

# VILLAGE REDEVELOPMENT PLAN

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CITY OF JERSEY CITY  
DIVISION OF CITY PLANNING

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## I. DESCRIPTION OF PROJECT

### VILLAGE STUDY AREA BOUNDARY DESCRIPTION

BEGINNING at the point of intersection of the centerlines of Columbus Drive and Varick Street, thence in, a westerly direction along the centerline of Columbus Drive to the point of its intersection with the centerline of Brunswick Street, thence in a northerly direction along the centerline of Brunswick Street to the point of its intersection with the centerline of First Street, thence in an easterly direction along the centerline of First Street to the point of its intersection with the extended western lot line of Lot 33, Block 11005, thence in a northerly direction along the extended western lot line of Lot 33, Block 11005 to the point of its intersection with the center block line of Block 11005, thence in an easterly direction along the center block line of Block 11005 to the point of its intersection with the eastern lot line of Lot 21 Block 11005, thence in a southerly direction along the extended eastern lot line of Lot 21 to the point of its intersection with the centerline of First Street, thence in an easterly direction along the centerline of First Street to the point of its intersection with the centerline of Monmouth Street, thence in a northerly direction along the centerline of Monmouth Street to the point of its intersection with the centerline of Second Street, thence in an easterly direction along the centerline of Second Street to the point of its intersection with the centerline of Newark Avenue, thence in a easterly direction along the centerline of Newark Avenue to the point of its intersection with the centerline of Coles Street, thence in a southerly direction along the centerline of Coles Street to the place and point of BEGINNING.

## II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Renewal activities of the Village Study Area will be undertaken in conformity with, and will be designed to meet the following goals and objectives.

- 1) To comprehensively redevelop The Village Study Area by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate.
- 2) To provide for a variety of residential uses and housing types for both existing residents and prospective new occupants.
- 3) To provide for the improvement of the functional and physical layout of the project area for complete redevelopment and the removal of impediments for land disposition.
- 4) To provide construction related jobs and permanent jobs through the construction of new housing and public improvements.
- 5) To construct new housing for home ownership through a combination of private development financing and the selective use of public assistance.
- 6) To provide for the overall improvement of traffic circulation through the elimination of unnecessary streets wherever possible, and the development of new vehicular and pedestrian circulation systems which provide for the separation of vehicular and pedestrian traffic as well as to provide for the maximum use of public transportation.
- 7) To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.
- 8) To provide for the stabilization and the increase of the tax base of the project area and the entire city by redeveloping non-revenue producing areas and by re-

establishing investment confidence on the part of existing and future residents both within the area and in contiguous neighborhoods.

9) To provide for the coordination of redevelopment activities to promote a uniform attack on blight which reinforces already existing renewal and improvement programs in adjacent areas in accordance with a plan that integrates the Village Study Area with the existing physical and social fabric of the City of Jersey City.

10) To provide where necessary site improvements for both proposed and existing residential uses including new streets and sidewalks, street realignment, off-street parking, open space, pedestrian malls, recreational areas, and new trees, where appropriate.

11) To maximize developer participation and contribution to the Village Redevelopment Plan.

### III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Village Study Area through a combination of redevelopment actions. These will include but not be limited to: 1) clearance of dilapidated structures; 2) retention and construction of sound compatible uses; 3) assembly into developable parcels the vacant and underutilized land now in scattered and varied ownership; and 4) provisions for a full range of public infrastructure necessary to service and support the new community.

### IV. BUILDING DESIGN OBJECTIVES FOR NEW CONSTRUCTION

A) All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and

proposed, in terms of light, air and usable open space, access to public right-of-ways and off-street parking, height and bulk.

B) Groups-of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.

C) Buildings should be designed so as to be attractive from all vantage points.

## V. SPECIFIC OBJECTIVES

### A) Submission of Redevelopment Proposals

Prior to commencement of construction, architectural drawings, specifications and site plans for the construction of improvements to the redevelopment area shall be submitted by the developers for review and approval by the Planning Board of the City of Jersey City.

Site plan review shall be conducted by the Jersey City Planning Board pursuant to NJS 40:SSD-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Site plan review shall be conducted by the Planning Board, pursuant to NJSA 40:55D-1 et. seq., pursuant to the requirements of the Jersey City Land Development Ordinance and this Plan. Final site plan approval for any phase may be conditioned upon submission of performance guarantees for unfinished site improvements in accordance with NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City and in the form approved by either the Corporation Counsel of the City of Jersey City or the Attorney for the Jersey City Planning Board, as determined by the Planning Board.

