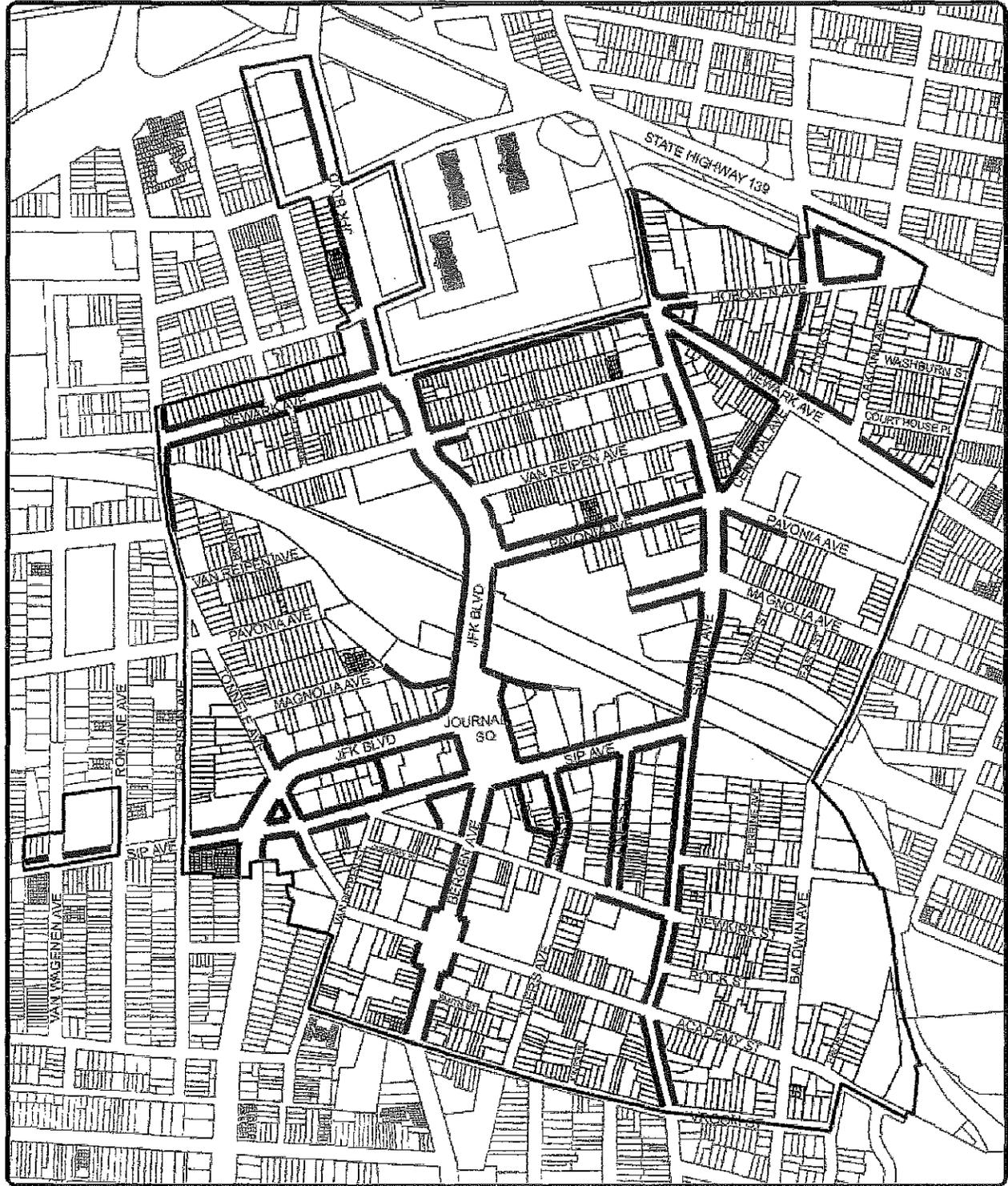
1 inch = 520 feet



Ground Floor Use

— Required Retail

*See section IX) Required Land Use Regulations



PROPOSED

JOURNAL SQUARE 2060

MAP 4: REQUIRED RETAIL USE MAP

