

NINTH & BRUNSWICK REDEVELOPMENT PLAN

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INTRODUCTION

The Ninth and Brunswick Redevelopment Plan Area is approximately 1.64 acres located in downtown Jersey City, relatively adjacent to the New Jersey Turnpike Newark Bay Extension overpass. The property sits at the dead end of Ninth, Tenth, and Brunswick Streets, and sits across the street from Enos Jones Park and ballfield. The Redevelopment Plan area consists of Block 6902 Lot 29.

The area, though close to residential districts, is largely occupied by warehousing uses.

The area is currently underutilized and in disrepair.

I. BOUNDARY DESCRIPTION

BEGINNING at a point at the intersection of the centerline of Ninth Street and Brunswick Street; thence in a northerly direction for 230 feet to the intersection of the centerline of Tenth Street and Brunswick Street; thence in a westerly direction for 270 feet; thence in a southwest direction for 32.7 feet; thence in a southerly direction for 111.92 feet; thence in a westerly direction for 86.8 feet; thence in a southwest arc for 89 feet; thence in a southerly direction for 65 feet to the centerline of Ninth Street; thence in an easterly direction along the centerline of Ninth Street to a point at its intersection with Brunswick Street, the point and place of BEGINNING.

II. REDEVELOPMENT PLAN OBJECTIVES

This Redevelopment Plan is intended to compliment and mimic the adjacent Jersey Avenue Tenth Street Redevelopment Plan Transition District. The Redevelopment Plan provides for primarily mixed use development with non-residential uses limited to lower floors.

Renewal activities for the Ninth and Brunswick 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. 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 Areas with the rest of Jersey City.
- D. Provision of land in parcels of sufficient size and configuration so as to permit economic redevelopment.
- E. Provision of site improvements for the beautification of the Ninth and Brunswick Redevelopment Plan Area and surrounding neighborhoods.
- F. Preservation and promotion of view corridors created by public streets to accentuate views of New York and the Palisades.

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Ninth and Brunswick Redevelopment Plan Area through a combination of redevelopment action, including construction of new structures and complimentary facilities and provisions for public infrastructure necessary to service and support the new development.

IV.

DESIGN OBJECTIVES AND REQUIREMENTS

A. Building Design

1. Building design shall be guided by the general characteristics of the surrounding properties and the surrounding neighborhoods.
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 a 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 and for dog run enclosures. If chain link fencing is used for a dog run, it may not exceed 4 feet in height and must be surrounded by thick landscaping a minimum of 3 feet high and 1 foot deep.
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. 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. In cases where, because of grading and/or floodplain issues, garage parking is partially below grade and unable to be “wrapped” with ground floor retail, it is required that the perimeter landscaping be planted in a raised planting bed. This planting bed must be approximately 30” high with a seating wall of brick/masonry construction that complements the design of the building. Plantings in this bed must be a thick shrubbery variety a minimum of 3 feet high from the top of the wall.
 4. 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.
 5. Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
 6. Underground watering facilities shall be encouraged for all landscaped areas.
 7. Trees and shrubs shall be planted along curblines of streets at a maximum of 40 feet centers or in groupings in a regular pattern to further enhance the aesthetic quality of the Redevelopment Plan Area.
 8. Parking areas for more than ten (10) vehicles, 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.
 9. 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.
 10. Lighting within a site shall sufficiently illuminate all areas, including those areas where buildings are set back or offset to prevent "dark corners".
 11. 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.
 12. 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.

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. 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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 for up to 50% of the parking requirement.
- a. Parking facilities utilizing automated mechanical parking systems or a valet parking system are exempt from these dimensions; applicants must show that proposed valet parking lots will be functional.
- 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 setback area shall be adequately landscaped to provide buffer and visual screening.
- F. The developer / applicant shall demonstrate that sufficient off-street loading is provided to accommodate the anticipated demands of the building and proposed uses. All loading shall be located off-street; all loading shall be designed to reduce conflicts with pedestrian and other traffic to the greatest extent practical.
- G. 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.
- H. 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.
- 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.
 - 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. 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.

VIII. RESIDENTIAL DENSITY BONUS

This provision is applicable to all 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:
 - \$7,500 for each additional bonus residential dwelling unit constructed under this provision over the base density permitted without this bonus.
- D. Any development utilizing this bonus provision must comply with all applicable criteria of the area, yard, and bulk chart, or be granted the appropriate deviations pursuant to the requirements of this plan.

