

City Clerk File No. Ord. 10-018

Agenda No. 3.A 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE10-018

**TITLE: ORDINANCE TO SUBMIT THE PROPOSITION TO THE VOTERS TO AMEND THE CITY CHARTER TO HOLD GENERAL ELECTIONS IN NOVEMBER.**

WHEREAS, under current law regular municipal elections, which are nonpartisan are held on the second Tuesday in May; and

WHEREAS, N.J.S.A. 40:69A-25.1 authorizes any municipality governed by the provisions of the "Optional Municipal Charter Law" (Faulkner Act) N.J.S.A. 40:69A-1 et. seq. to choose to amend its Charter to hold regular municipal elections on the day of the general election which is in November; and

WHEREAS, the concurrent November election, where municipal candidates run for office at the same time as other elected officials may assure a better turnout of voters and widespread voter interest; and

WHEREAS, the concurrent November election will provide a cost savings to the municipality; and

WHEREAS, the governing body of the City of Jersey City proposes that the Municipal Charter be amended to provide for the holding of general elections in November and in accordance with N.J.S.A. 40:69A-25.1 submits the proposition to the voters that the Charter be amended to change the election date from May to November.

NOW THEREFORE, the Municipal Council of Jersey City does Ordain:

Section 1. The Municipal Council of the City of Jersey City requests that pursuant to N.J.S.A. 40:69A-25.1 that the Municipal Clerk shall provide for the submission upon the official election ballot to be used in the November 2, 2010 general election the following proposition:

**Shall the charter of the City of Jersey City governed by a Mayor Council form of government be amended, as permitted under that plan, to provide for the holding of general elections in November.**

A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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 fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

C. The City Clerk pursuant to N.J.S.A. 40:69A-25.1 is directed to send a certified copy of this ordinance upon final passage and approval of the ordinance to be placed on the next general election occurring not less than 40 days (September 22, 2010) from the date of final passage and approval to the Hudson County Clerk advising the Hudson County Clerk to place this question on the ballot for the November 2, 2010 election.

D. The Corporation Counsel shall and is hereby directed to prepare an interpretive statement to be placed upon the ballot with the aforementioned proposition.

E. The City Clerk and the Corporation Counsel 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 accidental repealers of existing provisions.

NOTE: All material is new; therefore, underlining has been omitted.  
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

APPROVED AS TO LEGAL FORM

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

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required

Not Required

City Clerk File No. Ord. 10-019

Agenda No. 3.B 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-019

**TITLE: ORDINANCE TO SUBMIT THE PROPOSITION TO THE VOTERS AT THE NOVEMBER 2, 2010 GENERAL ELECTION THAT THE CITY OF JERSEY CITY ABANDON THE HOLDING OF RUN-OFF ELECTIONS AS PERMITTED BY THE "UNIFORM NONPARTISAN ELECTIONS LAW".**

WHEREAS, the City of Jersey City under current law holds run-off elections which require that a winning candidate receive a majority of all votes cast for that office to be elected; and

WHEREAS, pursuant to N.J.S.A. 40:45-21 a municipality may by referendum, abandon the provisions of a run-off election; and

WHEREAS, pursuant to N.J.S.A. 40:45-21 the question of abandoning those provisions may be submitted to the voters by ordinance of the governing body; and

WHEREAS, any ordinance adopted for that purpose shall state the proposition that run-off elections not be held in the municipality; and

WHEREAS, the abandonment of the run-off election provisions will provide a cost savings to the City of Jersey City and allow a candidate for Mayor or Ward Councilperson and the top three candidates for At-Large Councilpersons to be elected by a plurality of the votes cast for that office at the municipal election; and

WHEREAS, the governing body of the City of Jersey City proposes that run-off elections be abandoned in the municipal election and in accordance with N.J.S.A. 40:45-21 submits the proposition to the voters that the run-off election be abandoned.

NOW THEREFORE THE MUNICIPAL COUNCIL OF JERSEY CITY DOES ORDAIN:

Section 1. The Municipal Council of the City of Jersey City requests that pursuant to N.J.S.A. 40:45-21(b) that the Municipal Clerk provide for the submission upon the official election ballot to be used at the November 2, 2010 general election the following proposition:

**\* SHALL THE CITY OF JERSEY CITY ABANDON THE HOLDING OF RUN-OFF ELECTIONS AS PERMITTED BY THE "UNIFORM NONPARTISAN ELECTIONS LAW"?**

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 fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

C. Pursuant to N.J.S.A. 40:45-21(b) the City Clerk shall provide for the submission of this question at the next general election on November 2, 2010 by adoption of this ordinance which must be not

less than 60 days before said election (prior to September 3, 2010) and is directed to send a certified copy of this ordinance upon adoption to the Hudson County Clerk advising of this request.