SEPTEMBER 25, 2018

1 inch = 520 feet



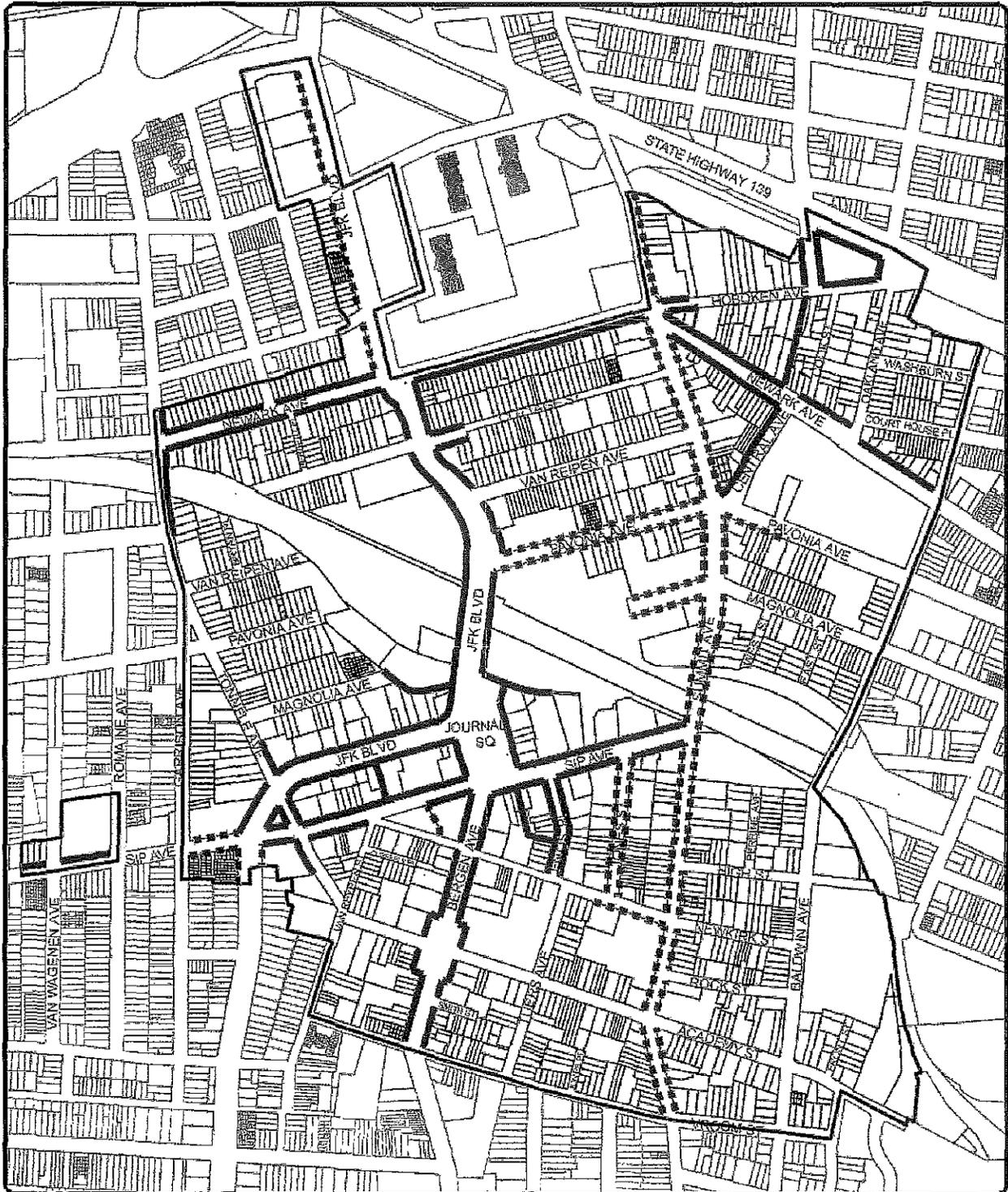
City of Jersey City
City Planning Division
40 Montross Street, Suite 1400
Jersey City, NJ 07310-3821
Phone: 201.547.5010
Fax: 201.547.4123

