

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

File No. Ord. 24-053
Agenda No. 3.6 (1st Reading)
Agenda No. 4.6 (2nd Reading and Final Passage)



AN ORDINANCE OF THE MUNICIPAL COUNCIL ADOPTING AMENDMENTS TO THE GREENVILLE INDUSTRIAL REDEVELOPMENT PLAN TO CREATE THE LINDEN AVENUE EAST REMEDIATION AND IMPROVEMENT BONUS.

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

Whereas, on September 23rd, 2023 the City Council of Jersey City adopted Resolution 23-677 directing the Planning Board of the City of Jersey City (the "Planning Board") to prepare an amendment or revision of the Greenville Industrial Redevelopment Plan pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Act"); and

Whereas, on April 2nd, 2024, the Planning Board held a public hearing on Amendments to the Greenville Industrial Redevelopment Plan; and

Whereas, the Planning Board, at its meeting, reviewed the Amendments proposed and attached hereto and made recommendations; and

Whereas, the Amendments herein create the Linden Avenue East Remediation and Improvement bonus eligible for developments taking place on Block 27401 Lot 35; and

Whereas, the Planning Board determined the Amendments are consistent with the goals and objectives of the Greenville Industrial Redevelopment Plan and the City's Master Plan; and


Whereas, the Planning Board of Jersey City recommended to the Municipal Council of Jersey City that the proposed amendments to the Redevelopment Plan be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY CITY AS FOLLOWS:


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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.**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 Counsel 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 repeals 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. 50:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is direct 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.**

APPROVED AS TO LEGAL FORM



Business Administrator



Corporation Counsel

Ord. 24-053

An Ordinance of the Municipal Council adopting amendments to the Greenville Industrial Redevelopment Plan to Create the Linden Avenue East Remediation and Improvement Bonus.

N/A

An Ordinance of the Municipal Council adopting amendments to the Greenville Industrial Redevelopment Plan to Create the Linden Avenue East Remediation and Improvement Bonus.

RECORD OF COUNCIL VOTE ON INTRODUCTION – Jun 12 2024						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES	AYE	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – Jun 26 2024						
RIDLEY	AYE	SALEH	AYE	DEGISE	ABSENT	7-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	ABSENT	GILMORE	AYE	WATTERMAN, PRES.	AYE	

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY –						
RIDLEY		SALEH		DEGISE		
PRINZ-AREY		SOLOMON		RIVERA		
BOGGIANO		GILMORE		WATTERMAN, PRES.		

RECORD OF FINAL COUNCIL VOTE – Jun 26 2024						
RIDLEY	AYE	SALEH	AYE	DEGISE	ABSENT	7-0
PRINZ-AREY	AYE	SOLOMON	ABSENT	RIVERA	AYE	
BOGGIANO	ABSENT	GILMORE	AYE	WATTERMAN, PRES.	AYE	


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Adopted on first reading of the Council of Jersey City, N.J. on **Jun 12 2024**
Adopted on second and final reading after hearing on **Jun 26 2024**


This is to certify that the foregoing Ordinance was adopted
by the Municipal Council at its meeting on Jun 26 2024



City Clerk



Joyce E. Watterman, President of Council
Approved: Jun 26 2024



Steven M. Fulop, Mayor
Date to Mayor: Jun 27 2024
Approved: Jun 27 2024

An Ordinance of the Municipal Council adopting amendments to the Greenville Industrial Redevelopment Plan to Create the Linden Avenue East Remediation and Improvement Bonus.

FACT SHEET -

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

Project Manager

Matthew da Silva, Senior Planner		2015474499	mdasilva@jcnj.org
Department	Department of Housing, Economic Development, and Commerce		
Division	Division of Planning		

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 1:00 p.m.)

Meeting	Regular Meeting of Municipal Council - Jun 12 2024
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Purpose

Creates the Linden Ave East Remediation and Improvement Bonus in the Greenville Industrial RDP to facilitate PPG chromium cleanup at Block 27401 Lot 35 (45 Linden Ave. East) and dedicate ROW for the reconstruction of the intersection of Caven Point Ave and Linden Ave. East to improve safety and efficiency for pedestrians, cyclists, and trucks.