The amount of such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of improvements within one (1) year of final site plan approval.

Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Plan and the Land Development Ordinance of the City of Jersey City.

B) Adverse Influences

No use or re-use shall be permitted, which when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C) Restriction of Occupancy or Use

There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color or national origin.

D) Circulation and Open Space Design Objectives

Unless paved, all open space areas shall be landscaped and maintained in an attractive condition.

Open spaces for both residential rehabilitation and new construction shall be provided where feasible and be so located as to provide for maximum usability

by occupants and to create a harmonious relationship of buildings and open space throughout the project area.

Sidewalk areas shall be adequately provided for the movements of pedestrians through and around the site.

Sidewalk areas shall be attractively landscaped and durably paved and shall be provided with adequate lighting.

Trees shall be planted along the curblines at not less than 30 foot centers in a regularly spaced pattern to further increase the aesthetic quality of redevelopment activities.

Areas designated as improved open space shall be in addition to all parking, yard and setback requirements.

E) Off-Street Parking and Loading Objectives

Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares.

Any surface parking facilities shall be landscaped; large concentration of parking shall be avoided; poured-in-place concrete curbing shall be used in parking areas to prevent vehicles from encroaching upon planted area.

All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover.

All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded, paved with a durable dust-free surface, adequately drained, well landscaped, and all access points shall be

defined and limited in accordance with the zoning ordinance of the City of Jersey City.

All driveways shall be paved in accordance with the Zoning Ordinance of the City of Jersey City.

Maximum Driveway width:

- One way - 10 feet
- Two way - 20 feet
- Private Parking - 10 feet for 1 & 2 family units.

F) Landscape Design Objectives

All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material unless said open space is specifically designated for other activities which require paving or other treatment. All screen planting shall be evergreen and only species with proven resistance to the urban environment in this area will be acceptable. Screen planting shall be a minimum of four (4) feet high at time of planting. Material shall be planted balled and burlaped and be heavy and of specimen quality as established by the American Association of Nurserymen. At initial planting the material shall provide an opaque screen from the top of the shrub to within six (6) inches of grade. Other plant materials shall be heavy, and of specimen quality determined as above. All trees shall be a minimum of three and one-half (3 ½) inches in caliper. All plants, trees and shrubs shall be installed in accordance with the Land Development Ordinance planting schedules.

VI. GENERAL PROVISIONS

- A) The regulations and controls-in this section (Section VI General Provisions) will be implemented, where applicable, by appropriate covenants, or other provisions or agreements for land disposition and conveyance executed pursuant thereto.
  
- B) No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Municipal Engineer.
  
- C) The provisions of this Plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect-for a period of forty (40) years from the date of approval of this plan by the City Council of the City of Jersey City.
  
- D) All residential redevelopment proposals and construction plans shall meet applicable F.H.A. and/or H.F.A. minimum room size requirements prior to approval by the Planning Board.
  
- E) Existing non-conforming buildings of record with lot frontage on Newark Avenue are exempt from parking requirements.
  
- F) Deviation Requests. 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 pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer or redeveloper 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 deviations 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 a prohibited 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.

## VII. GENERAL LAND USE PLAN

### A) Land Use Provisions and Building Requirements

- a. **Formula Business Restrictions:** All commercial retail areas within each structure or within a single tax lot shall limit formula business establishments, as defined by the Land Development Ordinance, to a maximum of 30% of ground floor gross leasable commercial area. For the purposes of this area restriction, the formula business definition shall apply to the following uses, whether functioning as a principal or accessory use:

1. Retail sales of goods and services.
2. Restaurants, all categories.
3. Bars.
4. Financial service facilities and banks.

Grocery stores greater than 15,000 square feet may exceed 30% of gross leasable commercial area, but shall be the only formula business within such structure or lot.

b. Permitted Principal Uses

- Townhouses, except on Newark Avenue
- 3 family dwelling on corner lots.
- Apartment buildings, limited to block 11110 and on block 12701, lots 8,9,10 and 12.
- Retail sales, Medical Offices, restaurants (categories one and two), and/or Professional Offices and related services required on the ground floor and permitted on the 2<sup>nd</sup> floor of Apartment Buildings on Newark Avenue. Ground floor frontage is prohibited on First Street on block 11110. Retail sales, Medical Offices, restaurants (categories one and two), and/or Professional offices and related services are permitted in Apartment Buildings on block 12701.

c. Permitted Accessory Uses

- Private garages
- Off-street parking
- Recreation areas as part of a residential development
- Fences and walls
- Designed open space