Ground Floor Use

— Required Retail

▣ Optional Retail

*See section IX) Required Land Use Regulations



EXISTING

JOURNAL SQUARE 2060

MAP 3: CORNER LOT BONUS MAP

SEPTEMBER 25, 2018

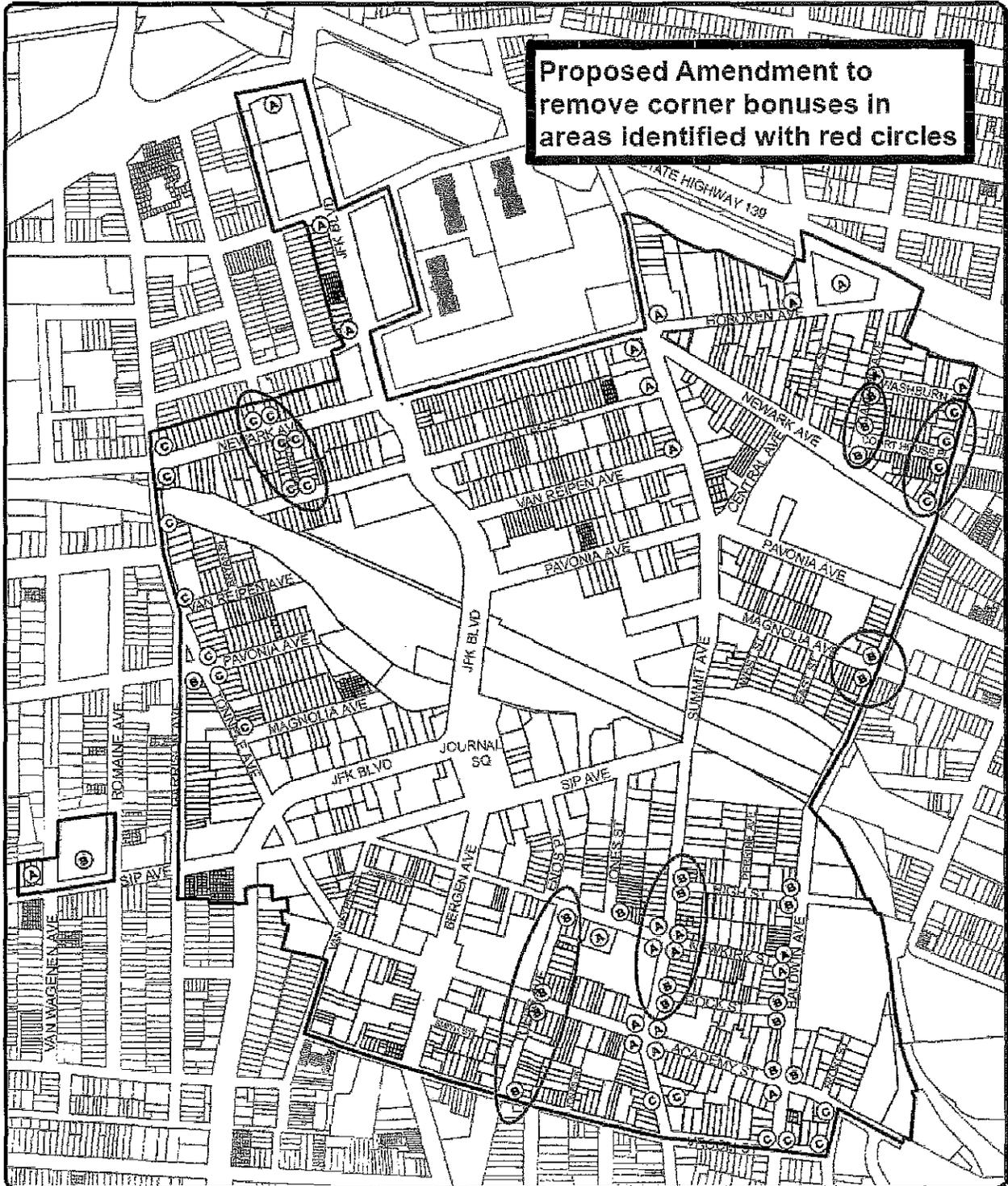
1 inch = 520 feet



Jersey City
City Planning Division
70 Montgomery Street, Suite 1400
Jersey City, NJ 07312-3931
Phone: 201.547.5910
Fax: 201.547.9321

