

JERSEY AVENUE TENTH STREET REDEVELOPMENT PLAN

Adopted

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**CITY OF JERSEY CITY
DIVISION OF CITY PLANNING**

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INTRODUCTION

The Jersey Avenue Redevelopment Plan Area is approximately 140 acres in the northern section of Downtown Jersey City. The City of Hoboken and the Hamilton Park Historic District are north and immediately adjacent to the redevelopment area.

The area is comprised of existing commercial and residential uses with a scattering of industrial and warehouse interests. The redevelopment area also contains several vacant lots. The neighboring area in both Jersey City and Hoboken is actively being redeveloped into mixed use residential, retail and office use.

Development of this area would encourage upgrading of roadways and utilities and provide for more comprehensive zoning through integrating compatible uses with the adjacent areas. The present development of the waterfront and new land uses which surround this area will contribute to the effort to encourage and attract favorable redevelopment.

I. BOUNDARY DESCRIPTION

BEGINNING at a point at the intersection of the centerline of Luis Munoz Marin Boulevard and the Jersey City-Hoboken City Line; thence in a westerly direction for 1,140 feet along the City Line to a point; thence in a northeasterly direction for 126.72 feet along the City Line to a point at its intersection with the centerline of Hoboken Avenue; thence in a westerly direction along the centerline of Hoboken Avenue to a point at its intersection with the centerline of U.S. Routes 1&9; thence in an easterly direction along the centerline of U.S. Routes 1 and 9 to a point at its intersection with the right-of-way of the Conrail-New Jersey Junction Branch Railroad Main Stem; thence in a southerly direction along the right-of-way of the Conrail-New Jersey Junction Branch Railroad Main Stem to a point at its intersection with the extended centerline of Tenth Street; thence in an easterly direction along the centerline of Tenth Street to a point at its intersection with the centerline of Luis Munoz Marin Boulevard; thence in a northerly direction along the centerline of Luis Munoz Marin Boulevard to a point at its intersection with the centerline of Twelfth Street; thence in a westerly direction along the centerline of Twelfth Street to a point at its intersection with the centerline of Coles Street; thence in a northerly direction along the centerline of Coles Street to a point at its intersection with the centerline of Fourteenth Street-Boyle Plaza; thence in an easterly direction along the centerline of Fourteenth Street-Boyle Plaza to a point in its intersection with the centerline of Luis Munoz Marin Boulevard; thence in a northerly direction along the centerline of Luis Munoz Marin Boulevard to a point at its intersection with the Jersey City-Hoboken City Line, the point and place of BEGINNING.

II. REDEVELOPMENT PLAN OBJECTIVES

Renewal activities for the Jersey Avenue Redevelopment Plan Area will be undertaken in conformity with, and will be designed to meet, the following objectives of the Redevelopment Plan:

- A. No acquisition of private property.
- B. Encouragement of the elimination of vacated, deteriorated and obsolete structures including unused industrial buildings, which adversely affect the feasibility of amenable neighborhood physical change and further development of an emerging commercial and residential area.
- C. The improvement of the functional and physical layout of the Redevelopment Plan Area

- D. for contemplated new development, and the removal of impediments to land disposition. The overall improvement of traffic flow through the development of new and improved vehicular and pedestrian circulation systems which provide for separation of the two movements, and the maximum use of public transportation.
- E. Coordination of redevelopment activities which reinforce already existing renewal and improvement programs in the adjacent neighborhoods, in accordance with a plan that integrates the Jersey Avenue Redevelopment Plan Area with the rest of Jersey City.
- F. Encouragement of preservation and adaptive reuse of existing structures by grandfathering their height, bulk and density if the zoning regulations contained herein are exceeded by such structures.
- G. Encouragement of conservation and preservation of selective structures, including those with historical or architectural significance, by providing opportunities for adaptive reuse which will give an economic life comparable to newer structures.
- H. Provision of land in parcels of sufficient size and configuration so as to permit economic redevelopment.
- I. Provision of site improvements for the beautification of the Jersey Avenue Redevelopment Plan Area and surrounding neighborhoods.
- J. Promotion of balanced development in accordance with the Fair Housing Act, (NJSA 52:27D-311), and Housing Element & Fair Share Plan of the Jersey City Master Plan.
- K. Preservation and promotion of view corridors created by public streets to accentuate views of New York and the Palisades.
- L. Development of a network of public open space throughout the Redevelopment Plan Area which shall be designed to improve pedestrian circulation, act as a catalyst for retail development and help to preserve important vistas.
- M. Creation of major new employment and housing opportunities for the residents of Jersey City.

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Jersey Avenue Redevelopment Plan Area through a combination of redevelopment actions. These will include, but not be limited to:

- A. Rehabilitation of dilapidated, deteriorated, obsolete or underutilized structures where necessary.
- B. Construction of new structures and complimentary facilities.
- C. Provisions for public infrastructure necessary to service and support the new development.
- D. Provisions of at least 10% of a residential project as a Developer's Affordable Housing Contribution shall be developed on-site or within the Redevelopment Plan Area. Non-residential projects shall participate in the Jersey City Affordable Housing Linkage Program by either: (1) constructing Affordable Housing off-site; (2) providing cash contribution for the subsidization of Affordable Housing; (3) by the financing of an Affordable Housing project. The above provision shall not apply if the City has not legally enacted an Affordable Housing Linkage Program.

IV.

