

BLOCK 13102* - REDEVELOPMENT PLAN

JERSEY CITY, NJ

*FORMERLY A PART OF THE PAULUS HOOK REDEVELOPMENT PLAN

I. INTRODUCTION

The Block 13102 Redevelopment Plan (“Redevelopment Plan”) area was originally the western most block within the existing Paulus Hook Redevelopment Plan area (“Existing Plan Area”). The plan for which was first adopted in April 1969. The areas within the Existing Plan Area were developed in the 1970s with apartment buildings, including housing units and surface parking fields serving those buildings, consistent with planning principals at that time.

The southeastern portion of Block 13102 has been developed with a 23 story building (known alternately as Paulus Hook Towers or 100 Montgomery Street) consisting of 308 residential units and fronting Montgomery Street. The remaining portion of the block is surface parking associated with 100 Montgomery Street; this expansive surface lot extends to the adjacent streets of Warren Street, Christopher Columbus Drive, and Washington Street. The surface parking is underutilized and inconsistent with urban planning principles. This lack of utilization results in a stagnant and not fully productive condition of land that is potentially valuable for public health, safety and welfare.

The purpose of this Redevelopment Plan is to guide the continued development of the block, including the redevelopment of the surface parking area into a mixed-use residential building with ground floor commercial uses and a public school use, which will revitalize and improve the streetscape and pedestrian realm, and to create new urban open space. The new open space, although privately owned, will provide a significant new benefit to both the immediate neighborhood and the greater downtown Jersey City community. The development of a new public school will also be a benefit to the community and will help to alleviate the strain on existing public school facilities.

II. BOUNDARIES

The Block 13102 Redevelopment Plan area is bounded by Montgomery Street on the south, Warren Street on the west, Christopher Columbus Drive on the north, and Washington Street on the east. The Redevelopment Area encompasses the entirety of Block 13102. See Map #1 – Boundary Map.

III. REDEVELOPMENT PLAN OBJECTIVES

- A) The redevelopment of the underutilized surface parking area associated with the 100 Montgomery Street project.
- B) The construction of a mixed-use, primarily residential building, with ground floor commercial leasable space, a portion of which will include a public school, to create a more pleasant, safe and economically vibrant area.
- C) Improve sidewalk areas with new pavement, street trees and streetscape along all adjacent streets to improve pedestrian safety and the aesthetics of the pedestrian environment in this area.
- D) Provide for community benefits through the development of a public school and through the development of an open space plaza located along the corner of Warren Street and Christopher Columbus Drive.

- E) Make sustainability and smart growth a theme of future development and redevelopment that guides land use and transportation decisions.
- F) Reduce automobile dependency by encouraging high density development in close proximity to mass transit and neighborhood services with low automobile parking ratios and with bicycle parking requirements.
- G) Leverage new transit facilities such as light rail to accommodate housing and employment needs.
- H) Provide for a wide variety of housing types, sizes, and price points that meet the needs of Jersey City’s diverse population.
- I) To promote balanced development in accordance with applicable State laws and city requirements regarding affordable housing.
- J) Creation of new employment, housing, educational, recreational, commercial and retail opportunities for the residents of Jersey City.
- K) Reflect the goals and objectives of the New Jersey Municipal Land Use Law (M.L.U.L.).

IV. GENERAL ADMINISTRATIVE PROVISIONS

- A) No building shall be constructed over public rights-of-way in the project area without the approval of the City of Jersey City. Construction may occur over utility easements with the authorization of the appropriate utility authority.
- B) Prior to commencement of construction, architectural plans and site plans for the construction of new improvements within the Redevelopment Area shall be submitted by the developer to the Planning Board of the City of Jersey City, and to the Jersey City Redevelopment Agency (“JCRA”) for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Any developer of a new project within this Redevelopment Plan area shall be required to be approved by the JCRA as the designated developer of the property, and the developer shall enter into a redevelopment agreement with the JCRA prior to the commencement of construction. 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.
- C) Traffic studies, if required, shall be adequate to assess impact of any new development contemplated under this Redevelopment Plan.
- D) No use or reuse shall be permitted, which, when conducted under proper safeguards, will produce corrosive, toxic or noxious fume, 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
- E) The provisions of this Redevelopment Plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect in perpetuity unless otherwise terminated or dissolved by the Municipal Council of the City of Jersey City.

