

AN ORDINANCE AMENDING CHAPTER 105 – DEMOLITION; AND CHAPTER 131 – CONSTRUCTION CODES, UNIFORM; AND CHAPTER 160 – FEES AND CHARGES; AND CHAPTER 345 - ZONING

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

WHEREAS, the City seeks to protect its historic character where applicable and appropriate, and

WHEREAS, the City seeks to streamline the demolition application process and bring such matters of the Municipal Code into compliance with the Municipal Land Use Law; and

WHEREAS, it is within the Council's police powers to regulate such land use matters,

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN THAT THE MUNICIPAL CODE SHALL BE AMENDED AS FOLLOWS:

Chapter 105 – Demolition

§ 105-1. Findings and purpose.

~~A. The Municipal Council finds that:~~

- ~~1. A significant percentage of the City's building stock is older than 50 years of age;~~
- ~~2. The architectural surveys of all of the City's Wards conducted by Dr. Joseph Brooks, (known as the Phase One Survey of the City of Jersey City] Mary B. Dierickx, and James W. Foss (known as the Phase Two Survey of the City of Jersey City) as well as the New Jersey Department of Environmental Protection – Historic Preservation Office: List of New Jersey and National Registers of Historic Places, reveal that there are many buildings and structures throughout the City that are culturally, historically, and architecturally significant and worthy of preservation;~~
- ~~3. The need to redevelop the City often requires demolition of older buildings and structures to make way for new construction, but over the years, countless buildings and structures which possess cultural, historical and/or architectural significance have been lost because they were demolished without holistic review of their cultural, historical or architectural value;~~
- ~~4. It is in the City's best interest to balance the need to redevelop the City with the need to ensure that buildings and structures which possess cultural, historical and/or architectural significance are preserved for future generations to enjoy; and~~
- ~~5. It is in the City's best interest to mandate that all applications for demolition permits be reviewed by its Historic Preservation Officer prior to issuance of a demolition permit to ensure that that buildings and structures which possess cultural, historical and/or architectural significance are preserved whenever possible.~~

~~B.~~A. The purpose of this Chapter is to:

1. Ensure the safety and preservation of buildings and/or structures immediately adjacent to a building or structure proposed for demolition in accordance with N.J.A.C. 5:23-2.34; and

2. Safeguard the cultural and historical heritage of the City of Jersey City by preserving buildings and structures that reflect elements of its cultural, architectural and/or historical heritage; and
3. Encourage the continued use, and/or rehabilitation of culturally, historically, and architecturally significant historic buildings and structures and to prevent the unnecessary demolition of culturally, historically, and architecturally significant buildings and structures.

§ 105-2. Scope.

1. This Chapter shall apply to applications to demolish all buildings and/or structures under the Uniform Construction Code (N.J.A.C. 5:23-1.1 et seq.) and all applications for partial demolition of a building or structure under the Rehabilitation Subcode of the Uniform Construction Code, (N.J.A.C. 5:23-6) including any application to remove or substantially deconstruct ~~of~~ the front facade of a building and/or structure. "Substantial deconstruction of the front facade" is defined as any alteration to the fenestration, entranceway, porch or stoop, cornice, roofline or the material, historic or architectural components of facades which are visible from any public right-of-way.
2. It shall be unlawful for the applicant to intentionally remove, destroy or deface historic components of the building and/or structure, or to make such changes to the building so as to render it unfit prior to applying for a demolition permit, or while an application is pending, in order to render it historically insignificant and/or structurally unsound and therefore more suitable for demolition. Doing so shall constitute a violation of this Chapter and subject the applicant and/or owner of the property to the penalties, as enforced by the Zoning Officer, set forth in § 1-25 and/or § 345 of the Municipal Code.

§ 105-3. Permit procedures.