DESIGN OBJECTIVES AND REQUIREMENTS

A. Building Design

1. Building design shall be guided by the general characteristics of the surrounding properties and the adjacent Hamilton Park Historic District (where applicable).
2. All structures within the Redevelopment Plan 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 rights-of-way and off-street parking, height and bulk.
3. Groups of related buildings shall be designed to present an harmonious appearance in terms of architectural style and exterior materials and shall be encouraged to incorporate elements found throughout the surrounding neighborhoods.
4. All east-west streets shall be maintained as important view corridors and shall, through the enforcement of setbacks, preserve and promote views of New York and the Palisades.
5. Buildings should be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside the Redevelopment Plan Area.
6. All major mechanical equipment located on the roof of any building shall be screened from view with materials harmonious with those used in the building's facade. The screening shall not impair the functioning of the equipment.
7. Buildings shall be encouraged to provide a top which shall serve to finish the building. Said top may be in the form of a cornice, a parapet, or any other indicator consistent with the design, proportions, materials and character of the building.
8. All electronic communication equipment shall be mounted in such a way that it does not negatively impact the appearance of the building on which it is placed, nor create objectionable views when seen from surrounding buildings or from the Palisades.
9. Access by the elderly, physically handicapped and/or disabled shall meet, at a minimum, barrier free design regulations as specified in the Uniform Construction Code.
10. All trash receptacles, in accordance with all appropriate State laws, shall be adequately secured, enclosed and screened on all sides by landscaping or other type of attractive materials.
11. Chain link fencing shall not be permitted except during construction.
12. All utility distribution lines and utility service connections from such lines to the area's individual uses shall be located underground.
13. Urban design elements shall be consistent with those contained in other redevelopment plans regulating Downtown and used throughout the Redevelopment Area.

B. Improved Open Space

1. All new development shall provide improved publicly accessible open space on all parcels as required in the appropriate district.
2. Where possible, new structures surrounding or enclosing open space should be designed and sited to allow penetration of sunlight onto open space areas during peak user time (11:00 a.m. to 2:00 p.m.).
3. Open space shall provide visual and functional elements such as benches, low walls, drinking fountains, refuse containers and planters. Suggested materials for open space amenities include stone pavers, brick, asphalt pavers and broom finish concrete.
4. Adequate lighting shall be provided to encourage active uses and a sense of security in the open space.
5. Open spaces shall be so located as to provide for maximum usability and to create a harmonious relationship between buildings and the open space throughout the Redevelopment Plan Area.
6. Through creative design, open space features shall address the need for human comfort and enjoyment and provide both active and passive leisure uses for secure and pleasant outdoor and indoor settings to meet public and private use requirements.
7. Open space shall be oriented to focus on and maintain existing views of New York and the Palisades.
8. "Vest pocket" parks shall be encouraged on small corner and midblock parcels.
9. All open space, including plazas, shall be designed with lawns, trees, shrubbery, attractive paving materials, street furniture, lighting and other architectural and artistic amenities to produce and provide pleasant environments at street level to compliment the buildings and project area. Open space and plazas shall be designed at a human scale to invite and attract the public.
10. As a general guide, one (1) linear foot of seating for each linear foot of plaza perimeter shall be provided. Seating space may include planters, benches, fountains, etc.

C. Landscaping and Lighting

1. Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, or loading space. The developers' plan shall include plans for landscaping indicating the location, size and quantity of the various species to be used. Areas reserved for future development shall, as a minimum, be seeded with Perennial Rye Grass, or equivalent.
2. Greenspace (trees, shrubs, flowers, etc.) shall be used as buffers and to accent entrances, arcades and sidewalks.
3. All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of three (3) feet high and shall be planted, balled and burlapped, as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board.

4. Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
5. Underground watering facilities shall be encouraged for all landscaped areas.
6. Trees and shrubs shall be planted along curblines of streets at a maximum of 40 feet centers or in groupings, in a regular pattern or spaced alternately on either side of streets, to further enhance the aesthetic quality of the Redevelopment Plan Area.
7. Parking areas for more than ten (10) vehicles, all parking at service stations and auto related facilities, regardless of the number of spaces and all loading areas abutting a street, shall provide a screen planting of dense evergreen not less than three (3) feet high along any street line and along all property lines except those instances where a building intervenes or where the proposed plantings may interfere with site triangles.
8. Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light off the premises and shall be in accordance with the lighting requirements of the Zoning Ordinance.
9. Lighting within a site shall sufficiently illuminate all areas, including those areas where buildings are set back or offset to prevent "dark corners".
10. All lighting sources must be adequately shielded to avoid any glare. The area of illumination shall have a fairly uniform pattern averaging at least 1/2 footcandles.
11. New lighting fixtures installed as part of site improvements shall be in scale with existing street hardware and relate to the size of the project.

D. Rehabilitation of Existing Structures

1. Through the use of selective building materials, all buildings to be rehabilitated shall be encouraged to preserve the area's character.
2. Any upper level additions (i.e. additional floors, penthouses, etc.) should maintain a strong relationship to the basic design elements as well as to texture, color and scale of materials of the existing building.
3. Existing structures to be rehabilitated shall be exempt from area, yard and bulk requirements except any additions to existing structures shall not cause the total building area to exceed the floor area ratio specified in the appropriate district. In the event that an existing building exceeds the permitted floor area ratio, that structure shall not be permitted any additional floor area.
4. All rehabilitation to historic buildings shall conform to the Design Standards and Guidelines articulated in the Historic Preservation Ordinance of Jersey City.

V.

