

Proposed Amendments to the
Morris Canal Redevelopment Plan – TOD West District

Ver. 2016-03-22

3. TOD-West: The TOD West district is located just west of the Transit Village district between Communipaw and Johnston Avenues. It is comprised of existing industrial structures as well as parcels that consist of completely vacant land and blocks that are partially vacant and partially underutilized. Several properties within this subzone are eligible for Adaptive Reuse Overlay Zone regulations (See §M).
 - a. Block 15802, Lots 24, 25 & 26 - This parcel contains a former industrial structure that is currently under renovation and redevelopment pursuant to the requirements of the Adaptive Reuse Overlay Zone “D”. Therefore, redevelopment of this property will continue to be governed by the requirements and standards of the Adaptive Reuse Overlay Zone.
 - b. Block 19004, Lots 36, 37, 1, 2, 3, 4 and 5, & Block 15802, Lot 37.
 - i. Permitted Principal Use –
 - Multi-family Residential
 - Public Utilities, except that natural gas transmission lines shall be prohibited.
 - ii. Accessory Uses
 - Off-street parking, only within the principal structure
 - Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.
 - iii. Maximum Height
 - The maximum height shall be 5 stories and 55 feet.
 - Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.
 - iv. Maximum Density – 110 dwelling units per acre.
 - v. Streetfront Setbacks – Buildings must be setback at least five (5) feet from any street line in order to provide a landscaped front yard between the building and the sidewalk area. Bay windows on upper level residential floors may partially extend into this setback area in order to provide architectural interest and character.
 - vi. Side Setback – Zero (note where only one interior lot line exists i.e. where a property has frontage on three streets), that lot line shall be considered a rear lot line. On corner lots, the lot line opposite the front lot line shall be the rear lot line and the other interior lot line shall be the side lot line.
 - vii. Rear Setback – The setback from any interior lot line shall be 15 feet. Parking may extend into the required yard area provided that the floor of the parking level is located at least three feet below grade and the parking is enclosed within the principal structure or extension thereof. The roof of the parking portion of the structure may be no more than ten (10) feet above grade and shall be designed and/or landscaped for use as an outdoor terrace area.

c. Block 15802 (*except lots 25 & 26*) & 19003

i. Permitted Principal Use –

- Multi-family Residential

The following uses shall only be permitted on the ground floor as part of a mixed-use building.

- Retail sales of goods and services and Restaurants (Category One & Two) *only along the Johnston Avenue frontage, and as part of a mixed-use building*
- **Offices**
- Child Care Centers
- ~~Public Utilities, except that natural gas transmission lines shall be prohibited~~
- Mixed use of the above

ii. Accessory Uses

- Off-street parking, only within the principal structure.
- **Home Occupations**
- Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.

iii. Maximum Height

- Block 15802 - Along Johnston Avenue for a depth of 100 feet, the maximum height shall be 14 stories and 150 feet.
- Block 19003 – Along Johnston Avenue for a depth of 100 feet, the maximum height shall be 8 stories and 90 feet.
- Along Maple Street for a depth of 100 feet, the maximum height shall be 8 stories and 90 feet.
- Along Maple Street for a depth of 100 feet, the maximum height shall be 8 stories and 90 feet.
- Along Garabrant Street, the maximum height shall be 6 stories and ~~65~~ **75** feet. In addition, a 7th floor penthouse may be constructed provided that it is setback at least five (5) feet from the front façade.
- Along Monitor Street **and Pine Street**, the maximum height shall be 5 stories and ~~55~~ **65** feet. In addition, a 6th floor penthouse may be constructed provided that it is setback at least five (5) feet from the front façade.
- Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.

iv. Maximum Density – 125 dwelling units per acre, inclusive of the vacated portions of Garabrant and Maple Streets.

v. Required Front Setbacks – *All first floor residential portions of the building must be setback at least five (5) feet from the property line in order to provide a landscaped area / front yard between the building and the sidewalk area. Commercial frontages **Zero feet; buildings** may adjoin the sidewalk **street** line. Upper level residential floors **Architectural features of the building, such as bays, cornices, window protrusions, and other similar features,** may **also** partially*

extend into the setback area and over the commercial areas *beyond the street line, to the extent permitted by local ordinance and construction codes*, in an articulated fashion in order to provide architectural interest and character.

- vi. Required Rear Setbacks – The rear wall of any residential portion of the building may not be located any further than seventy-five (75) feet from the front property line parallel to and nearest to said rear wall. The distance between any two rear walls parallel to, or nearly parallel to each other shall not be less than fifty (50) feet.
 - vii. Required Building Stepbacks – Buildings fronting on Maple Street, *Pine Street* and Johnston Avenue shall provide a stepback of at least five (5) feet from the front property line *above the 6th floor at a height between twenty (20) and fifty (50) feet*. Additional stepbacks near the buildings top are also required *on buildings over 12 stories* in order to provide architectural interest *as determined by the Planning Board*.
 - viii. Additional Design Standards – Buildings constructed in this area may incorporate contemporary materials and design features, such as glass and metal panels in order to provide architectural interest. All parking use areas shall be ringed with active use areas such as residential or commercial and shall be covered by a roof deck. The roof deck over parking areas shall be landscaped and designed for use as an outdoor amenity space.
- d. Parking Requirements:
- i. Residential – Max of 1.0 auto parking space per unit, ~~and Minimum of 1.0 bicycle space per bedroom.~~
 - ii. Commercial – Max of 2.5 auto parking spaces per 1,000 sq. ft.
 - iii. *Bicycle Parking – Pursuant to J.C. L.D.O.*
- e. Street Circulation Improvements:
- i. Garabrant Street shall be re-opened in its original location, or reconstructed to the east of and parallel to its original alignment and shall have a R.O.W. width of at least 60 feet.
 - ii. Maple Street shall be re-opened and extended to the Transit Village district and shall have a R.O.W. width of at least 60 feet.
 - iii. All existing streets shall remain open to the public.
 - iv. Additional streets, alleys, or other rights-of-way may be constructed in order to create an urban grid street pattern consistent with “New Urbanism” planning principals.
 - v. The locations of all new streets, alleys and rights-of-way shall be subject to review and approval by the Jersey City Planning Board and the appropriate departments, divisions and agencies of the City of Jersey City.
 - vi. All new streets, alleys and rights-of-way shall be constructed to applicable Municipal and State standards and the standards of this Plan.
 - vii. *Any new streets, alleys, rights-of-way and/or street improvements required by this Redevelopment Plan, or as part of site plan*