~~Applications seeking a permit to demolish any building and/or structure shall be reviewed by the Historic Preservation Officer for a prior approval. Applications seeking a permit to partially demolish any building and/or structure or to remove and/or substantially deconstruct the front facade of a building and/or structure and reconstruct same shall be reviewed by the Zoning Official who may refer the application to the Historic Preservation Officer for a prior approval.~~

~~Upon receipt of the appropriate prior approval, an application for a permit may be submitted to the Office of the Construction Official.~~

1. Applications for permits to demolish (in whole or in part) a building or structure or to reconstruct the façade of any building or structure shall require the prior approval of the Zoning Officer for compliance with the provisions of Chapter 345 regarding historic preservation and other applicable sections of Chapter 345, as well as the Criteria for Evaluation set forth in 36 C.F.R. 60.4, as applicable, which are adopted and incorporated by

reference herein.¹ In cases in which the Construction Official determines the building or structure is an imminent hazard pursuant to N.J.A.C. 5:23-2.32, the applicant need only file permits with the Office of the Construction Official.

2. Applications for prior approval shall be filed with the Division of City Planning to the Historic Preservation Officer t and shall be reviewed in accordance with the criteria set forth in 345-30. A complete application shall include payment of the applicable fee required by Chapter 160 and all information and materials the Director may require.
3. The Historic Preservation Officer shall make a finding or recommendation on applications within 45 days of the application being deemed complete. Applications approved by the Zoning Officer, on recommendation by the Historic Preservation Officer, may thereafter be submitted to the Construction Official as a “prior approval” together with the application for a demolition permit in accordance with N.J.A.C. 5:23-2.14. Applications denied based on any of the criteria in Chapter 345 regarding historic preservation shall be referred to the Historic Preservation Commission together with a report from the Historic Preservation Officer within the Division of Planning explaining the reasons for the denial regarding relevant sections of Chapter 345. The Commission shall review the application, the recommendation of the Historic Preservation Officer, and any documents submitted by the applicant in support of the application for prior approval. The Historic Preservation Commission shall report to the Zoning Officer within 45 days of referral of the application to the Commission. If within 45 days the Historic Preservation Commission recommends denying prior approval or recommends conditions to prior approval, the Zoning Officer shall deny prior approval or include conditions with prior approval, as the case may be. Failure to report within 45 days shall constitute a prior approval permit without conditions, and the Zoning Officer may release the application to the Construction Official.
4. Prior approval shall be valid for one (1) year from the date of issuance.
5. As provided by N.J.S.A. 40:55D-70(a), the Zoning Board of Adjustment shall have the power to hear and decide appeals from a decision of the Zoning Officer denying prior approval of an application for a demolition permit.

~~§ 105-4. Formal opinion on a building or structure's eligibility for demolition available upon request.~~

~~Prior to, or in the absence of, an application for a demolition permit, any individual may apply to the Historic Preservation Officer for a formal opinion detailing whether or not the subject building or structure warrants preservation in accordance with § 105-7.~~

~~Applications for a formal opinion, known as a determination of significance, shall include payment of all relevant fees, a completed application form, and submission of all documents~~

¹ See N.J.A.C. 5:23-2.15(a)(5) requiring applications for construction and demolition permits to include all prior municipal approvals.

~~required with the application. Determinations of significance shall be provided within 45 days of application.~~

§ 105-5.4. Powers of Construction Code Official.

Consistent with N.J.S.A. 40:48-2.9, in order to effectuate the purposes of this Chapter, the Construction Code Official is authorized to:

1. Investigate the condition of a building or structure in order to determine if it is fit for human habitation or occupancy or use, or an imminent hazard in accordance with N.J.C.A. 5:23-2.32;
2. Enter upon premises for the purpose of making examinations, provided that such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession;
3. Appoint and fix the duties of such officers, agents and employees as the Construction Code Official deems necessary to carry out the purposes of this Chapter;
4. Delegate any functions and powers under this Chapter to such officers and agents as the Construction Code Official may designate.