TRAFFIC CIRCULATION OBJECTIVES AND GUIDELINES

- A. Parking and service access should be separated from the main traffic oriented streets. These access areas shall be clearly designated and designed so as to avoid the backing in and out of vehicles onto the street ROW.
- B. Shared use of accessory parking facilities shall be considered in areas adjacent to underutilized parking facilities.
- C. Sight triangle areas at all intersections shall be kept clear of plantings and structures by limiting heights to a maximum of thirty (30) inches. Sight triangles shall be measured from the right-of-way line and conform to the provisions in Article IV, Section 28-22 of the Jersey City Zoning Ordinance.
- D. The use of public transportation by employees, residents and visitors of the Redevelopment Plan Area shall be encouraged.
- E. All traffic impact studies shall incorporate, as part of the study, all projects approved or proposed in surrounding neighborhoods, in addition to impacts from the Holland Tunnel and development in Hoboken. A listing of the projects may be obtained from the Division of City Planning.
- F. Traffic associated with office development shall be circulated in a manner as to not negatively impact the Hamilton Park Historic District.
- G. The pedestrian circulation system shall be integrated with the roadway circulation network and shall encourage safe and improved pedestrian circulation through the following:
 - 1. The focus of the streetscape improvements along primary pedestrian corridors;
 - 2. Encourage design features, materials and activities at the street level which create an attractive and interesting pedestrian environment;
 - 3. Insure the safety of pedestrians by providing adequate sidewalk space and clearly defined pedestrian crossings;
 - 4. Direct new development to minimize pedestrian and traffic conflicts.
- H. Newly established public sidewalks shall measure a minimum of 10 feet from curbline to property line where available and shall be durably paved and smoothly surfaced to provide for free movement of pedestrians. Adequate lighting and attractive landscaping shall be provided.
- I. All sidewalks and pathways must be designed to provide ease of access for the physically disabled. Access ramps shall be conveniently placed and sloped at a maximum of 8.5 percent to provide easy connection to streets and sidewalks. Design standards shall meet, at a minimum, barrier free design regulations as specified in the Uniform Construction Code.

VI.

OFF-STREET PARKING AND LOADING REQUIREMENTS - see chart

- A. All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep, as measured from the curb stop. All aisles shall be a minimum of 22 feet wide. Compact parking stalls (8x15), may be provided, up to 50%, in lots that are used for long term or all day parking.
- B. 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 of pedestrian walks and thoroughfares. Developers shall demonstrate

that sufficient off-street parking and loading will be provided to meet the needs of the proposed use.

- C. All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded and paved with a durable dust free surface and adequately drained. All parking and loading areas shall be designed in accordance with the Zoning Ordinance.
- D. The off-street parking requirements shall apply to all new construction. Required parking may be provided on-site. Parking may be permitted within five hundred (500) feet of the proposed development which it will serve only with review and approval by the Planing Board and the linking of the properties by deed.
- E. The number and design of off-street loading spaces shall conform to Article IV, Section 28-18, Subsection I-1 and 2 of the Zoning Ordinance of Jersey City.
- F. All developments which propose valet parking shall submit a parking management plan. Such plan shall include but not be limited to: number of vehicles to be parked, number of rows of cars to be stacked, and all parking stall and aisle widths. All parking management plans shall be subject to review by the Bureau of Traffic Engineering and review and approval by the Planning Board.
- G. Parking Structure Requirements - to apply to all parking garages

Garage levels shall be screened so as not to give the apparent perception of garage space from all rail and street Rights-of-Ways and from all adjacent property lines. Examples of various acceptable screening and façade treatment techniques which can be utilized include the following:

- Artificial windows of the punched out style utilizing glass or decorative grillwork or a combination of same.
- Artificial building façade wrapping around the exterior of the garage.
- Extension of the ground floor or second floor window design to upper floors without the glass, but utilizing the same detailing, design, and window frame color.
- The addition of cornices, lintels, quoins, and other decorative detailing in addition to all the other façade designs.
- Emphasis of a vertical exterior façade pattern instead of the horizontal cladding associated with parking garages and their structural members.

Interior garage lighting shall utilize only fixtures that will not readily expose the lighting source from view, thereby maintaining a soft illumination of the interior garage space. Individual fixture sources shall not be visible from the exterior. An internal lighting plan prepared by a lighting professional shall be included with any garage application for review and approval.

VII RESIDENTIAL DENSITY BONUS

This provision is applicable to all residential development and permits construction of up to 30 additional dwelling units per acre.

- A. All residential projects are eligible to receive an additional bonus density not to exceed an additional 30 DU/AC, if the developer agrees to contribute to green space located

- within the plan area, as set forth more specifically, below.
- B. The green space development requirement may be satisfied by any one or combination of the following methods approved by the Planning Board as part of the Preliminary Site Plan:
- Monetary contribution to The City of Jersey City to be established in a separate account for the exclusive purpose of acquiring, developing and enhancing green space within the plan area.
 - Developer donation of real property for green space development; such property to be deeded to the City in perpetuity.
- C. The amount of monetary contribution or value of an equivalent in-kind contribution of land shall be calculated as follows:
- \$5,500 for each additional bonus residential dwelling unit constructed under this provision over the base density permitted in the applicable district without this bonus.
- D. Development utilizing this bonus provision must comply with all applicable criteria of the Area, Yard, and Bulk Chart for the applicable district.
- E. Satisfaction of the green space contribution requirement is a required pre-condition for the issuance of any building permit associated with the project.

VIII. INTERIM USES

Interim uses may be established, subject to agreement between the developer(s) and the Planning Board that such use will not have an adverse affect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board which may establish an interim use period of up to three (3) years in duration. Additional renewals of an interim use may be granted by the Planning Board. Upon demolition of existing structures, the site shall be graded, planted, sodded and/or paved with a durable dust free surface in the interim use period, prior to construction of new buildings.