## B) Regulations, Controls, and Design Guidelines

- a. Buildings shall be designed so that their appearances reflect the historic development patterns of the older mixed-use buildings on Newark Avenue. All new construction and/or exterior improvements to mixed use buildings shall be designed so as to be harmonious with the neighboring buildings in terms of material, height, scale, façade proportions, window patterns, decorative features, floor-to-ceiling heights where appropriate, and architectural styles.
- b. At the top of the base, a visual cue or indicator such as belt coursing, a change in glass-to-solid ratio, or any other indicator consistent with the design, proportions, and materials of the base shall be provided.
- c. The roofline of the structure shall be designed with architectural features in harmony with that of the adjacent buildings.
- d. Buildings shall be designed utilizing primarily brick and masonry materials on all sides to form a compatible overall architectural scheme. No EFIS is permitted.
- e. All streetfront facades shall be treated as primary facades, with high-quality materials, architectural detail, windows quantity and proportion, and with respect to the character and aesthetic of the neighborhood.
- f. Designed open space shall be developed as an integral part in the overall design scheme. Common rooftop open space is encouraged. Balconies fronting on Newark Avenue are prohibited.
- g. Apartment buildings shall limit retail sales activities to the ground floor, mezzanine, and second floor, and provide separate ingress and egress for the residential uses.
- h. Offices as a home occupation shall be defined as places for the transaction of business where reports are prepared, records kept, and services rendered, but where no retail sales are offered, and shall be limited to licensed doctors, lawyers, architects, engineers and planners.
- i. Display windows: All retail uses shall have display windows constituting a minimum of seventy percent (70%) glass, open to the street, and the bottom edge of the display window(s) shall be no more than four (4) feet in height above grade. The glass is to be clear and not tinted; film to block ultra-violet sunlight is permitted provided that it is not tinted and does not obscure the view of the interior of the store from the sidewalk immediately adjacent. The name and/or logotype of the establishment are permitted to be applied to the window. All window frames shall be of a complementary color. Product displays and/or store signage should be appropriate for the product or service being sold, and

should occupy no more than a reasonable area of the display window(s). The display window area shall allow for a clear view into the interior of the store.

- j. All roofs shall be flat. All roofs shall be internally drained and have parapets.

C) Maximum Height

- The height of any existing residential building shall not be increased or altered in any way such as by the addition of any additional stories or added ceiling or roof height. Vertical expansion beyond the height of original construction of any home in the Area is prohibited.
- All new 1, 2, or 3 -family dwellings, four (4) stories.
- Apartment buildings and mixed use buildings shall not exceed 4 stories from grade where on-site parking is not required; 5 stories where on-site parking is required and provided regardless of whether parking level is below, at, or above grade.
- Public or quasi-public, 4 stories from grade where on-site parking is not required; 5 stories where on-site parking is required and provided regardless of whether parking level is below, at, or above grade.
- Minimum floor-to-ceiling height for ground floor retail – 12 feet, and to match adjacent where appropriate

Minimum floor-to-ceiling height for residential uses (excluding garages) – 9 feet

Maximum floor-to-ceiling height for residential uses (excluding garages) – 12 feet

D) Area, Yard and Bulk

1. One, two, or three family dwellings

Minimum lot width	20 feet
Minimum Lot Area	1,600 sq. ft.
Minimum Yards Front	prevailing
Side	0 feet
Rear	prevailing

2. Apartment Buildings (limited to block 11110, which is bounded by First Street, Newark Avenue, and Monmouth Street)

Minimum Lot Width	25 feet
Minimum Lot Depth	100 feet
Minimum Lot Area	2,500 sq. ft.
Minimum Yards Front	0 feet
Side	0 feet
Rear	15 feet

3. Public and Quasi Public Uses

Maximum Building Coverage	30%
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Lot Area	10,000 sq. ft.
Minimum Yards Front	5 feet
Side	10 feet
Rear	10 feet

E) Minimum Off-Street Parking

No on-site parking is required for existing uses, or for adaptive reuse of existing buildings.

No parking is required for lots 0 – 4,999 square feet in lot area.

Curb cuts are prohibited on Newark Avenue.

Where feasible, parking is to be set partially or wholly below grade.

Any at- or above-grade parking garage in an Apartment or Mixed-use building shall be screened so as not to give the apparent perception of garage space from all street Rights-of-Ways. All ground floor parking and mechanical related areas shall be wrapped along the exterior by occupied active building uses, such as commercial storefronts and residential units, excepting the location of the vehicular entry and exit and stairways or elevator shafts that serve the parking structure. Utility rooms may occupy no more than fifteen (15%) percent of any single façade.

