

## Proposed Morris Canal Redevelopment Plan Amendment

### N. R-2 - Residential 2 Zone

This district shall encompass certain lands along Cornelison Avenue.

Purpose: To redevelop vacant sloped lands along Cornelison Avenue that is in a transitional use area, proximate to both industrial and residential uses. The Developer of Block 17102, Lot 17 will be required to fulfill certain performance standards, including but not limited to the obligation to provide the community benefits of on-site affordable housing and open space improvements to the Bergen Hill Park as described herein, for the successful implementation of the goals of redevelopment plan.

1. Permitted Principal Uses
  - a. Residential above the ground floor.
  - b. Park / Open Space is the only permitted use on Block 17102 Lot 1. (No other permitted principal or accessory uses of this zone are permitted on this lot).
2. Permitted Accessory Uses
  - a. Off-street parking - partially or fully enclosed within a building
  - b. Improved open space or park
  - c. Community centers
  - d. Rooftop recreation and amenity space: recreation rooms, exercise rooms, residential meeting rooms, and other similar rooms and facilities for the use of buildings residents and/or tenants.
3. Lot Size and Dimension Requirements
  - a. All existing lots at the time of adoption of this plan are conforming lots but may not be reduced in size. The creation of flag lots shall be prohibited.
  - b. Subdivisions or lot consolidations must conform to the following minimum standards:
    - i. Minimum lot area: 2,500 square feet.
    - ii. Minimum lot width: 25 feet.
    - iii. Minimum lot depth: 100 feet.
4. Density and Height Requirements
  - a. Density is not regulated by floor area ratio or units per acre in this zone, but shall be limited by the maximum building height
  - b. Minimum floor-to-ceiling height on the ground floor shall be at least ten (10) feet.
  - c. Minimum floor-to-ceiling height for upper floors shall be at least nine (9) feet excepting drop ceilings for kitchens, hallways and bathrooms.
  - d. Maximum building height: 5 stories and 57 feet.
5. Yard and Coverage Requirements
  - a. Required front yard setback shall be sufficient to provide a ten foot sidewalk.

- b. Minimum side yard setback: Zero feet
- c. Minimum rear yard: thirty (30) feet

6. Parking Requirements

- a. Minimum parking requirement: 1 space per dwelling unit
- b. Tandem parking spaces are permissible.
- c. When provided all ground floor off-street parking shall be screened by the building from any public right-of-way.
- d. Lots less than 3,000 square feet in area are exempt from parking requirements.