- F) 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 (LDO) of Jersey City.
- G) Upon demolition of any existing structures, the site shall be graded and planted or sodded, with a durable dust free surface in the interim period prior to construction of new buildings.
- H) Any uses and any structures that exist as of the date of the adoption of this redevelopment plan shall be grandfathered and shall be defined as conforming and complying uses and structures.
- I) 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, 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 the Redevelopment Plan. Any deviation that would otherwise constitute a "d" type variance or deviation constitutes a request for a legislative plan amendment cognizable only by the Governing Body. The Jersey City Zoning Board of Adjustment's powers are strictly limited to "a" and "b" appeals (N.J.S.A. 40:53D-70A&B).
- J) This Plan shall supersede all provisions of the Jersey City Land Development Ordinance (hereinafter referred to as the "LDO") on matters that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the LDO for clarification. No variance/deviation from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant development decisions and /or deviations from the requirements of this Plan, as provided herein. Upon final adoption of this Plan by the Jersey City Council ("City Council"), the City's Zoning Map shall be amended to show the boundary of the Redevelopment Area.
- K) All projects shall use good faith efforts to comply with the "Construction Rules of Engagement" that were developed by the Downtown Construction Coordination Committee.
- L) PROCEDURES FOR AMENDING THE PLAN
This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$5,000.00 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request by a private entity to amend this plan. The City of Jersey City reserves the right to amend this plan.
- M) INTERIM USES
Interim uses may be established, subject to agreements between the developers and the Planning Board, that such use will not have an adverse effect 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 between one (1) year and three (3) years in duration, subject to the Planning Board's discretion. Additional renewals of an interim use may be granted by the Planning Board, subject to the same interim period limitations specified above.

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

- A) The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:
 - 1) This Redevelopment Plan achieves the stated objectives of the Jersey City Master Plan by locating higher density development in areas in close proximity to mass transit facilities with low parking ratios to reduce the traffic impact of future high density development. Other uses such as commercial and school uses are compatible with its location and are also permitted. The Redevelopment Plan enables for improvement of the pedestrian circulation system along Christopher Columbus Drive, and to and from the PATH and Light Rail Stations at Grove Street, Montgomery Street, and Exchange Place. The Plan also calls for the improvement of the open space located within the Redevelopment Area so as to provide for pedestrian access and thereby reduce the impact of the new development on the City's park system.
 - 2) This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses in the redevelopment area. The plan also provides for density restrictions, maximum height limits, as well as setback and various design controls.
 - 3) There will be no displacement of existing residents through the implementation of this plan through condemnation.
 - 4) The Redevelopment Plan proposes no new acquisition or condemnation of private property for private redevelopment purposes.
 - 5) The area covered by this Redevelopment Plan is within walking distance of the Grove Street and Exchange Place PATH stations as well as the Light Rail Stations at Exchange Place and Harborside. Jersey City is designated as a "Planning Area 1" in the State Plan and is at the center of the Hudson County "urban complex." The development envisioned by this plan is in conformity with the "State Planning Act" P.L. 1985, c. 398 (C.52:18A-196 et al) as well as the Master Plan of Hudson County. This Redevelopment Area is remote from any adjacent municipality and will not impact contiguous municipalities.

VI. DESIGN REQUIREMENTS

A) GENERAL REQUIREMENTS

- 1) All structures within the Redevelopment 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.