IX. GENERAL PROVISIONS

- A. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed thereto.
- B. There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color, age, gender, marital status or national origin. No lease, conveyance or other instrument shall be executed by a developer or any of his successors or assignees, whereby land within the project area is restricted upon the basis of race, creed, color, age, gender, marital status or national origin in the sale, lease, use or occupancy thereof.
- C. No building or structure shall be constructed over public rights-of-way or easements without the written approval of the Municipal Engineer and site plan approval by the Planning Board.
- D. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the project shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval, so that compliance of such plans with the redevelopment objectives can be determined.
- E. No use or reuse shall be permitted, which, when conducted under proper and

adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare. Roasting operations involving food products are recognized as producing some fumes and smoke. Such operations shall not be prohibited if the applicant can show such to comply with commonly accepted health and emissions standards for such operations.

- F. No junked motor vehicles or parts thereof shall be permitted to be stored on the premises of any service station.
- G. All residential redevelopment proposals and construction plans shall meet or exceed applicable F.H.A. and/or H.F.A. minimum room size requirements prior to Board approval.
- H. 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 original date of approval of this plan by the Jersey City Municipal Council, provided however that any development or redevelopment projects that are commenced and/or completed within said forty (40) year period shall be deemed to comply with all applicable laws, as long as they comply with the provisions of this Redevelopment Plan.
- I. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.
As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.
- J. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements and the City Land Subdivision Ordinance.
- K. All utility distribution lines and utility service connections from such lines to the project areas' individual uses shall be located underground.

X. SPECIFIC LAND USE PROVISIONS

- Development regulations for the Redevelopment Plan Area consist of two interrelated parts, land use district regulations and the Land Use District Map. The land use districts are designated as the Medium Rise District, High Rise District, Commercial Strip District, 10th Street Transition District and Neighborhood District. The area at Monmouth Street between Seventeenth and Fourteenth Streets has been dedicated solely to the Newport Electrical Substation. Uses in this area shall be necessary or ancillary to the Electrical Substation function and shall be reviewed

and approved by the Planning Board.

The Planning Board may grant deviations from the regulations contained within this redevelopment 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, or by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this redevelopment 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 such relief in an application relating to a specific piece of property where the purposes of this redevelopment plan would be advanced by a deviation from the strict requirements of this plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of this redevelopment plan.

Notice, pursuant to NJSA 40:55D-12.a. and b., shall be given by an applicant seeking such relief.

- This redevelopment plan authorizes the planning Board to identify, review, and approve the site improvements and building improvements, including the façade design of all buildings and parking garages within the redevelopment plan area.
- All applicants shall meet with the Planning Board Technical Review Subcommittee, present their design, and work with them to receive their comments prior to a hearing of the full board.
- The following uses are prohibited from all districts within the plan area:
 - i. Junk, scrap and/or salvage yards
 - ii. Recycling facilities, storage yards or centers
 - iii. Gasoline stations outside the Commercial District
 - iv. Discos, Rock Clubs, Dance or Karaoke Clubs

A. Medium Rise District

This district is intended to provide a range of development activities which shall encourage compatible uses to those which currently exist in the area. Through the encouragement of compatible building design, new construction and rehabilitation in this district shall respect, reinforce and preserve existing characteristics and east-west views, while providing transitional elements linking this district to the Hamilton Park Historic District to the south and other existing and proposed land uses to the north, east and west.

The New Jersey Warehouse, Block 8603, Lot 7, (716-722 Jersey Avenue), is included in the Hamilton Park Historic District. Any proposed rehabilitation to this structure shall be subject to the Design Standards and Guidelines articulated in the Historic Preservation Ordinance of Jersey City; the Historic Preservation Commission shall advise the Planning Board in accordance with NJSA 40:55D-109d.

1. Principal Permitted Uses
 - a. Office Buildings

- b. Residential
 - c. Commercial/Retail
 - d. Restaurants, Bars and Nightclubs
 - e. Hotels, Health Clubs
 - f. Roadways, Light Rail, Mass Transit Stations
 - g. Public/Semi Public Uses
 - h. Theaters
 - i. House of Worship
 - j. Light Industrial/Warehouse
 - k. Parks/Public Open Space
 - l. Day Care Centers
 - m. Public Utilities, except that natural gas transmission lines shall be prohibited
 - n. Appropriate mixed uses of any of the above
 - o. Telecommunications/Cyber Hotel only for the following two locations and provided the conditions listed below are met:
- Block 8601 Lot 1, Block 6902 Lot 16, and Block 8602 Lot 1. These facilities shall be located in the existing building, rehabilitated and adapted to accommodate this use in such a way as to maintain the exterior façade of the building so that it is attractive, historically appropriate, and compatible to the adjacent historic district. Small additions enclosing inner alcoves and notches of the building shall be permitted. The design of these additions shall be attractive and consistent with the design of the exterior portions of the building. Existing window openings shall not be eliminated. They may be covered from the inside and maintained on the outside as original in style but false windows on the exterior. Fuel tanks may be located in the rear yard and screened with decorative fencing and a combination of evergreen and deciduous tree landscaping to screen them from view. All associated mechanicals, generators, etc. shall be located underground or interior to the existing structure. Only air exchangers may be located on the exterior, and only if found by the Planning Board to be satisfactorily screened. Satisfactory screening shall constitute enclosure on four sides of a material matching in color design and style with the building and being at least as high as the mechanical equipment it is intended to screen. Any ancillary telecommunication technology such, as cellular antennas, may be located on the exterior of the building, provided also that they are found to be satisfactorily screened by the planning Board. Site plan approval is required for all such uses and applications. Block 6092 Lot 16 shall be dedicated to the City as open space prior to the issuance of any building permit associated with this project. All environmental clearances shall be satisfied.