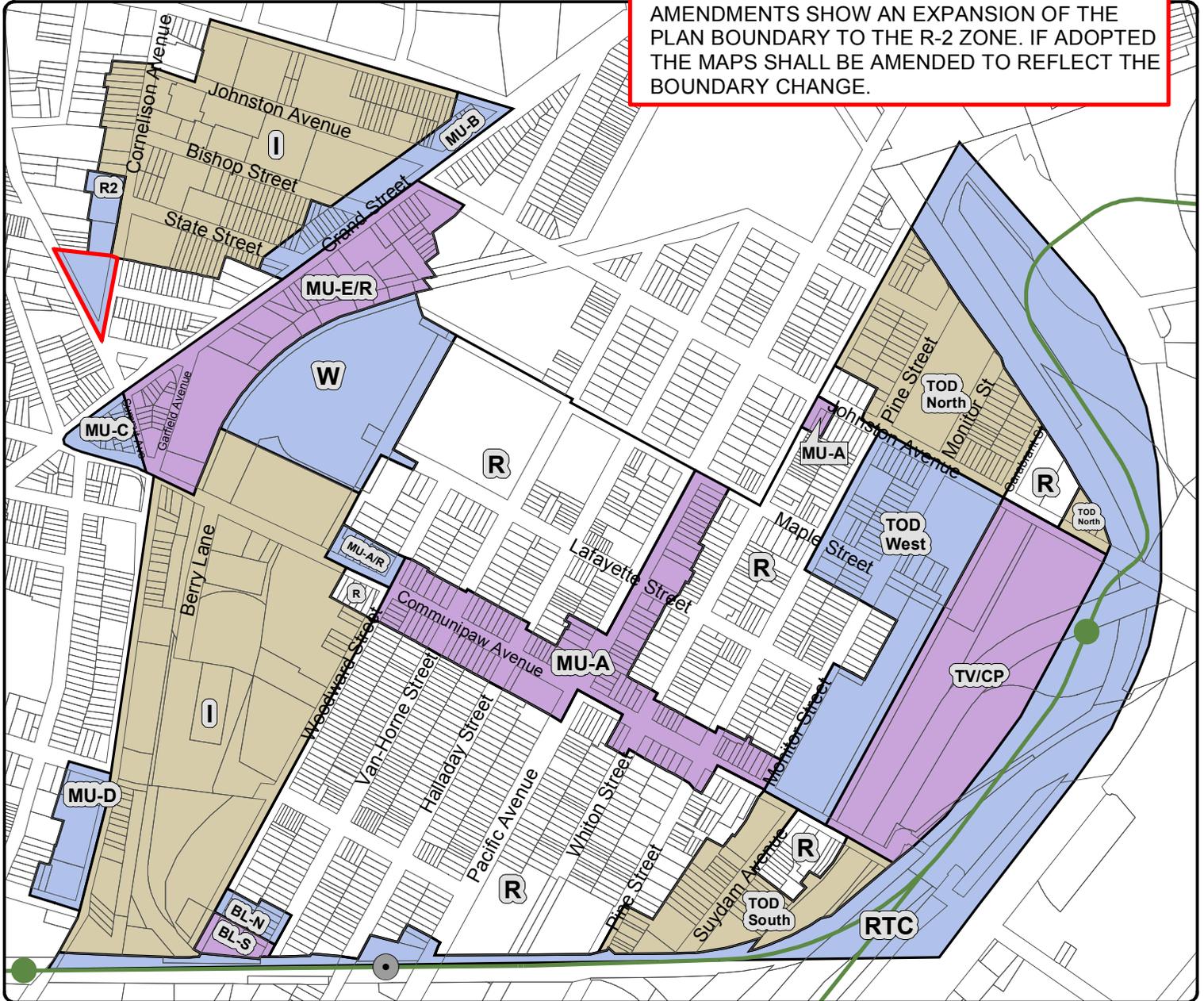
7. Required Community Benefits – subject to the terms and conditions of a redevelopment agreement with the Jersey City Redevelopment Agency (JCRA), the developer of Block 17102, Lot 17 shall provide on-site affordable housing and complete open space improvements to the Bergen Hill Park known as Block 17102 Lot 1 on the Jersey City Tax Map.

- a. The developer shall dedicate a minimum of at least 5% of all residential units constructed as affordable housing for a period of a minimum of 30 years from the issuance of the certificate of occupancy, in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301, et seq., and pursuant to the terms of the redevelopment agreement which shall set forth the controls on affordable housing to be constructed as part of this redevelopment project.
- b. The developer shall design and construct improvements to the Park for its continued use as public open space.
- c. The developer shall submit a complete site plan for the Park to the Planning Board for review and approval as part of the development application for Block 17102, Lot 17.
- d. The design for the park shall include access by stairs and ramp from Cornelison Avenue at or near the "T" intersection opposite Westervelt Place.
- e. Other design elements for the park design shall result from one or more public charrettes which includes the Jersey City Parks Coalition and other neighboring community groups.
- f. Any public charrette regarding the park improvements shall occur in advance of the Planning Board hearing for this development to the satisfaction of the Planning Board.
- g. Final design of the park improvements shall be determined by the Planning Board.

# Morris Canal Redevelopment Plan

## Map B: Zoning

MAP AMENDMENT OUTLINED IN RED TO BE PROPOSED TO THE PLANNING BOARD. AMENDMENTS SHOW AN EXPANSION OF THE PLAN BOUNDARY TO THE R-2 ZONE. IF ADOPTED THE MAPS SHALL BE AMENDED TO REFLECT THE BOUNDARY CHANGE.



### ZONE ABBREVIATIONS

R	Residential	MU-D	Mixed Use - D	BL-N	Berry Lane Park North
R2	Residential 2	MU-E/R	Mixed Use - E/Residential	BL-S	Berry Lane Park South
MU-A/R	Mixed Use - A or Residential	I	Industrial		
MU-A	Mixed Use - A	RTC	Rail Transportation Corridor		
MU-B	Mixed Use - B	W	Whitlock Cordage ARD		
MU-C	Mixed Use - C		TOD North		
			TOD South		
			TOD West		
			TV/CP		
			Transit Village / Commuter Parking		

 Hudson Bergen Light Rail  
 Proposed Station



September 1, 2015