- E. Satisfaction of 50% of the green space contribution requirement is a required pre-condition for the issuance of any building permit associated with the project. The remaining 50% shall be paid to the City of Jersey City prior to the issuance of any Certificate of Occupancy.

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 regulations and the Land Use Map.

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.
- The following uses are prohibited from the plan area:
 - i. Junk, scrap and/or salvage yards
 - ii. Recycling facilities, storage yards or centers
 - iii. Gasoline stations
 - iv. Discos, Rock Clubs, Dance or Karaoke Clubs

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 Uses

- Residential
- Parks/Public Open Space
- Public Utilities, except that natural gas transmission lines shall be prohibited

The following uses shall only be permitted on the ground floor, basement level, and the first full floor above base flood elevation:

- Offices
- Medical Offices
- Retail Sales and Services
- Restaurants, category one and two
- Child Care Centers
- Health clubs
- Schools
- Financial Services

C. Accessory Uses – customarily associated with, subordinate and incidental to the principal use, and located on the same lot:

- Garage on-Site/off-street Parking & Loading Facilities
- Fences & Walls
- Signs
- Recreation rooms, exercise rooms, resident meeting rooms, roof top recreation areas, and other similar rooms and facilities for the use of building residents.

D. Area Yard, and Bulk Requirements (See Chart)

AREA, YARD & BULK CHART

	RESIDENTIAL
MIN. LOT AREA	20,000 sf
MAX. HEIGHT	65'
MAX. LOT COVERAGE ¹	95 %
MIN. LOT AREA IN SQ. FT. ³	2,000 sq. ft.
MAX. DENSITY ²	55 DU/AC
MIN. FRONT YARD	5'
MAX. FRONT YARD	10'
MIN. EACH SIDE YARD	0'
MIN. REAR YARD	0'

1 Total percentage, buildings and impervious surfaces

2 Dwelling units per acre.

3 Not including Park & Recreation Area space

D. Building Design Requirements

Building Facades

- Building design and exterior materials of all new construction, renovations and re-use shall be consistent with to the Design Objectives, 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.
- 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 surrounding neighborhoods.
- Active uses are required on parking levels adjacent to street lines, where feasible, as a mechanism to screen the parking from the right-of-way.

E. Signage

1. Residential:
One (1) sign may be allowed, not to exceed 20 square feet.
2. Retail Sales
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.
3. 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.
4. 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).

5. 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 nearby historic district shall have signs in keeping with the historic nature of the buildings.
 - f. Freestanding signs, except for those indicating direction, transportation, circulation and street parking are prohibited.
 - g. All signs are subject to site plan review.

F. Parking - see chart

OFF-STREET PARKING REQUIREMENTS

USE	Number of Parking Spaces
RESIDENTIAL	Minimum of: 1 per unit Maximum of: 1.2 per unit
RETAIL, HEALTH CLUBS, RESTAURANTS & CHILD CARE CENTERS	Minimum of: 1 per 1,000 sf gross floor area Maximum of 3 per 1,000 sf gross floor area
SCHOOLS	Minimum of: 1 per classroom Maximum of: 2 per classroom
The shared use of parking is encouraged and shall be permitted where it can be demonstrated that the uses sharing the parking have distinct peak parking demand periods, such as would be the case with a school and residents of that building. A parking management plan shall be presented by the applicant as part of the site plan application demonstrating how the parking will be allocated and shared among the uses, and is subject to approval by the Jersey City Planning Board.	

At least 1 parking space shall be offered with the residential lease or deed for each unit. Any parking not utilized by a tenant shall be placed into a common pool of available parking spaces and may be leased by the building ownership to other tenants of the building or to residents within the community.

Residents and employees within the building shall not be eligible for on-street parking permits as issued by the Jersey City Parking Authority.

A parking management plan shall be implemented to ensure that all parking facilities are utilized in conformance with this redevelopment plan.

G. Landscaping

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

1. 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.
- b. 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.

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 Ninth and Brunswick Redevelopment Plan 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.

XII. MAPS

See following pages.



NINTH AND BRUNSWICK REDEVELOPMENT PLAN

Boundary Map

February 19, 2013

1 inch = 100 feet