2. Accessory Uses

- a. Off-street parking and loading facilities
- b. Fences and Walls
- c. Guardhouse and Employee cafeteria
- d. On-site service and maintenance operations for equipment and operations
- e. Signs
- f. Health Clubs
- g. Day Care Centers

3. Conditional Uses (40:55D-67)
 - a. Freestanding identification sign announcing or locating a specific development(s) located within 1,500 feet of said sign, but expressly prohibiting commercial advertising billboards. Such sign shall be a maximum height of fifty-five feet, and have a maximum width of twenty-five feet and be further limited to one sign per use and/or lot. The sign may be internally illuminated. All such freestanding signs shall be subject to review and approval by the Planning Board.
 - b. Parking for principal uses, which must be located within five hundred (500) feet of said use.
4. Maximum Height - see chart
5. Area, Yard and Bulk Requirements – (see chart)
6. Building Design Requirements for the Medium Rise District
 - a. Building Facades - Non Industrial
 1. Building facades of structures greater than one story shall be constructed of masonry including but not limited to stone, brick, textured concrete, etc. Tenth Street facades shall employ color schemes and other elements complementary and harmonious in color, scale and material to those in the Hamilton Park Historic District.
 2. At a height between 15 and 40 feet all buildings shall provide a horizontal visual cue, through the use of a cornice, belt coursing, change in materials or ratio of glass to solid area, or any other visual indicator consistent with the design, proportions and materials of the entire building.
 - b. Building Facades - Light Industrial/Warehouse
 1. Building facades shall be designed to be compatible with existing buildings and/or its relationship with contiguous structures. The design shall be subject to review and approval by the Planning Board.
 - c. Streetscape
 1. All buildings shall be designed to front on public streets in order to create a streetwall consistent with that found in the adjacent historic district.

2. All buildings shall provide a main entrance onto a public street. Other entrances may be provided from parking areas or any other place necessary by the design of the building.

MEDIUM RISE PRINCIPAL

	OFFICE BLDGS	RESI- DEN- TIAL	COMM. RETAIL	REST./ BARS/ N'CLUBS	HOTELS/ HEALTH CLUBS	ROADS/ LIGHT RAIL	PUBLIC/ SEMI- PUBLIC	THEATERS	HOUSES OF WORSHIP	LIGHT INDUST/ W'HOUSE	PARKS/ OPEN SPACE
HEIGHT	70'	75'	70'	70'	75'	70'	70'	70'	70'	60'	N/A
COVERAGE ¹	75%	75%	75%	75%	75%	100%	85%	75%	75%	90%	N/A
LOT AREA IN SQ. FT.	2,500	2,500	2,500	2,500	20,000	N/A	2,500	2,500	5,000	10,000	2,500
DENSITY ²	N/A	50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FRONT YARD MIN.	5'	5'	5'	5'	5'	5'	5'	5'	10'	5'	N/A
FRONT YARD MAX.	15'	15'	15'	15'	15'	15'	15'	15'	N/A	15'	N/A
EACH SIDE YARD									10'		
REAR YARD	10'	10'	10'	10'	10'	10'	10'	10'	15'	10'	N/A
F.A.R. ³	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	2.5	N/A

1 Total percentage, buildings and impervious surfaces, subject to bonus provisions of IX.F.

2 Dwelling units per acre.

3 Floor Area Ratio.

3. Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving materials, changes in height incorporating stairs, or any other indicator consistent with the design, proportions, material and character of the adjacent areas shall be encouraged.
- d. Parking structures shall preferably be located at the rear of the principal building. Access to the structure may be provided through the front of said building. Where parking cannot be located in the rear, the facade of such parking structures shall be treated with the same materials used in the facade of the principal building.

B. Commercial Strip District

This district is intended to provide for a range of development activities compatible to those which currently exist in the area.

1. Principal Permitted Uses
 - a. Automotive Service Stations, not to exceed two per block
 - b. Auto Lubrication and/or repair
 - c. Mixed uses of the above
 - d. Commercial/Retail
 - e. Restaurants, Bars and Nightclubs
 - f. Hotels, Motels and Health Clubs
 - g. Parks/Public Open Space
 - h. Light Industrial/Warehouse
 - i. Day Care Centers
 - j. Public Utilities, except that natural gas transmission lines shall be prohibited
2. Accessory Uses
 - a. Off-street parking and loading facilities
 - b. Fences and walls
 - c. Signs
 - d. Marketers/convenience stores as accessory to Automotive Service Stations
 - e. Hand wash or roll-over type car washes providing at least five (5) stacking spaces, as accessory to automotive service stations, auto lubrication and auto repair services
 - f. Day Care Centers
3. Maximum Height - see chart
4. Area, Yard and Bulk Requirements - see chart

COMMERCIAL STRIP PRINCIPAL

	SERVICE STATION	SERVICE STATION WITH CANOPY	COMM. RETAIL	REST./ BARS/ N'CLUBS	HOTELS/ MOTELS/ H'CLUBS	PARKS/ OPEN SPACE	LIGHT INDUST/ W'HOUSE
HEIGHT	15'	20'	25'	25'	50'	N/A	45'
COVERAGE ³	75%	75%	75%	75%	75%	N/A	90%
LOT AREA IN SQ. FT.	20,000 ⁴	N/A	2,500	2,500	20,000	2,500	10,000
FRONT YARD	⁵	10' ⁶	5'	5'	5'	N/A	5'
ONE SIDE YARD	2'	2'	2'	2'	2'	N/A	2'
BOTH SIDE YARDS	5'	5'	5'	5'	5'	N/A	5'
REAR YARD ⁷	5'	5'	20'	20'	20'	N/A	20'
F.A.R. ⁸	0.1	0.1	2.5	2.5	3.75	N/A	2.5

7. Total percentage, buildings and impervious surfaces, subject to bonus provisions of X.F.
8. For lots fronting on Boyle Plaza, 6,000 sq. ft.
9. From curblines: 15' for pumps, 35' for building.
10. ⁴ For lots fronting on Boyle Plaza, 2 ft.
11. Subject to waiver for corner lots.
12. Floor Area Ratio.