Cost (Identify all sources and amounts)

N/A

Contract term (include all)

N/A

Type of award:

N/A

If “Other Exception”, enter type:

N/A

ATTACHMENTS:

Greenville Linden East Bonus Amendment Text PB Res. 23-677 - Pdf RESO P2023-0061 Greenville Industrial RDP AMD B 27401 L 35

Approved by
Tanya Marione, Director of Planning
Annisia Cialone, HEDC Director
John McKinney, Attorney
John Metro, Business Administrator

Status:
Approved - May 21 2024
Approved - May 22 2024
Approved - May 30 2024
Approved - Jun 04 2024

Proposed Amendments to the Greenville Industrial Redevelopment Plan:

I. NO CHANGES

II. REDEVELOPMENT PLAN OBJECTIVES

A. to H. NO CHANGES

J. The environmental remediation of contaminated industrial land.

III. to VIII. NO CHANGES

IX. SPECIFIC LAND USE PROVISIONS

A. Terminal District

1. to 4. NO CHANGES

5. Linden Avenue East Remediation & Improvement Bonus:

This Plan recognizes that the property located at Block 24701 Lot 35 has been identified as in need of environmental remediation, and in certain instances that the environmental remediation process and services are facilitated if the improvements on the properties are demolished or removed during the environmental remediation process or services. Furthermore, the intersection of Caven Point Road and Linden Avenue East, which abuts this property, needs major improvements to support the traffic safety needs of growing industrial and freight transportation activity in the plan area.

The owner/developer of Block 24701 Lot 35 shall be entitled to utilize the following zoning standards if the developer improves and dedicates the land necessary to widen the Linden Avenue East right-of-way to 60 feet and widen the Caven Point Road right-of-way to 75 feet as approved by the Planning Board.

a. Principal Permitted Uses

All principal uses permitted in the Terminal District shall be permitted in developments utilizing this bonus.

b. Accessory Uses

All accessory uses permitted in the Terminal District shall be permitted in developments utilizing this bonus.

c. Maximum Height

Buildings utilizing this bonus shall have a maximum height of 85 feet and 4 stories.

d. Area, Yard, and Bulk Requirements

i. Floor Area Ratio

There shall be no minimum or maximum Floor Area Ratio for developments utilizing this bonus. Building envelope, lot coverage, and building coverage shall govern the allowed building size.

ii. Maximum Lot Coverage

Maximum lot coverage shall not exceed 85% for all buildings, structures, pavement, and other impervious surfaces. Pervious pavement shall not count towards the lot coverage requirement.

iii. Maximum Building Coverage

Maximum building coverage shall not exceed 75%.

iv. Minimum Lot Size

All existing lots shall be considered conforming. New lots shall conform with the standards of the Terminal District.

v. Setbacks

a. All buildings shall provide a minimum front yard setback of ten feet from the adjacent curb.

b. All buildings shall provide a minimum setback of fifty (50) feet from the property line corner located at the intersection of the property lines running alongside Caven Point Avenue and Linden Avenue East.

c. No side yard or rear yard setbacks shall be required.

e. Design, Parking, & Loading Standards

i. Sidewalk Width

a. Developments utilizing this bonus shall provide sidewalks with a minimum width of 8 feet along Caven Point Road and Linden Avenue East.

f. Landscaping & Stormwater Control Standards

1. All developments shall provide a two (2) foot planting strip between the curb and the adjacent sidewalk along Caven Point Road and Linden Avenue East. This planting strip shall contain stormwater planters or rain gardens as a buffer wherever feasible.