~~§ 105-6. Contents of demolition permit application, as submitted to the Historic Preservation Officer.~~

~~In addition to the information required on the standard permit application form prescribed by the Commissioner of the New Jersey Department of Community Affairs, an application for demolition shall include the following:~~

- ~~1. A map, site plan or survey showing the location of the structure on its property with reference to neighboring properties;~~
- ~~2. Photographs of all street facade elevations and significant features on that block's frontage;~~
- ~~3. The demolition permit application for staff signature (obtained at the Building Department);~~
- ~~4. The demolition permit application jacket for staff signature (obtained at the Building Department);~~
- ~~5. Any and all other documents required by the Construction Code Official and as specified in the application.~~

~~A complete demolition permit application shall include the payment of all relevant fees as set forth in Chapter 160, a completed application form, and all documents stated above. Within ten business days of the submission, the Historic Preservation Officer shall certify that the application is complete and the applicant, Construction Code Official, and the Zoning Official shall be so notified in writing. If the application is found to be deficient, the Historic Preservation Officer shall provide written or verbal notice of the deficiency to the applicant. No utilities shall be disconnected or asbestos abatement conducted, until all prior approvals have been received.~~

§ 105-7. All permit applications to be reviewed by the City's Historic Preservation Officer and Zoning Officer.

~~Prior to the issuance of a permit to demolish any building and/or structure, the Historic Preservation Officer must review the permit application and certify to the Construction Code Official that the subject building or structure possesses no cultural, historical or architectural significance which would merit its preservation consistent with the standards set forth in 36 C.F.R. 60.4, entitled "Criteria for Evaluation" as promulgated by the U.S. Secretary of the Interior, and which is adopted and incorporated by reference herein. This shall also apply to any application to partially demolish any building or structure, or to remove or substantially deconstruct any facade of a building or structure which is visible from the public right-of-way that is referred to the Historic Preservation Officer by the Zoning Officer.~~

~~The Historic Preservation Officer shall present his or her certification in a written report within 45 days. The report shall include, but shall not be limited to:~~

- ~~1. A description of the age (noting if the building and/or structure was constructed more than 50 years ago), architectural style, historical associations and significance of the building or structure;~~
- ~~2. Certification that the building or structure is not included in Phase 1 or Phase 2 Surveys of the City of Jersey City produced by Dr. Joseph Brooks (Phase 1) and Mary B. Dierickx, Architectural Preservation Consultants [Wards A—E] and James W. Foss, Architectural Preservation Consultant [Ward F] (Phase 2) or New Jersey Department of Environmental Protection Environmental Protection—Historic Preservation Office: List of New Jersey and National Registers of Historic Places;~~
- ~~3. Certification that the building or structure is not associated with events that have made a significant contribution to the broad patterns of our local, state, and/or national history; or~~
- ~~4. Certification that the building or structure was not associated with the life of a person who made a significant contribution to local, state and/or national history;~~
- ~~5. Certification that the building or structure does not the embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; most especially if no other, or very few, buildings or structures with the same association has survived;~~
- ~~6. Certification that the building or structure has not yielded, or may not be reasonably likely to yield, information important in prehistory or history;~~
- ~~7. Certification that the building or structure no longer maintains integrity of:~~
 - ~~i. Location: the place where the historic property was constructed or the place where the historic event occurred; and/or~~
 - ~~ii. Design: the combination of elements that create the form, plan, space, structure, and style of a property; and/or~~

- iii. ~~Setting: the physical environment of a historic property; and/or~~
- iv. ~~Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; and/or~~
- v. ~~Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; and/or~~
- vi. ~~Feeling: the property's expression of the historic sense of a particular period of time; and/or~~
- vii. ~~Association: the property's direct link between an important historic event or person and a historic property.~~

~~If, after the consideration of the above, the Historic Preservation Officer concludes that the building or structure possesses no cultural, historical or architectural significance which would merit its preservation, or if the Historic Preservation Officer fails to file his or her findings within 45 days, the Construction Official may issue a demolition permit.~~

~~If, after the consideration of the above, the Historic Preservation Officer concludes that the subject building and/or structure does possess sufficient cultural, historical or architectural significance which merits its preservation, and the Historic Preservation Officer files his or her report containing his or her findings and recommendation for denial within the required 45-day period, then the Zoning Officer shall deny the permit application request.~~