D. This ordinance shall take effect at the time and in the manner provided by law.

E. The City Clerk and the Corporation Counsel 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 accidental repealers of existing provisions.

F. The Corporation Counsel shall and is hereby directed to prepare an interpretive statement to accompany the aforementioned proposition on the ballot.

NOTE: All material is new; therefore, underlining has been omitted.  
For purposes of advertising only, new matter is indicated by **bold face**  
and repealed matter by *italic*.

APPROVED AS TO LEGAL FORM

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

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required

Not Required



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-034

TITLE:

## ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A351 OF THE JERSEY CITY CODE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

A. The following amendment and supplement to Chapter A351 of the Jersey City Code be and it is hereby adopted:

<u>Title</u>		<u>Maximum</u>
Council Members (8)	<del>{22,500}</del>	<u>90,000*</u>
Council President	<del>{24,500}</del>	<u>100,000*</u>

\*These salaries shall become effective commencing July 1, 2013. Commencing January 1 of each year, the salary of Councilmembers and the Council President shall be increased annually by an amount equal to the lowest annual increase payable under any collective bargaining agreement then in effect with any collective bargaining unit.

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and the Corporation Counsel 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 accidental repealers of existing provisions.

**NOTE:** All new material is underlined; words in [brackets] are omitted.  
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

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APPROVED AS TO LEGAL FORM

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

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required

Not Required



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-035

TITLE:

## ORDINANCE SUPPLEMENTING CHAPTER 3 (ADMINISTRATION OF GOVERNMENT) ARTICLE II (COUNCIL) OF THE CITY OF JERSEY CITY

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

A. The following supplement to Chapter 3 (Administration of Government), Article II (Council) of the Jersey City Code is adopted:

Article II  
Council

§ 3-3. Legislative power.

The legislative power of the municipality shall be exercised by the Municipal Council, except as otherwise may be provided by general law. The elected member of the Municipal Council shall devote full time hours (minimum 40 hours per week), for the proper and efficient discharge of the duties of the office. This ordinance shall become effective commencing July 1, 2013.

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and the Corporation Counsel 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 accidental repealers of existing provisions.

**NOTE:** All material is new, therefore, underlining is omitted.  
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

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APPROVED AS TO LEGAL FORM

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

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required

Not Required

City Clerk File No. \_\_\_\_\_ Ord. 10-036

Agenda No. \_\_\_\_\_ 3. E \_\_\_\_\_ 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-036

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING  
AMENDMENTS TO THE TIDEWATER BASIN REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Jersey City adopted the Tidewater Basin Redevelopment Plan on November 10, 1999, amended the Plan in June 17, 2007, and again amended the Plan on September 9, 2009; and

**WHEREAS**, the Planning Board, at its meeting of February 23, 2010, 2008, determined that the Tidewater Basin Redevelopment Plan would benefit from amendments, including "green building" incentives in exchange for density bonuses; and

**WHEREAS**, a copy of the Planning Board's recommended amendments to the Tidewater Basin 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 Village Study Area 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 Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the 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 further 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

**ORDINANCE FACT SHEET**

**1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO THE TIDEWATER BASIN REDEVELOPMENT PLAN**

**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:**

This ordinance updates the Tidewater Basin Redevelopment Plan by encouraging "green building practices" in exchange for density bonuses.

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

Green building incentives are a step toward responsible development in Jersey City, and offering density bonuses is an effective way to achieve this higher standard.

**5. Anticipated Benefits to the Community:**

Will encourage environmentally responsible development.

**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

**10. Additional Comments:**

**I Certify that all the Facts Presented Herein are Accurate.**

Robert D. Cotter  
Division Director

FEB 24, 2010  
Date

Carl Czaplicki  
Department Director Signature

3/1/10  
Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY  
CITY ADOPTING AMENDMENTS TO THE TIDEWATER BASIN  
REDEVELOPMENT PLAN**

This ordinance adjusts the use and bulk standards of the Tidewater Basin Redevelopment Plan in order to encourage “green” building practices in exchange for a density bonus.