C. 10th Street Transition District

Purpose

This district is a residential corridor intended to act as a transition zone between the Hamilton Park Historic District and the adjacent Medium Rise and Commercial Districts beyond the Eleventh Street viaduct and Conrail right of way, respectively. The Transition District provides for only residential development with the exception of a commercial principle use permitted on Block 8802 Lot 5, and a ground floor commercial retail use as a permitted accessory use. Through the encouragement of compatible building design, new construction and rehabilitation in this district shall respect, reinforce and preserve existing characteristics and east-west views, while providing transitional elements linking this district to the Hamilton Park Historic District to the south.

The New Jersey Warehouse, Block 8603, Lot 7, (716-722 Jersey Avenue), is included in the Hamilton Park Historic District. Any proposed rehabilitation to this structure shall be subject to the Design Standards and Guidelines articulated in the Historic Preservation Ordinance of Jersey City; the Historic Preservation Commission shall advise the Planning Board in accordance with NJSA 40:55D-109d.

1. Permitted Uses

- Residential
- Parks/Public Open Space
- Block 8802, Lot 5, within existing Grainery Building only: Commercial/Retail, Restaurant or Brew-Pub, but specifically excluding Discos, Rock, Dance or Karaoke Clubs
- Multi-family dwelling or office usage within the existing building on Block 8603 7, (716-722 Jersey Avenue)
- Public Utilities, except that natural gas transmission lines shall be prohibited

2. Accessory Uses

- On-Site/Off-Street Parking & Loading Facilities
- Fences & Walls
- Signs
- Health Clubs
- Ground floor retail space

3. Area Yard, and Bulk Requirements - Transition District (See Chart)

- Existing structures to be rehabilitated shall be exempt from area, yard and bulk requirements except any additions to existing structures shall not cause the total building area to exceed the floor area ratio specified in the appropriate district. In the event that an existing building exceeds the permitted floor area ratio, that structure shall not be permitted any additional floor area.

**10th STREET TRANSITION DISTRICT
AREA, YARD & BULK CHART**

	RESIDENTIAL	RESIDENTIAL BONUS MAXIMUM (Proportional to # of DU/AC)	RESTAURANT
MAX. HEIGHT	45'	70'	Existing Condition
MAX. LOT COVERAGE ¹	60 %	75%	90%
MIN. LOT AREA IN SQ. FT. ⁴	2,000 sq. ft.		Existing Condition
MAX. DENSITY ²	50 DU/AC	80 DU/AC	
MIN. FRONT YARD	5'	5'	Existing Condition
MAX. FRONT YARD	10'	15'	Existing Condition
MIN. EACH SIDE YARD			
MIN. REAR YARD	25'	20'	Existing Condition
MAX. F.A.R. ³	2.4	3.75	

1 Total percentage, buildings and impervious surfaces

2 Dwelling units per acre.

3 Floor Area Ratio

4. Not including Park & Recreation Area space

4. Building Design Requirements for the Transition District

Building Facades

- Building design and exterior materials of all new construction, renovations and re-use within the Transition District shall be consistent with to the Design Standards, Section IV of this redevelopment plan and the Design Guidelines of the Historic Preservation Districts entitled, Regulations for Alterations & Additions to Buildings & New Construction in Historic Districts.
- Building facades of structures shall be constructed of masonry including but not limited to stone, brick, textured concrete, etc. Concrete block is prohibited. Street facades shall employ color schemes and other elements complementary and harmonious in color, scale and material to those in the Hamilton Park Historic District.
- At a height between 15 and 40 feet all buildings shall provide a horizontal visual cue, through the use of a cornice, belt coursing, change in materials or ratio of glass to solid area, or any other visual indicator consistent with the design, proportions and materials of the entire building.
- The stone retaining wall located along the North side of 10th Street and adjoining side streets defines “a sense of place” for the district. It shall be preserved, repaired and maintained. Any breaks in the wall necessitated for entry from 10th Street and adjoining roadways shall be kept to a minimum. All stone removed for these entry points shall be relocated on site and utilized as a design

feature or accent linking the wall to the fabric of the remainder of the site's development.

- All buildings shall be designed to front on public streets in order to create a street wall consistent with that found in the adjacent historic district.
- All buildings shall provide a main entrance onto a public street. Other secondary entrances may be provided from parking areas or any other place necessary by the design of the building.
- Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving materials, changes in height incorporating stairs or any other indicator shall be incorporated into the main entrance design. These indicators shall be consistent with the design, proportions, material and character of the Hamilton Park Historic District and other adjacent conforming buildings within the Transition District along 10th Street.

D. Signage

1. Office/Hotel/Motel/Light Industrial/Warehouse

The total exterior sign area shall not exceed the equivalent of 5 percent of the first story portion of the wall to which it is attached. In no case shall a sign on any structure exceed 50 square ft. One (1) use shall be permitted one sign for each street frontage. Buildings with multiple uses shall have not more than one (1) sign per use provided the aggregate area of all signs does not exceed the maximum permitted for each street frontage.