~~The applicant may appeal the Historic Preservation Officer's decision to the Zoning Board of Adjustment, who may then refer the application to the Historic Preservation Commission for review. Should the Zoning Board and/or Commission uphold the Historic Preservation Officer's recommendation, the applicant may appeal to a court of competent jurisdiction as permitted by law.~~

~~It shall be unlawful for the applicant to intentionally remove, destroy or deface historic components of the building and/or structure, or to make such changes to the building so as to render it unfit prior to applying for a demolition permit, or while an application is pending, in order to render it historically insignificant and/or structurally unsound and therefore more suitable for demolition. Doing so shall constitute a violation of this Chapter and subject the applicant and/or owner of the property to the penalties, as enforced by the Zoning Officer, set forth in § 1-25 and/or § 345 of the Municipal Code.~~

§ 105-8. 5. Unsafe Structures and Imminent Hazard.

~~An applicant that believes demolition is necessary because of an unsafe structure or imminent hazard, shall follow the procedures below:~~

- ~~1. A signed and sealed report from a New Jersey licensed structural engineer shall be submitted to the Construction Code official detailing the need for demolition due to imminent hazard. The report shall include, but not be limited to:~~
 - ~~a. The use of the structure~~
 - ~~b. The nature and potential damage of the hazard(s)~~

- e. ~~The reasons why the building/structure cannot be repaired, improved, or remedied to abate the unsafe conditions to render the building secure.~~
2. ~~The Construction Code Official shall then render an opinion in agreement or rejecting the justifications provided in the report. If the report is accepted, the applicant shall file all appropriate permits with only the Office of the Construction Code Official. If the report is rejected, the applicant shall follow the procedures in 105-3 and submit the application to the Division of City Planning/Historic Preservation Officer.~~

Unsafe structures and buildings posing an imminent hazard are subject to the provisions of N.J.A.C. 5:23-2.32. Shall be in accordance with N.J.A.C. 5:23-2.32.

§ 105-9. 6. Service of complaints and orders.

Service of complaints and orders issued under this chapter shall be in accordance with N.J.A.C. 5:23-2.33.

§ 105-10. 7. Order to repair or demolish unsafe buildings or structures.

If an owner fails to comply with orders to take temporary safeguards or demolish unsafe buildings or structures are to be issued in accordance with Covered under N.J.A.C. 5:23-2.32 and if the structure requires demolition the Construction Official shall refer is demolished the matter is referred to Public Works. The costs incurred by the City in undertaking any such action may be recovered from the property owner by undertaking the appropriate legal action in Superior Court or via the assessment of a municipal lien in accordance with N.J.S.A. 40:48-1.1, and Public Works charges a lien on the property.

§ 105-11. 8. City empowered to repair or demolish unfit buildings or structures in lieu of owner.

Pursuant to N.J.S.A. 40:48-2.5a, the Construction Code Official may order temporary safeguards or demolition any building(s) or structure(s) or parts thereof, which have fallen into a state of disrepair.

§ 105-12. 9. Emergency Demolition Fund created.

Pursuant to N.J.S.A. 40:48-2.5b, the City may create an Emergency Demolition Fund to be used by the City solely to fund the demolition of unsafe buildings or structures. Should the Construction Code Official order an unsafe building or structure to be demolished but the owner fails to comply, the City is empowered to draw from the Emergency Demolition Fund and demolish the building or structure itself. The Construction Code Official has sole discretion in determining the time and manner of all expenditures necessary to carry out the purposes of this provision. If no fund is created the owner shall bear all costs incurred.

§ 105-13.10. Expenses related to the repair or demolition of unsafe buildings or structures; liens.