Corner Lot Bonus Locations

- Ⓐ A Bonus Corner
- Ⓑ B Bonus Corner
- Ⓒ C Bonus Corner

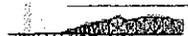


PROPOSED

JOURNAL SQUARE 2060
MAP 3: CORNER LOT BONUS MAP
SEPTEMBER 25, 2018

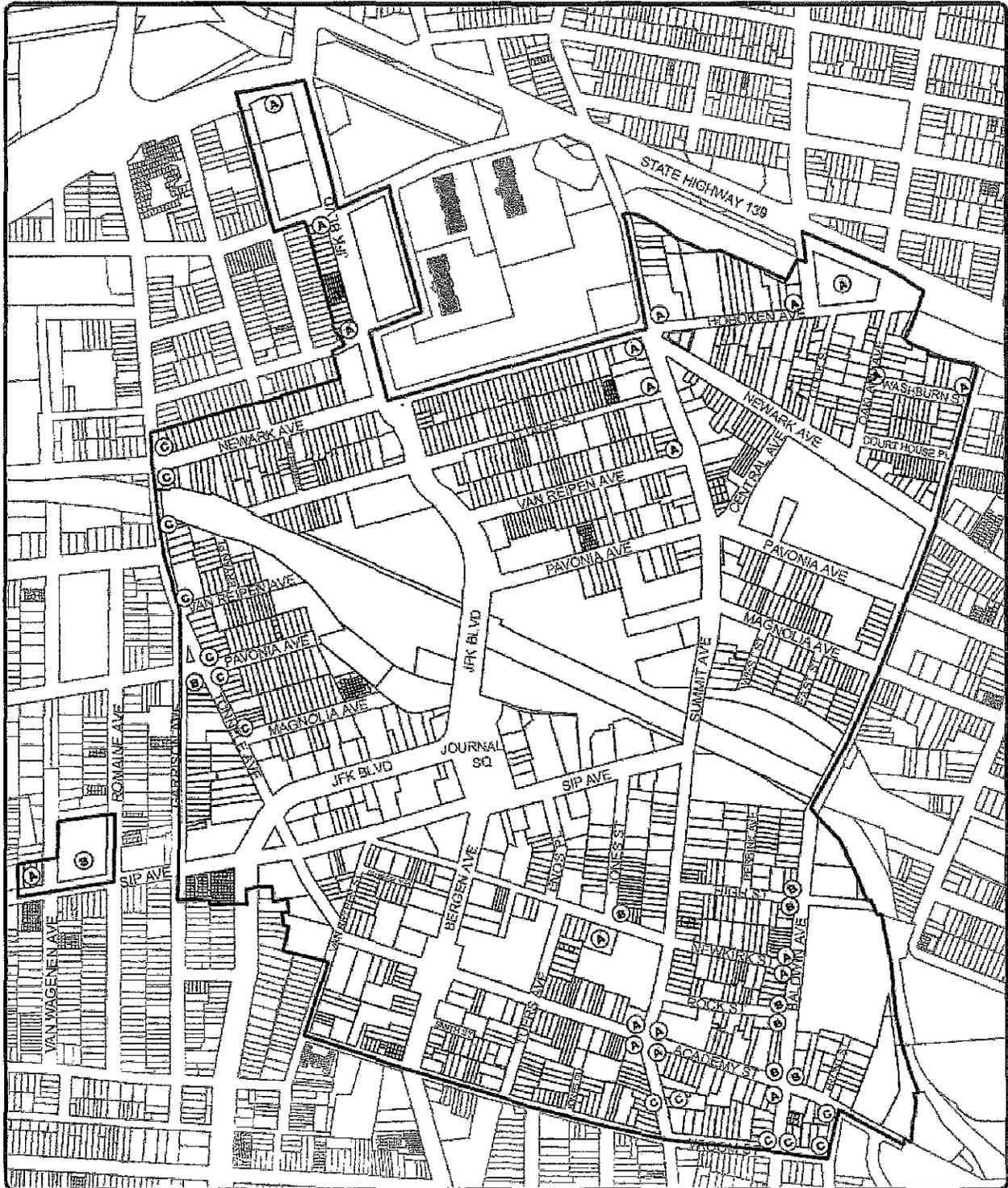
1 inch = 520 feet




Jersey City
City Planning Division
40 Montgomery Street Suite 1450
Jersey City, NJ 07310-3524
Phone: 201.547.5100
Fax: 201.547.4123