- 2) Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
- 3) Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside of the project area.
- 4) Access by the elderly, physically handicapped and/or disabled shall meet barrier free design regulations as specified in the New Jersey and Federal ADA Standard Uniform Construction Code.
- 5) All utility distribution lines, including multi-media telecommunication lines and utility service connections from such lines to the project area's individual use shall be located underground.
- 6) Roof treatment, Mechanical Screening and Electrical Equipment
 - a) All mechanical equipment located on any roof of a building shall be screened from view with a material complementary with the façade of the structure.
 - b) A roof plan must be developed and submitted for approval. Roof plans shall include mechanical equipment, trellises to obscure view, colored roof patterns, tenant amenities, and landscaping. Parking deck roofs shall be designed to maximize recreational amenity space.
 - c) All electrical communication equipment shall be located in such a way that minimizes their appearance on the building.
 - d) Transformers and primary and back-up generators shall not be located exterior to the building at grade or visible from the public right-of-way.
 - e) The placement of all new or reconstructed signal boxes is required to be below grade.
- 7) On all primary facade vents for air conditioning or heating units must be incorporated into the window design such that vent grills and windows appear as a single unit.
- 8) All storefronts shall incorporate architectural elements to differentiate the ground floor uses from the building above.
- 9) Ground floor storefront knee wall below the display windows shall be a maximum of 18 inches in height above design flood elevation.
- 10) All ground floor entryways shall be designed to avoid door swings into any public right-of-way.
- 11) All large residential development projects are required to include provisions for a dog run, which may be constructed on roofs of the structures or in adjacent open space areas.
- 12) The trash rooms and facilities, recycling facilities, and any composting within a project, shall be appropriately sized to accommodate the trash demands and equipment for a project.

B) STREETSCAPE DESIGN STANDARDS

- 1) All buildings shall be designed to front on a public street to create a street wall and a pedestrian environment at a human scale.
- 2) Main entrances into buildings shall be located on public streets or on plaza space described herein. Secondary entrances may also be provided from parking areas and/or as necessary according to the design of the structure.
- 3) Entrances shall be designed to be attractive and functional. Indicators such as awning, changes in sidewalk paving material or other indicator consistent with the design, proportions, material and character of the surrounding area shall be provided.
- 4) Unless otherwise approved by the Planning Board, all new sidewalk pavement in the public right-of-way shall be 4' by 4' saw cut grey tinted concrete with mica flecks and may contain decorative paving elements to enhance the pedestrian environment, such as tree grates, decorative paving accents, etc. Pedestrian plaza areas should be designed in such a way as to distinguish them from the street right-of-way with differing types of paving treatments and other decorative features.
- 5) Street furniture such as seating, trash receptacles, bike racks and decorative lighting shall be incorporated into the streetscape design and shall be of a coordinated architectural style.
- 6) Street trees shall be provided along the curb line and additional decorative and shade trees shall be incorporated into plaza or landscaped areas adjacent to the sidewalk. Additional planting areas containing shrubs, decorative plantings, rain gardens, etc. are strongly encouraged.
- 7) Automobile parking between the building line and a public right-of-way is expressly prohibited, even where surface parking is a permitted use. Parking is not permitted in any front yard.
- 8) Drop-off lanes shall be permitted for school purposes.

C) FLOOR HEIGHT MINIMUM

- 1) Residential floor-to-ceiling heights for new construction must be a minimum of 8 feet-8 inches, except for drop ceilings in kitchens, bathrooms, corridors, amenities and other similar spaces.
- 2) Ground floor commercial uses shall have a minimum floor-to-ceiling height of 10 feet.

D) PARKING DESIGN AND LOADING STANDARDS

- 1) Any parking structure, or portion of a building used as a parking structure, shall be designed to minimize headlight glare by the provision of opaque screening. Placement of interior garage lighting shall be directed into the structure and mounted so as to prevent glare from such lighting to be visible from the street or adjacent property. Light fixture details and location shall be included within the garage floor plan at the time of site plan application.
- 2) The facade of all parking levels shall be of a compatible or complimentary design to that used throughout the development or adjacent structures and shall be designed to provide visual interest. Landscape treatments such as trellised or espaliered plantings are acceptable treatments.