Pursuant to N.J.S.A. 40:48-2.5, if the Construction Code Official elects to repair or demolish a privately owned building or structure, the City is entitled to recoup the following expenses:

1. The cost of the filing of legal papers, expert witnesses' fees, search fees and advertising charges, incurred in the course of any proceeding taken under this act determined in favor of the City, and
2. The cost of such repairs, alterations or improvements, or vacating and closing, or removal or demolition, if any, or the amount of the balance thereof remaining after deduction of the sum, if any, realized from the sale of materials derived from such building or from any contract for removal or demolition thereof, shall be a municipal lien against the real property upon which such cost was incurred.

§ 105-14.11. Use of City water for demolition.

~~If an a~~Applicants ~~has been~~ granted a demolition permit ~~and wishes to use~~ shall use water from a fire hydrant during the demolition, the applicant must make a separate application to do so and must pay the fee for the use of City water, as provided in Chapter 160. After the demolition work is complete and the use of City water is no longer needed, the applicant shall close, recap and secure the fire hydrant in the same condition it was prior to said use. Failure to do so shall constitute a violation of this Chapter and subject the applicant to the penalties set forth in § 1-25 of the Municipal Code.

**Chapter 131
CONSTRUCTION CODES, UNIFORM
ARTICLE I – In General**

§ 131-5. Appeal procedure.

- A. All appeals from decisions of the Construction Official or any Subcode Official shall be made to the Construction Board of Appeals pursuant to N.J.S.A. 52:27D-127(b); ~~provided, however, that the Board shall have no jurisdiction to hear appeals from the action of the Historic District Commission in disapproving or modifying any plans for the alteration, renovation, repair or demolition of any historic site. All appeals from decisions of the Historic Preservation Commission disapproving, modifying or approving any plans for the alteration, renovation, repair or demolition of any historic site shall be made to the Municipal Council within 10 days of the receipt of a written communication from the Commission setting forth its decision. Said appeal shall be made in writing addressed to the City Clerk with a copy filed with the Commission. The Commission, upon receiving such notice of appeal, shall forthwith file 10 copies of the record with the City Clerk. Upon receipt of the records, the Municipal Council shall thereupon set a date at either a special or regular council meeting and render its decision either affirming, denying or modifying the actions of the Commission. Any decision made by the Municipal Council shall be subject and consistent with all federal and state laws and regulations pertaining to historic sites.~~

[Amended 10-14-1980 by Ord. No. S-477; 6-14-1995 by Ord. No. 95-050]

§131-5(B) through §131-5(G)

[NO CHANGE]

Chapter 160 – Fees and Charges

§160-1(A) through §160-1(TT)

[NO CHANGE]

§160-1(UU) Chapter 345, Zoning. Refer to Chapter 345, Section 33.B.

[Amended 5-28-2008 by Ord. No. 08-072; 11-10-2010 by Ord. No. 10-133; 2-23-2011 by Ord. No. 11-021; 9-27-2011 by Ord. No. 11-112; 11-10-2015 by Ord. No. 15-147 ; 10-23-2019 by Ord. No. 19-143 ; 1-23-2020 by Ord. No. 20-005]

[FEE TABLE I AND THE PORTIONS OF THIS TABLE PERTAINING TO PLANNING BOARD AND BOARD OF ADJUSTMENT APPLICATIONS REMAIN UNCHANGED BY THIS ORDINANCE AND HAVE THUS BEEN OMITTED FOR BREVITY]

Application Type	Application Fees
Historic Preservation Commission Applications	Non-Refundable
CERTIFICATE OF NO EFFECT	
Non-Residential	
With principal building	\$40.00 per 1,000 square feet GFA or part thereof
Without principal building	\$40.00 per 1,000 square feet of lot area or part thereof
Unlit Interior window sign only	\$40.00
Sidewalk repair/replacement when not filed concurrently with other work	\$40.00 for first 25 linear feet of frontage, additional \$20.00 for each 25 feet of frontage over 25 or part thereof
Residential	
Interior work only	\$10 per affected dwelling unit to a Maximum of \$60