2. All developments shall provide street trees per the regulations of the Jersey City Forestry Standards in accordance with § 321-10 of the Jersey City Municipal Code. Where possible, trees plantings shall include tree filter boxes.
3. As all properties in this bonus overlay are in the Flood Overlay Zone, developments shall comply with the Green Area Ratio standards in accordance with § 345-66.1 of the Jersey City Municipal Code.
4. All new development shall be subject to the following regulations. A report from a professional engineer and/or landscape architect, licensed by the State of New Jersey, shall provide the following details:
 - a. Soil Assessment, which shall include:
 - i. The predominate soil on the site and the soil hydrologic soil group classification.
 - ii. Depth to restrictive feature
 - iii. Natural drainage class
 - iv. Runoff class
 - v. Capacity of the most limiting layer to transmit water (Ksat)
 - vi. Depth to water table
 - vii. Frequency of flooding
 - viii. Frequency of ponding
 - ix. Available water storage in profile
 - b. A Site Plan Assessment, which shall include:
 - i. Stormwater flow pattern
 - ii. Slope
 - iii. The proposed amount of impervious cover
 - iv. Opportunities for disconnection
 - v. Locations of stormwater catch basins in and around the site
 - vi. Areas of flooding or stormwater ponding in and around the site
 - vii. Proposed and existing trees or landscaping features.
 - viii. The location of existing utilities
 - ix. The streetscape conditions
5. Unless the provision of green infrastructures is determined to be infeasible by the reviewing Engineer, three or more of the following methods, including but not limited to, those listed below, shall be employed both on the site and within the sidewalk/streetscape realm, based on site and soil assessments.
 - a. Permeable sidewalk/concrete
 - b. Stormwater planters/tree filter boxes
 - c. Bioswales/rain gardens
 - d. Cistern or downspout planter
 - e. Extensive Green Roof System

6. *Green Infrastructure shall be designed and constructed in accordance with the “Green Infrastructure Guidance Manual” by Rutgers Cooperative Extension Water Resources Program, or other acceptable standards of construction as approved by the reviewing Engineer.*
7. *Flood Control Requirements*
 - a. *All construction materials installed below the 100-year flood elevation should be resistant to mold damage.*
 - b. *Backflow-prevention valves (“check valves”) or other construction techniques (such as overhead sewers) to prevent sewer backup overflows are required for all new construction.*
 - c. *Where feasible, mechanical, electrical, and plumbing services for all new construction must be located outside of the Advisory Base Flood Elevation, plus 2 feet to account for future sea level rise. Necessary connections at ground level should be flood proofed. Electrical Service should be via a waterproof underground connection where feasible.*
 - d. *Any stormwater control facilities must be maintained and kept function by the property owner and any future owners. This shall be enforced by the City Zoning Officer in coordination with the Jersey City municipal Engineer and the Municipal Utility Authority.*
 - e. *Where on-site conditions present an unusual hardship for stormwater capture, applicants shall apply to construct offsite improvements (such as bumpouts, right-of-way bioswales, permeable streets, etc.) as approved by the relevant City agency within the Redevelopment Plan area to capture an equivalent volume of stormwater. It shall be the responsibility of the applicant to demonstrate that the volume of stormwater offset by such improvements is equivalent. Such applications shall be evaluated on a case-by-case basis by the Planning Board.*
8. *The Design Engineer, who shall be a professional engineer licensed by the State of New Jersey at the time of construction, shall provide a certification that the site complies with the Jersey City Stormwater Control Ordinance as regulated by this Redevelopment Plan and the Green Infrastructure Standards as listed in this section, as a condition of Site Plan Approval and within 30 days of completion of the connection to sewer. This certification shall also be required to receive a Certificate of Occupancy.*

ii. *Building facades*

- a. *Buildings shall be designed and situated so that any environmentally sensitive areas may be left preserved and undisturbed.*
- b. *Buildings shall be designed and situated to provide adequate visibility and safety for vehicles, pedestrians, and cyclists*

travelling through the intersection of Linden Avenue East and Caven Point Road.

c. Mechanical equipment, including but not limited to, rooftop equipment and structural supports shall be adequately screened from within the site by materials and/or structures similar and in keeping with the design and materials used for the principal structures.

iii. Other standards

When not in conflict with the standards specific to this bonus, all developments shall comply with the provisions of Section X. "Design Guidelines" of this redevelopment plan.

NO FURTHER CHANGES