# TIDEWATER BASIN REDEVELOPMENT PLAN

**November 10, 1999**

Amended June 27, 2007 : Ord. 07-109

Amended Sept 9, 2009: Ord. 09-092

*Proposed Amendment February 23, 2010*

**CITY OF JERSEY CITY  
DIVISION OF CITY PLANNING**

## **I. Introduction**

The purpose of the Tidewater Basin Redevelopment Plan (hereinafter referred to as the "Plan"), is to provide for comprehensive redevelopment designed to ensure coordinated and harmonious growth within the Tidewater Basin Redevelopment Plan Area (hereinafter referred to as the "Area").

The redevelopment plan takes into consideration the surrounding neighborhoods and takes into account the character and nature of current and proposed land-uses. Bordering the Tidewater Basin area to the east is the Colgate Redevelopment Area. Until recently the Colgate area was dominated by vacant lots and unused industrial buildings. It is planned to become a mixed use area with office, commercial and residential uses. This area is now active with construction as this project moves forward. The Paulus Hook Historic District, a quiet neighborhood of nineteenth century brownstones, borders the Tidewater Basin area to the north and to the east. The Liberty Harbor North Redevelopment Plan Area borders the Area to the west. Liberty Harbor North is planned as a predominantly residential, waterfront community.

A common element throughout all of these neighborhoods and the Area is the Hudson-Bergen Light Rail Transit System which will connect them all by means of a modern trolley service, and the Hudson River Waterfront Walkway, which connects these neighborhoods by means of a pedestrian ribbon park along the water's edge.

## **II. Boundary Description**

See the Boundary Map for the boundary illustration.

## **III. Redevelopment Objectives and Minimum Standards**

All new development, rehabilitation, or adaptive re-use must conform to, and be consistent with the following objectives and minimum standards:

- A. At street level, human-scale development to compliment the neighboring Paulus Hook Historic District is required. New development, especially infill housing, shall be consistent in height, scale, material and design with the predominant form of housing – the brick rowhouse – of the neighborhood.
- B. Eliminate incongruous land uses by reinforcing, through acquisition and demolition, if necessary, the dominant residential pattern of the neighborhood.
- C. Encourage the elimination of obsolete and deleterious land uses and structures and the rehabilitation of deteriorated structures, including dilapidated piers and bulk-heading.
- D. Improve vehicular and pedestrian traffic through the re-establishment of a public

neighborhood street grid, while improving the circulation through the neighborhood by addressing traffic direction, R-O-W width, cartway width and sidewalk design to discourage vehicular through traffic while improving pedestrian and bicycle access and by incorporating into all waterfront projects the public pedestrian walkway system known as the Hudson River Waterfront Walkway.

- E. Provide for decorative streetscape and site improvements for the beautification of the redevelopment plan area and adjacent neighborhoods.
- F. Provide for the enhancement of the Paulus Hook Historic District through improvement of its waterfront access, redevelopment of industrial sites and historically sensitive treatment of vacant sites within and immediately contiguous to the historic district.
- G. Encourage the preservation and promotion of the buildings contributing to the area's historic and cultural fabric, and the protection and re-establishment of view corridors along existing and new public streets to accentuate views of Manhattan Island, the Statue of Liberty, Ellis Island and Liberty State Park.
- H. Develop a network of public open space nodes along the Hudson River Waterfront Walkway which shall be designed to improve pedestrian circulation, act as a catalyst for residential development and help to improve valuable and desirable vistas.

#### **IV. Types of Proposed Redevelopment Actions**

This plan will improve and upgrade the Tidewater Basin Redevelopment Area substantially through a combination of redevelopment actions. These include, but are not limited to:

- Clearance of dilapidated, deteriorated, obsolete or under-utilized structures.
- Assembly of vacant and/or underutilized land into developable parcels.
- Construction of new structures and complementary facilities.
- Provisions for public infrastructure necessary to service and support the new development, including separated storm and sanitary sewers, through special assessment, if necessary, so that the low-lying areas of the Redevelopment Area can experience improved drainage as a result of this Plan's implementation.
- Designation of pedestrian and vehicular Rights of Way to be improved in conjunction with project area development and dedicated to the City.