Parking is required for new construction on lots over 10,000 square feet, subject to the following requirements:

- 1) All residential uses shall provide off-street parking at a ratio of not less than one (1) space per each dwelling unit for townhouses and 0.5 spaces per dwelling unit for apartment buildings.
- 2) Professional Offices as part of ground and 2<sup>nd</sup> floors of Apartment buildings: shall provide off-street parking at a ratio of not less than one (1) space per each one thousand (1,000) square feet of gross floor area devoted to the professional occupation.
- 3) Retail sales and Medical Offices as part of the ground and 2<sup>nd</sup> floors of Apartment buildings shall provide off-street parking at a ratio of one (1) space per six hundred (600) square feet gross floor area devoted to commercial use, excluding the first 5,000 square feet.



and not greater than fifteen (15) feet above grade level. In addition, all signs shall set back a minimum of two (2) feet from each side of the building. Sign lettering within the sign band may also be applied directly onto the building surface, rather than onto a sign board.

b. Window signage is permitted but may not exceed twenty five percent (25%) of the total glazed area of a storefront or of any individual window. Signage shall be calculated into the maximum building signage area.

c. Buildings with a secondary façade or corner lots are permitted additional signage on such frontages, consistent with the above guidelines but dimensions not to exceed one-half ( $\frac{1}{2}$ ) the width of the primary façade signage.

- 2) Signage for apartment buildings is limited to a Nameplate or awning identification, not to exceed two (2) square feet.
- 3) Public and quasi-public uses shall be permitted one (1) attached sign not to exceed twelve square feet.

#### H) Lighting

- 1) Internal display window lighting: All shop windows are to be internally lit with spotlights of an incandescent type, and shall remain lit during the night to provide added security on the street for the shops.
- 2) Exterior façade lighting: Overhead lights that project from above the signboard are strongly recommended to provide for additional street

lighting. The use of fluorescent, flashing or blinking lights is prohibited, as is the use of multicolored lights, except for temporary seasonal displays.

- 3) Security lighting: All exterior spaces, both public and private, must be furnished with an adequate level of lighting relative to police and community surveillance. All exterior lights shall be designed to be automatically controlled. All interior security lights inside the entrances to the residential units shall also be photocell controlled.

D) Canopies/Awning

Retail, medical office, and professional office storefronts may have canopies/awnings of the owner's preference, provided that all canopies/awnings on that building are of the same fabric, and no vinyl is used. Canopies/awnings must allow for a minimum of seven (7) feet clearance from the lowest point of the canopy/awning to the ground but no higher than the top of the ground floor entry, and must extend horizontally from the vertical surface of the building no more than three (3) feet six (6) inches. The vertical distance from the top to the bottom of any canopy or awning shall not exceed four (4) feet, including valance. The canopy/awning must be permanently attached to the building. Signage on the canopy/awning is limited to the street number (example: "100", not "100 Newark Avenue"), and/or the name and/or logotype of the store only. Canopy/Awning signage may be used in place of, but not in addition to, sign band signage, and area of canopy/awning signage must be calculated into the maximum building signage area.

J) Security Gates

Security gates shall be power operated, open linkage and placed on the interior of the window glass and/or entry door(s) of ground floor spaces. Solid, full metal security gates are expressly prohibited.