- 3) All openings must be screened with glass, decorative louvres or decorative façade materials. Any openings shall be in proportion to the window openings used in occupied portions of the building above the garage.
- 4) All parking spaces shall be 9 feet wide by 18 feet deep. Compact parking spaces (8x15) may be provided for up to fifty (50) percent of approved parking spaces.
- 5) Aisle widths shall conform to the following standards:
 - a) 90 degree parking 22' wide two-way aisle
 - b) 60 degree parking 18' wide one-way aisle
 - c) 45 degree parking 15' wide one-way aisle
 - d) 30 degree parking 12' wide one-way aisle
- 6) All one-way aisles shall be clearly designated.
- 7) Automatic garage parking and valet parking arrangements are exempt from the above space and aisle dimension requirements.
- 8) 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.
- 9) Surface parking as currently provided is grandfathered and may be reconfigured with the approval of the Planning Board.
- 10) All entry ways to off-street parking and loading structures shall incorporate decorative materials coordinated with the primary base façade on all surfaces twenty- five (25) feet deep into the structure to create an attractive view from the sidewalk and adjacent pedestrian areas.
- 11) 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, all parking stall and aisle widths and any other information deemed necessary to effectively evaluate the management plan. All parking management plans shall be subject to review and approval of the Division of Traffic Engineering, the Division of City Planning and the Planning Board. Valet parking is exempt from the above space and aisle dimension requirements. Valet parking schemes shall not be permitted to increase the total number of parked cars above the maximum number of permitted spaces.
- 12) Off-street 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.
- 13) All primary required loading areas for any residential multi-family projects shall be provided within a building or garage structure. Internal loading area shall accommodate a truck length of 37' or smaller.
- 14) Any required loading for school purposes may be provided on Washington Street or Christopher Columbus Drive.

- 15) Any required loading for retail/commercial/residential purposes, including an Uber car or similar provider, may be provided on Montgomery Street, Warren Street, or Christopher Columbus Drive, subject to approval by the Planning Board and in properly designated and approved areas.
- 16) All overnight and delivery services for retail and commercial purposes shall be encouraged to be made off street within a building or garage structure, and the project shall be encouraged to provide for a design to accommodate such deliveries.

E) OPEN SPACE REQUIREMENTS

- 1) An open space plaza must be provided as part of any new construction of a new residential multi-family project on Lot 1.02. This open space plaza shall contain both hardscaped and landscaped areas and may be used for outdoor seating, dining areas, sidewalk café, or other similar use in conjunction with any commercial use located in the adjacent portions of the proposed building. The commercial use of the open space plaza shall be limited to 25% of the open space plaza, and as depicted in Map #5, Open Space Plan Map. The open space shall be maintained by the owner of the building to be constructed on Lot 1.02. The open space shall generally be accessible to the public at a minimum of from dawn to dusk daily. The specifics of the access, construction schedule, maintenance responsibilities, and duration of the open space shall be as set forth and subject to a Developer Agreement between the City of Jersey City and its approved Redeveloper.
- 2) Open space that is available for use by the public on Lot 1.02 shall provide the following visual and functional elements; benches, seating walls, refuse containers, and/or planters. Open space amenities shall include decorative material such as: stone pavers, brick pavers, asphalt pavers, stamped and tinted concrete, and decorative lighting and detailing.
- 3) Adequate lighting shall be provided to encourage active usage and a sense of security in the open space.
- 4) Through creative design, open space features shall address the need for human comfort and enjoyment and provide for secure and pleasant settings to meet public and private use requirements. Open space and plazas shall be designed at a human scale to invite and attract the public and oriented to provide both visual and physical accessibility.

F) LANDSCAPING AND LIGHTING REQUIREMENTS

- 1) The developer's site plan shall include proposals for landscaping indicating the location, size and quantity of the various species to be used as permitted in the Jersey City Land Development Ordinance ("JC LDO").
- 2) All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of 4 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. Ground cover shall generally be used in place of mulch.

- 3) All new trees shall be of a species and gender so as to minimize fruit and pollen.
- 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 required for all on-site landscaped areas. Hose bibs shall be provided immediately adjacent to planting areas abutting a building.
- 6) Street trees shall be planted along curb lines of streets in a regular pattern.
- 7) Lighting within the site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent dark corners.
- 8) All lighting sources must be adequately shielded to minimize any off-site glare.