2. Residential

One (1) sign may be allowed, not to exceed 20 square feet.

3. Retail Sales, Restaurants, Bars and Nightclubs

Each such use fronting on a public street may be allowed one (1) exterior sign, not to exceed 5 percent of the storefront (ground floor) to which it is attached. Properties fronting on Twelfth Street are permitted one (1) freestanding ID sign, located along that frontage, not to exceed twenty-eight (28) feet in height and not to exceed one hundred (100) square feet in sign surface area, exclusive of support members.

4. Service Stations, Auto lubrication and/or repair

a. fronting on Twelfth Street - One (1) freestanding sign displaying corporate logo, prices, and/or services rendered, not to exceed twenty-eight (28) feet in height and one hundred square feet in sign surface area, exclusive of support members.

b. fronting on Boyle Plaza - One (1) freestanding combination identification/price sign not to exceed twenty-four (24) feet in height and an area of forty-eight (48) square feet and located a minimum of ten (10) feet from the property line.

c. Additional signs on canopies and service station buildings may be permitted in accordance with the type of signs proposed, its relationship with the site and upon review and approval by the Planning Board. Existing signs exceeding the height and area limits may be grandfathered upon a showing that such are reasonable and necessary given competing signs in the area for similar uses, subject to Planning Board approval.

5. Real Estate Sales

One sign may be allowed per lot not to exceed a sign area of 6 square feet and shall be attached flush to the premises to which it applies. Where the lot abuts more than one

street, 1 sign may be oriented towards each street.

6. Temporary Construction Signs
One sign for each project or development indicating the name of the project or development, general contractor, subcontractor, financing institution and public agency officials (where applicable). The sign area shall not exceed 32 square feet and shall be attached (where there is an existing structure) or freestanding (where there is new construction).
7. Sign Standards
 - a. All signs shall be mounted flush to the face of the building.
 - b. No sign shall be animated or flashing.
 - c. Roof signs, billboards and signboards are prohibited.
 - d. Window signs are prohibited above the ground floor level and shall not exceed 20 percent of the window surface to which the display appears.
 - e. All buildings designated to be in character with the adjacent historic district shall have signs in keeping with the historic nature of the buildings.
 - f. Freestanding signs, except for gasoline service stations, those indicating direction, transportation, circulation and parking are prohibited.
 - g. All signs are subject to site plan review.

E. Parking - see chart

All surface parking and parking structures must meet the following requirements:

1. The parking structure shall be set back a minimum of ten feet except as necessary to provide ingress and egress.
2. The setback area shall be adequately landscaped to provide buffer and visual screening.
3. The building shall be designed to eliminate headlight glare by the provision of opaque screening the full height of the opening, or with the use of spandrels rising a minimum of 42 inches from the floor line.
4. The facade of the parking levels in the parking structure shall be of a compatible material to that used on the rest of the building and throughout the development, and shall be designed to provide visual interest.

OFF-STREET PARKING REQUIREMENTS

USE	Number of Parking Spaces
RESIDENTIAL	Minimum of: 1 per unit Maximum of: 1.2 per unit
OFFICE/COMMERCIAL	Minimum of .5 per 1,000sq. ft. Maximum of: 1 per 1,000 SQ. FT. GROSS FLOOR AREA
RETAIL, RESTAURANTS, BARS, NIGHTCLUBS, HEALTH CLUBS	Minimum of: 1 per 1,000 SQ. FT. GROSS FLOOR AREA Maximum of 3 per 1,000
AUTOMOBILE SERVICE STATIONS	Maximum of: 1,000 SQ. FT. GROSS FLOOR AREA or Maximum of: 1 per employee, whichever is greater
THEATERS	Minimum of: 1 per 4 SEATS
HOTELS, MOTELS	Maximum of: 1 for 1 TO 100 ROOMS; .5 for 101 and greater
PUBLIC/SEMI-PUBLIC	Minimum of: 1 per 1,000 SQ. FT. GROSS FLOOR AREA
CYBER HOTEL	Maximum of: 1 Per 10,000 SQ. FT. GROSS FLOOR AREA
HOUSES OF WORSHIP	Minimum of: 1 per 4 SEATS,(1 SEAT = 22")
LIGHT INDUSTRIAL/WAREHOUSE	Minimum of: 1 per 5,000 SQ. FT. GROSS FLOOR AREA

*At least 1 parking space shall be included within the residential leasehold of each unit.

**Residential parking may not be subleased to the retail portion of the project and no parking shall be leased as general parking or commuter parking

***A parking validation mechanism shall be implemented to insure that all parking deck users are residents or retail shoppers within the project.

H. Landscaping

The following provisions shall apply to all developments requiring site plan approval.

1. For all projects on parcels exceeding 10,000 square feet in area, all required landscaping plans shall be prepared by a Certified Landscape Architect, licensed by the State of New Jersey, for all development, redevelopment, new construction, and additions to existing development requiring site plan approval.
2. Requirements for landscaped areas are mandatory provided, however, that the following bonus provisions shall apply:

- a. For parcels of one (1) acre or less, the percent of lot area to be reserved for non-impervious surface may be reduced by a factor of one percent (1%) of the total lot area for each tree planted on site.
- a. For parcels of more than one (1) acre, the percent of lot area to be reserved for non-impervious surface may be reduced by 400 square feet of the total lot area for each tree planted on site.
- c. In exercising the provisions of a. and b. above, developers showing an inability to exercise the full extent of the bonus provisions on-site may contribute trees for off-site planting in a ratio of two off-site trees for each on-site tree not able to be planted on-site. Such off-site planting shall be coordinated with the City Planning Division and the Division of Parks and Forestry. Written agreement to this effect must be submitted to the Planning Board prior to granting of this bonus provision.
- d. In no case may the bonus provisions listed above, cause the total area of impervious surface to exceed 90 % for industrial development, 85% for commercial development or 80% for residential development.