VIII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

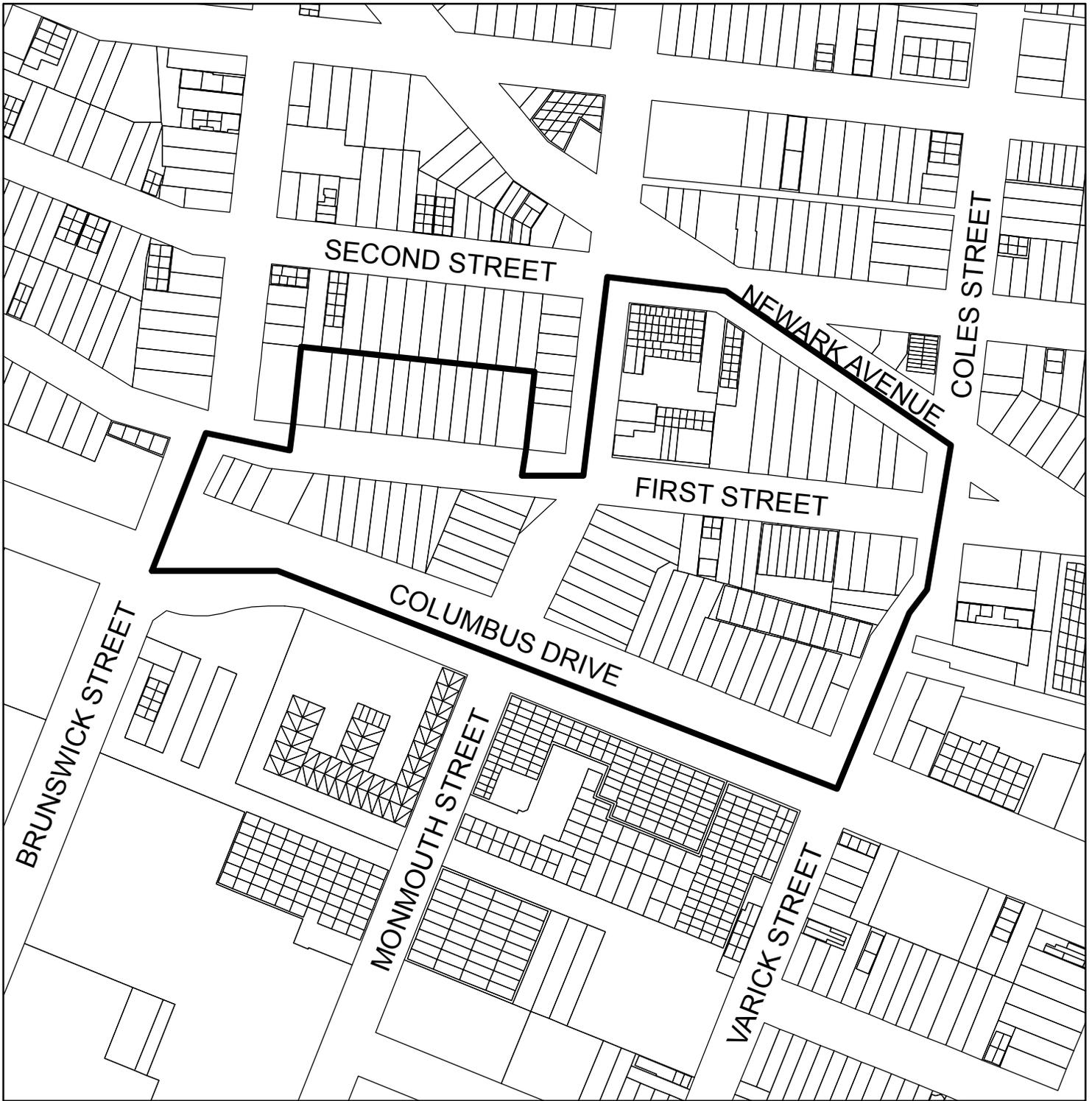
- A) The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of State and Local Law and there are no additional requirements with respect to a Redevelopment Plan which have not been complied with.
- B) The Redevelopment Plan contains all provisions necessary to fulfill-statutory requirement of the City of Jersey City.
- C) The Redevelopment Plan proposes to attain identifiable local objectives as to appropriate land use, density of population, improved public utilities traffic circulation recreational and community improvements, other public renovations.
- D) The following text referencing provisions for the temporary relocation and permanent housing of persons residing within the Village Study Area Redevelopment Project is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City through the services of the Jersey City Redevelopment Agency staff will provide displaced families and individuals with the opportunity of being relocated into decent, safe, and sanitary housing which is within their financial means.

This office will be staffed by qualified personnel who will actively assist the families and individuals being displaced in finding adequate accommodations. All families and individuals being displaced will be interviewed to determine their re-housing requirements.

In addition, a list of privately owned houses and apartments which have been inspected and certified as being safe, decent, and sanitary will be maintained by the relocation staff from which individuals will be referred to such dwelling units which are within their financial means.

IX. PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law; provided that in respect to any land in the project area previously disposed of for use in accordance with the Redevelopment Plan, written consent is received from the owner of such lands whose interests therein are materially affected by such amendment, or amendments. A fee of One Thousand dollars (\$1,000), plus all costs for copying and transcripts shall be payable by the applicant to the City of Jersey City for any request to amend this Plan.



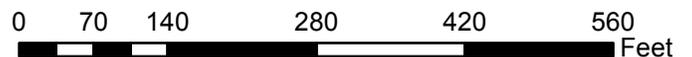
VILLAGE REDEVELOPMENT PLAN AREA  
BOUNDARY MAP

August 8, 2014



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1 inch = 180 feet





VILLAGE REDEVELOPMENT PLAN AREA  
BOUNDARY MAP

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