Application Type	Application Fees
Historic Preservation Commission Applications	Non-Refundable
Exterior work only or Interior & exterior work filed concurrently	\$20.00 per dwelling unit to a maximum of \$750.00
Sidewalk repair/replacement when not filed concurrently with other work	\$20.00 per dwelling unit to a maximum of \$60.00
CERTIFICATE OF APPROPRIATENESS (COA)	
Residential	
New construction on vacant land	\$500.00
All others:	
1—4 dwelling units	\$100.00
5 dwelling units or over	\$20.00 per dwelling unit to a maximum of \$1,000.00
Non-residential	
With principal building	\$100.00 per 1,000 square feet of GFA or part thereof
Without principal building	\$100.00 per 1,000 square feet lot area or part thereof
Exterior sign application only	\$100.00
Outdoor café only	\$100.00
Extension of COA approval	\$200.00
Demolition prior approval report	\$100.00
Determination of significance	\$100.00
SPECIAL MEETING REQUESTED BY APPLICANT	\$700.00

CHAPTER 345 – ZONING

ARTICLE III – Application Requirements, Development Procedures and Checklists

§345-12 through §345-30D

[NO CHANGE]

§345-30(E.1). Application for demolition permit for properties not designated as a local landmark or within a locally designated historic district

The Historic Preservation Officer shall review all demolition applications for properties not designated as a local landmark or within a local landmark using the following criteria:

1. The age (noting if the building and/or structure was constructed more than 50 years ago), architectural style, historical associations and significance of the building or structure;
2. Whether the building or structure is identified in any component element of the master plan
3. Whether the building or structure is associated with events that have made a significant contribution to the broad patterns of our local, state, and/or national history; or
4. Whether the building or structure was associated with the life of a person who made a significant contribution to local, state and/or national history;
5. Whether the building or structure embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; most especially if no other, or very few, buildings or structures with the same association has survived;
6. Whether the building or structure has yielded, or may be reasonably likely to yield, information important in prehistory or history;
7. Whether the building or structure maintains integrity of:
 - i. Location: the place where the property was constructed or the place where a historic event occurred; and/or
 - ii. Design: the combination of elements that create the form, plan, space, structure, and style of a property; and/or
 - iii. Setting: the physical environment of the property; and/or
 - iv. Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the property; and/or
 - v. Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; and/or
 - vi. Feeling: the property's expression of the historic sense of a particular period of time; and/or

- vii. Association: the property's direct link between an important historic event or person and a historic property.

§345-30 E(E.2) Application for demolition permit, for properties designated as a local landmark or within a locally designated historic district

[Amended 9-15-2010 by Ord. No. 10-106]

1. The following shall be considered in regard to an application to demolish an individual landmark building, structure, site or object or any building, structure, site or object contained within a historic district:
 - a. Its historic, architectural and aesthetic significance.
 - b. Its use.
 - c. Its importance to the city and the extent to which its historic or architectural value is such that its removal would be detrimental to the public interest.
 - d. The extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty.
 - e. The probable impact of its removal upon the ambience of the historic district.
 - f. The structural soundness and integrity of the building so as to comply with the requirements of the state uniform code.
 - g. The effect on the remaining portions of the building, structure, site, object or landscape feature in cases of partial demolition.
2. In the event that a structure is unsafe or unsound so as to impose a danger to health or safety, the power and authority of the City of Jersey City to demolish the structure, as otherwise provided by law, shall not be impaired or altered in any way by the provisions of this Chapter. The city shall be exempt from making an application to the Commission but shall notify the Commission prior to the demolition.
- 3.—If an application to demolish is denied, the applicant shall follow the appeal process detailed in §105-3, herein for denial of Certificates of Appropriateness.

§345-30 F.

[NO CHANGE]

§345-30 G.

[NO CHANGE]

§ 345-31. Applications and checklists.

