

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

File No. **Res. 23-835**
Agenda No. **10.39**
Approved: **Nov 08 2023**



A RESOLUTION OF THE MUNICIPAL COUNCIL AUTHORIZING THE PLANNING BOARD TO STUDY AN AMENDMENT TO THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT PLAN.

COUNCIL offered and moved adoption of the following resolution:

Whereas, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Act") permits municipalities to adopt and amend regulations within areas declared to be "in need of redevelopment" and "in need of rehabilitation"; and

Whereas, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7.7(f) states that the Municipal Council may direct the Planning Board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area and that after completing the redevelopment plan, the Planning Board shall transmit the proposed plan to the governing body for its adoption; and

Whereas, all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by the affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan; and

Whereas, the Municipal Council of Jersey City adopted the Powerhouse Arts District Redevelopment Plan on October 27, 2004, under Ordinance 04-118 and was most recently amended on October 13, 2022, under Ordinance 220-084

Whereas, the proposed amendments to be studied and recommended to the Planning Board are attached herein


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


1. The foregoing recitals are incorporated herein as if set forth in full;
2. The planning board is hereby authorized and directed to study and prepare an amendment or revision pursuant to NJSA 40A:12A-7 for the Powerhouse Arts District Redevelopment Plan. The Planning board during its preparation of an amendment will consider all applicable local ordinances;
3. The Planning Board shall conduct a public hearing regarding an amendment or revision to the Redevelopment Plan;
4. After completing the Redevelopment Plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section; and
5. This Resolution shall take effect immediately

A Resolution of the Municipal Council authorizing the Planning Board to study an amendment to the Powerhouse Arts District Redevelopment Plan.

APPROVED AS TO LEGAL FORM

John Mercer, Chief Financial Officer


Business Administrator


Corporation Counsel


☐ Certification Required

RECORD OF COUNCIL VOTE – Nov 08														8-0
	AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent
RIDLEY				✓	SALEH	✓				DEGISE	✓			
PRINZ-AREY	✓				SOLOMON	✓				RIVERA	✓			
BOGGIANO	✓				GILMORE	✓				WATTERMANN, PRES	✓			

N.V. –
(Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey.


President of Council


City Clerk

A Resolution of the Municipal Council authorizing the Planning Board to study an amendment to the Powerhouse Arts District Redevelopment Plan.

RESOLUTION FACT SHEET -

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

Project Manager

Tanya Marione, Director of Planning		201-547-5010	tanyam@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 - Nov 08 2023
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Purpose

Amendment to permit educational uses in Powerhouse Arts RDP

ATTACHMENTS:

Educational Uses for Permitted Use
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Approved by
Tanya Marione, Director of Planning
Annisia Cialone, HEDC Director
John McKinney, Attorney
John Metro, Business Administrator

Status:
Approved - Oct 27 2023
Approved - Oct 27 2023
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Approved - Nov 01 2023

Text to be added is shown in bold italics ***like this***

Text to be deleted is shown in strikethrough ~~like this~~

Text amended is also shown in yellow highlight **like this** for ease of identification.

VII. Specific District Land Use Regulations

A. Permitted Principal Uses

Permitted Principal Uses shall be as follows for all zones except as noted below:

1. Work/Live Unit or Work/Live Artist Studio
2. Artist Work-Only Studio
3. Art Gallery
4. Hotel
5. Retail and Restaurant, only as provided by the following terms, as the Jersey City Land Development Ordinance: Retail Sales; Retail Services; Restaurant, Category 1; Restaurant, Category 2, Specialty Grocery Store not to exceed 30,000 s.f.
6. Manufacture, assembly, and/or repair of artifacts, including, but not limited to: art, crafts, and stage sets or scenery. This use shall be restricted to 20,000

square feet per tax block. The areas available for these uses are limited to the building interior only.

7. Civic Space.
8. Theaters: Movie, stage or mull-purpose facilities.
9. Offices: A limited amount of office uses per building shall be permitted. The amount of office space permitted in any single property shall not exceed 50% of the gross floor area of such building and shall not be permitted on the ground floor.
10. Personal health, recreation, or improvement services or instruction, such as a gym, yoga or Pilates studio, alternative therapy center, or dance or music instruction space, but excluding medical offices.
11. Bar

12. Museum
13. Nightclub or cabaret for all properties except the Powerhouse building in tax block 11609).
14. The 100'x100' parcel at the northeast corner of tax lot 1 within block 11611 shall be permitted PATH system power or switching station equipment.
15. Mixed Uses: Mixed uses of any of the above permitted principal uses shall be permitted. Similar uses within any building shall be clustered and if necessary, shall be separated by sound barriers in floors and walls wherever potentially conflicting uses are adjacent.
16. Shared usage of the parking structure by all tenants and residents of the PAD may be arranged by the redeveloper with Planning Board approval. Parking spaces shall be provided for users and visitors of the district only.
17. Residential uses, limited to the High Rise, Arts Theater Residence Overlay and Powerhouse Arts Residence Districts, and Block 11611, Lot 1 (f/k/a Block 107, Lot B) 335-341 Washington Street, Jersey City, NJ, of the Rehabilitation Zone with building rehabilitation as required within this plan.
18. Self storage facilities as an adaptive reuse of an existing building limited to Block 11503, Lot 1 (f/k/a Block 142, Lot A), 133 Second Street, Jersey City (also known as 142-144 First Street, Jersey City) provided such self storage facilities are in combination with at least three separate corner-oriented first floor commercial spaces and that the total area of all such first floor commercial space is at least 12 percent of the gross floor area of the first floor of the entire building. Provided further that 30 percent of the linear ground floor street frontage of the building shall be commercial space, exclusive of ground floor street frontage necessary for building support services, such as lobbies, garage entrances, utilities and loading areas. For the purposes of this section, commercial space may consist of art galleries, retail sales and services, restaurants, personal health, recreation, or improvement services or instruction, and bars all as otherwise permitted in the Rehabilitation subdistrict.
19. Dormitories, limited to the Rehabilitation Zone. A dormitory shall be defined as a building or portion of a building providing sleeping and living accommodations with sanitary and general living facilities designed and accommodate students of a university or college.

20. Educational Uses