

826 Ocean Avenue

Redevelopment Plan

City of Jersey City

Adopted on June 25, 2008 – Ord. 08-086
Block & Lot Updates – July 19, 2012

DIVISION OF CITY PLANNING

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826 Ocean Avenue Redevelopment Plan

I. Introduction

The 826 Ocean Avenue Redevelopment Area (hereinafter also referred to as the Redevelopment Area or the Area) was determined to be “an area in need of redevelopment,” pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.) by resolution of the Jersey City Municipal Council following a recommendation by the Jersey City Planning Board.

The Redevelopment Area is one tax lot along Ocean Avenue between Bramhall Avenue and Union Street.

II. Boundaries

The 826 Ocean Avenue Redevelopment Plan consists of Block 19602, Lot 31.

III. Redevelopment Objectives and Requirements of Any Development and Construction within the Plan Area

- A. The planning and development of the Redevelopment Area as a recreational space.
- B. To provide to recreational open space within the neighborhood.
- C. To allow for possible off-street parking

IV. Proposed Redevelopment Actions

It is proposed to substantially improve and upgrade the Redevelopment Area through a combination of redevelopment actions that will provide a uniform and consistent attack on blight within the Area by systematically removing blighting influences in an orderly manner and allowing for new construction. These will include but not be limited to:

- A. Acquisition of vacant land determined to be impediments to sound redevelopment.
- B. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Area.

V. General Administrative Requirements

The following provisions shall apply to all property located within the 826 Ocean Avenue Redevelopment Area.

- A. Prior to the commencement of any new construction: a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval.

No Building Permit shall be issued for any work associated with any of the above actions, without prior site plan review and approval of such work by the Planning Board.

- B. The provisions of this Plan specifying the redevelopment of the Area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- C. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Land Development Ordinance and this Plan.
- D. The Planning Board may grant deviations from the regulations contained within this Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted which will result in permitting a use that is not a permitted use within this Plan. An application requesting a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.
- E. No building shall be constructed over an easement in the Redevelopment Area without site plan review and approval of the Jersey City Planning Board and prior written approval of the Division of Engineering.
- F. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

VI. General Design Requirements and Restrictions

The following standards and requirements shall apply to all applications within the Redevelopment Plan area:

- A. All utility distribution lines; utility service connections from such lines to the Redevelopment Area's individual uses; and utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted in sidewalk areas or exterior to the building. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- B. Chain link fencing shall be prohibited within the Redevelopment Area, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- C. No Billboards shall be permitted on any property contained within the Redevelopment Area.
- D. No signage shall be permitted within the Redevelopment Area that includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations.

VII. Specific Land Use Regulations

The following regulations shall apply within the Redevelopment Area as found in this Plan.

A. Principal Permitted Uses

- 1. One and two family dwelling
- 2. Parks and playgrounds
- 3. Off-street parking
- 4. Outdoor recreation

B. Bulk Standards for One and Two Family Dwellings.

Refer to the Land Development Ordinance R-1 One and Two Family Housing District, Article V, Section 345-40.

C. Design Standards for Park and Playgrounds

- 1. Parks and playgrounds shall have a decorative tubular metal fence around the perimeter, no taller than six feet in height. The fence shall have an entrance on the public edge.
- 2. There shall be a buffer of a minimum of five (5) feet of landscaped shrubbery or trees along the street frontage.

3. All parks and playgrounds shall be designed to incorporate several elements to produce and provide a pleasant environment at all levels and to complement the surrounding buildings.

VIII. Acquisition Plan

All properties within the Redevelopment Area are listed as To Be Acquired.

XI. Other Provisions to Meet State and Local Requirements

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has given proposed land uses and building requirements for the Redevelopment Area.
- C. The Acquisition Plan (Section VII), which is a part of this Plan, indicates all property to be acquired as a result of this Plan.
- D. The Plan is in general compliance with the Master Plan of the County of Hudson. It is not contrary to the goals and objectives of the Jersey City Master Plan or the Zone Plan.
- E. This Redevelopment Plan shall supersede all provisions of the Jersey City Land Development Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Land Development Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

X. Procedure for Amending the Plan

- A. This Plan may be amended from time to time upon compliance with the requirements of law.
- B. No amendment to this Plan shall be approved without the review and recommendation of the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.

XI MAPS



826 OCEAN AVENUE REDEVELOPMENT PLAN AREA
BOUNDARY MAP

JULY 31, 2007



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