[Amended 1-25-2006 by Ord. No. 06-002; 1-11-2006 by Ord. No. 05-170; amended 6-17-2009 by Ord. No. 09-070; 8-12-2009 by Ord. No. 09-091; 11-10-2010 by Ord. No. 10-133; 2-23-2011

by Ord. No. 11-023; 9-27-2011 by Ord. No. 11-112; 5-9-2012 by Ord. No. 12-060 ; 12-17-2014 by Ord. No. 14-156 ; 5-10-2017 by Ord. No. 17-052 ; 5-26-2021 by Ord. No. 21-036]

- A. No submission shall be deemed a complete application unless the items, information and documentation listed in the applicable checklist are submitted to the Division of City Planning. If any required item is not submitted, the applicant must request in writing a waiver and state the reasons supporting each such request.
- B. General development application. The Division of City Planning maintains and makes updates as necessary to the General Development Application. A copy of the Application is available upon request from Division of City Planning staff or a digital version is accessible through the City's official website.
- C. General development checklist.

NOTE TO APPLICANTS: In the column marked "Submitted - No" you will find certain items marked with an "X", which are the items determined to be deficient as per the requirements of the Jersey City Land Development Ordinance. If you request a waiver, you shall supply detailed reasons for the request.

	SUBMITTED			WAIVER REQ'D	STAFF REMARKS	
	YES	NO	N/A			
I. FORMS AND AFFIDAVITS						
1. General Development Application						
2. Affidavit of Submission						
3. Affidavit of Ownership						
4. Affidavit of Performance						
5. 10% Ownership Disclosure Form						
6. Certificates of tax, payroll and water bills paid						
7. Letter of Rejection from Zoning Officer						
8. Application Fees						
a) Initial Deposit						
b) Full Application Fee (upon staff review)						
c) Proof of payment/copy of receipt						
9. Demolition Determination Memo						
10. Determination of Significance Memo						
11. 10. Affordable Housing Checklist Form						
12. 11. Utility/Infrastructure/Refuse Form						

[THE REMAINING TABLES PROVIDED IN THIS SECTION REMAIN UNCHANGED BY THIS ORDINANCE AND HAVE THUS BEEN OMITTED FOR BREVITY]

§345-31(D) through §345-31(G)

[NO CHANGE]

§ 345-33. Fees.

[Amended 3-23-2008 by Ord. No. 05-033; 4-23-2008 by Ord. No. 08-046; 8-12-2009 by Ord. No. 09-091; 11-10-2015 by Ord. No. 15-147]

§345-33(A)

[NO CHANGE]

B. Schedule of fees.

[Amended 3-23-2005 by Ord. No. 05-033; 4-23-2008 by Ord. No. 08-046; 5-28-2008 by Ord. No. 08-072; 8-12-2009 by Ord. No. 09-091; 11-10-2010 by Ord. No. 10-133; 2-23-2011 by Ord. No. 11-021; 9-27-2011 by Ord. No. 11-112; 10-23-2019 by Ord. No. 19-143 ; 7-15-2020 by Ord. No. 20-049 ; 9-10-2020 by Ord. No. 20-071 ; 8-18-2021 by Ord. No. 21-053]

Fee Table I

[THE PORTIONS OF THIS TABLE ENTITLED ZONING COMPLIANCE REVIEW AND DETERMINATION; PLANNING BOARD AND BOARD OF ADJUSTMENT APPLICATIONS, AND CERTIFICATE OF NO EFFECT REMAIN UNCHANGED BY THIS ORDINANCE AND HAVE THUS BEEN OMITTED FOR BREVITY]

Application Type	Application Fees
Historic Preservation Commission Applications	Non-Refundable
CERTIFICATE OF APPROPRIATENESS (COA)	
Residential	
New construction on vacant land	\$500.00
All others:	
1—4 dwelling units	\$100.00
5 dwelling units or over	\$20.00 per dwelling unit to a maximum of \$1,000.00
Non-residential	
With principal building	\$100.00 per 1,000 square feet of GFA or part thereof
Without principal building	\$100.00 per 1,000 square feet lot area or part thereof
Exterior sign application only	\$100.00
Outdoor café only	\$100.00
Extension of COA approval	\$200.00

Demolition prior approval report	\$100.00
Determination of significance	\$100.00
SPECIAL MEETING REQUESTED BY APPLICANT	\$700.00