Corner Lot Bonus Locations

- Ⓐ A Bonus Corner
- Ⓑ B Bonus Corner
- Ⓒ C Bonus Corner



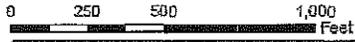
EXISTING

JOURNAL SQUARE 2060

MAP 2: ZONE DISTRICTS MAP

Amendment: SEPTEMBER 20, 2016

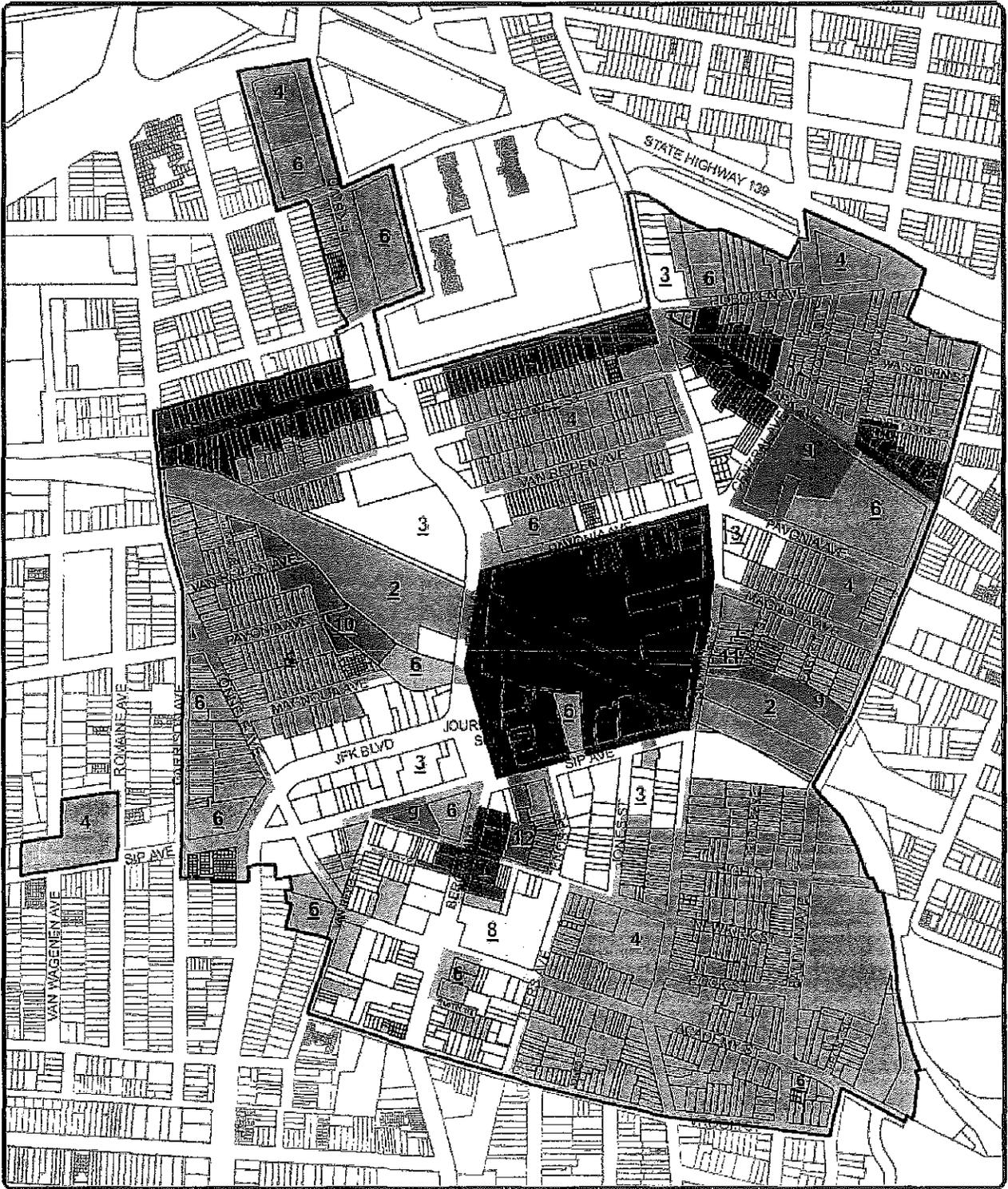
1 inch = 520 feet



Jersey City
City Planning Division
50 Montross Street Suite 1400
Jersey City, NJ 07302-5821
Phone: 201.547.5000
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Zone Districts

-  Zone 1: Core
-  Zone 2: Air-Rights
-  Zone 3: Commercial Center
-  Zone 4: Neighborhood Mixed Use
-  Zone 5: Commercial Main Street
-  Zone 6: Preservation
-  Zone 7: Deco
-  Zone 8: Bergen Square
-  Zone 9: Parks
-  Site Specific Districts:
Zone 10, 11, 12