XI. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

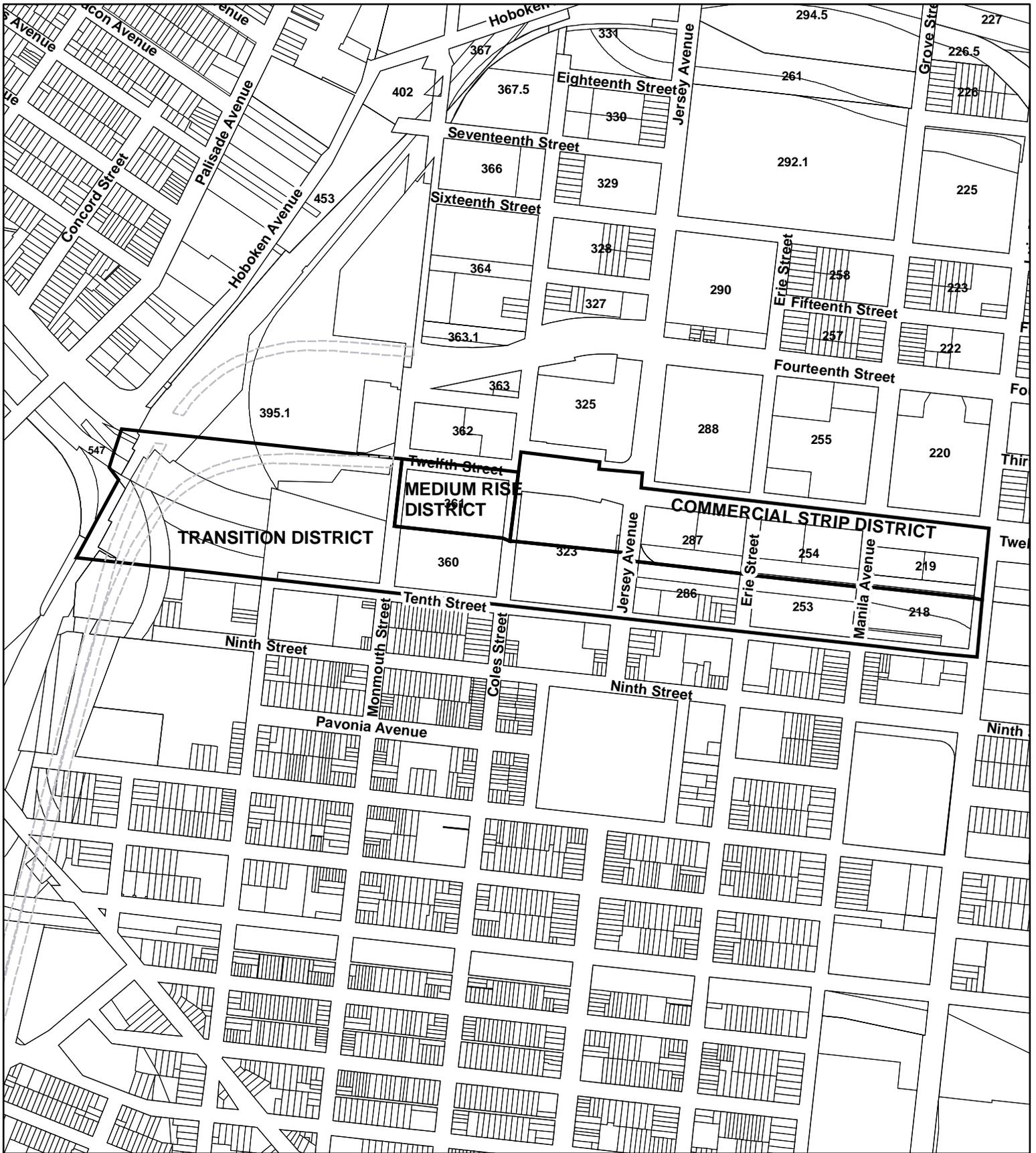
- A. The "Redevelopment Agencies Law" N.J.S.A. 40:55C-1, et.seq., specifically, 40:55C-32 requires that a Redevelopment Plan shall:
 - 1. Conform to the general plan for municipality as a whole; and
 - 2. Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvement, conservation or rehabilitation as may be proposed to be carried out in the area of the project, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
- B. In accordance with the State requirements, the following statements are made:
 - 1. The proposals of this Plan conform with the general plan for the municipality;
 - 2. This plan provides an outline for the development of the Jersey Avenue Area and is sufficiently complete to indicate redevelopment improvements as proposed, planning changes, land uses, maximum densities, building requirements, and its relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, community facilities, and other public improvements.
 - 3. The City of Jersey City, through the services of the Jersey City Redevelopment Agency relocation staff, will provide displaced businesses with relocation assistance necessitated by State law. This office will be staffed by qualified personnel who will actively assist displaced businesses in finding adequate accommodations. All businesses in finding displaced will be interviewed to determine their relocation requirements. 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.

XII. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$1,000 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan.

XIII. MAPS

See following pages.



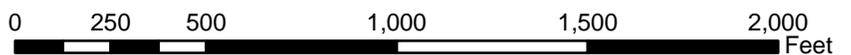
Jersey Avenue Tenth Street Redevelopment Plan

Land Use District Map

Legend

 Redemption Plan

1 inch equals 500 feet



February 13, 2007