PROPOSED

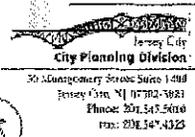
JOURNAL SQUARE 2060

MAP 2: ZONE DISTRICTS MAP

Amendment: SEPTEMBER 25, 2018

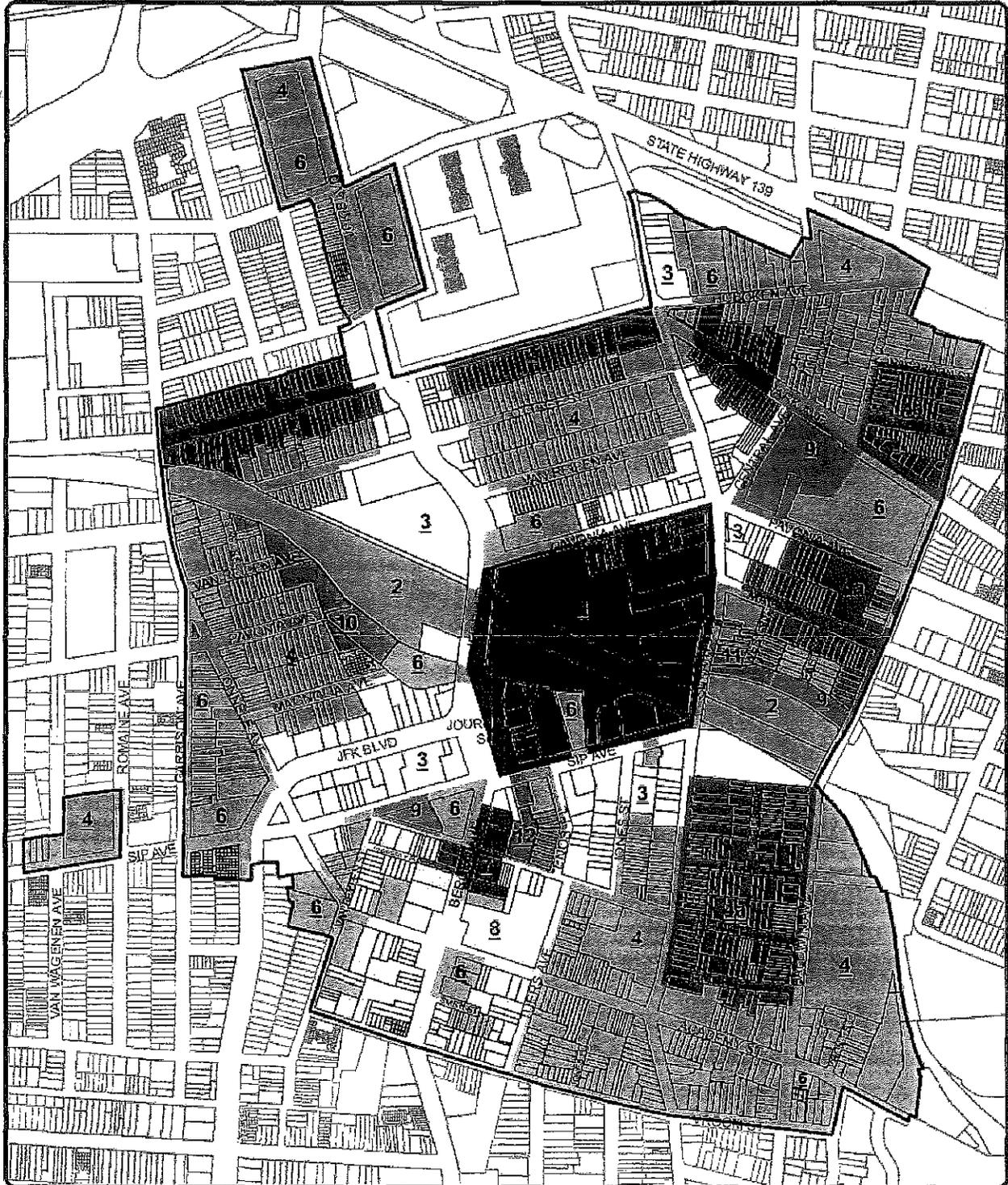
1 inch = 520 feet

0 130 260 520 780 Feet



Zone Districts

-  Zone 1: Core
-  Zone 2: Air-Rights
-  Zone 3: Commercial Center
-  Zone 4: Neighborhood Mixed Use
-  Zone 4a: Community Mixed Use
-  Zone 5: Commercial Main Street
-  Zone 6: Preservation
-  Zone 7: Deco
-  Zone 8: Bergen Square
-  Zone 9: Parks
- Site Specific Districts:**
-  Zone 10, 11, 12



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



ORDINANCE NO. Ord. 18-126
 TITLE: 3.D OCT 24 2018 4.D NOV 07 2018

Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Journal Square 2060 Redevelopment Plan to amend height standards in Zone 4, and create a new district, Zone 4A.

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 24 2018 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	ABSENT		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 07 2018 7-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	✓		
PRINZ-AREY	ABSENT			SOLOMON	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

*BILL ARMBRUSTER
 CHRIS LAMB
 THOMAS ZUPPA
 RUTH ADAMS
 KEVIN BING
 CAROL DIBRANCO
 PAUL DIBRANCO
 VINCENT MARCHETTO
 MIKE KULOWSKI*

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.
RIDLEY				YUN				RIVERA			
PRINZ-AREY				SOLOMON				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 07 2018 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.			✓

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 24 2018
 Adopted on second and final reading after hearing on NOV 07 2018

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 07 2018

Robert Byrne

 Robert Byrne, City Clerk

*Amendment(s):

APPROVED: *[Signature]*

 Rolando R. Lavarro, Jr., Council President

Date NOV 07 2018

APPROVED: *[Signature]*

 Steven M. Fulop, Mayor

Date NOV 08 2018

Date to Mayor NOV 08 2018