G) GREEN BUILDING REQUIREMENTS

- 1) For new construction projects with more than 9,000 square feet of roof top area, 90% of all roof top area not used for recreation space, solar panels, elevator or stair housing or other areas necessary for mechanical equipment must be a "green roof" or incorporate roofing products with a Solar Reflectance Index (SRI) of 80 or greater.
- 2) All plumbing fixtures must demonstrate a 30% improvement over US EPA 1992 Energy Policy Act standards. All new toilets must be 1.28 gallons per flush or less and achieve the US EPA HET standard. All new shower heads and faucets must be equipped with aerators or other mechanisms to reduce water flow equivalent to EPA Water Sense Standards.
- 3) All paints and carpets must be "low VOC". Paints shall not exceed the VOC content limits established by the Green Seal Standard GS-11, Paints, 3rd Edition, July 12, 2013. Carpet shall comply with the Carpet and Rug Institute Green Label Program.
- 4) All new installed refrigerators, dishwashers and washing machines must be Energy Star Rated. Three (3) light fixtures per dwelling unit, garage lighting and all corridor lighting must be Energy Star rated.
- 5) The recycling and reuse of grey water is encouraged when feasible.

H) BUILDING MATERIALS REQUIREMENTS

- 1) Synthetic stucco materials such as EIFS are prohibited as primary façade materials on facades on adjacent to the public right-of-way.
- 2) Concrete block may not be used as a decorative finish on any facade.
- 3) Exterior doors including emergency exits and utility access shall not be secured with a pad lock. All door must include a built in lock mechanism.
- 4) Brick facades are encouraged to utilize multi toned brick selections, vary the brick pattern or provide a pattern of projections and/or relief in the brick work so as not to create a dull or flat facade.
- 5) Front cantilevered balconies may project no more than 12 inches from the facade where located

within 45 feet from grade.

- 6) Use of chain link fencing, razor wire, barbed wire, or other similar security devices is expressly prohibited. Chain linked fencing may be temporality utilized during construction only.
- 7) Security Gates: All front security gates shall be completely composed of the open mesh type, except for two feet at the bottom of the gate which may be solid. Storage boxes for all security gates shall be mounted on the interior of the building. Gate tracks shall be recessed into the glazing reveal and the gate housing shall be flush with the plane of the storefront. No storage box, tracks or mechanical devices related to the gates may project from the plane of the storefront.

VII. SIGNAGE REGULATIONS

A) Signage Approval Process

- 1) All signs are subject to site plan review when included as part of a major site plan application.
- 2) All temporary banner signs for marketing projects on site shall be considered as an interim use. All new signage that complies with the redevelopment plan shall not require site plan approval.
- 3) Minor Site Plan application with deviation must be submitted to the Planning board for all non-conforming sign proposals.
- 4) Retail signage above the retail base floor is not permitted in this Redevelopment Plan, except as required and/or necessary for school use.
- 5) During construction only, not more than three (3) temporary signs indicating: the name of the project or development, general contractor, subcontractor, financing institution, leasing information and public entity officials (where applicable) shall be permitted. Each sign area shall not exceed eighty (80) square feet. Such signs must be removed prior to the issuance of any certificate of occupancy or temporary certificate of occupancy.

B) Number and Size of Signage

- 1) The building address is required to be placed on either the main entry door, transom window, building, or awning flap at a maximum font height of 42 inches.
- 2) One building identification sign per building may be permitted at the sole discretion of the Planning Board. The size, location, material, and design of this sign shall be subject to site plan review and approval.
- 3) Corner lot development is encouraged to display the street names on the building facade or imprinted into the sidewalk.
- 4) Retail, restaurants, bars, health clubs, and other permitted ground floor uses:
 - (i) Permitted one (1) exterior wall sign per storefront bay.

(ii) In addition, awnings may contain lettering with a font size of not more than 10 inches.

C) Sign Design Requirements

- 1) All retail signs shall be attached to the retail levels of the building only.
- 2) All wall signs shall not exceed a vertical dimension of 30 inches and shall not project from the façade more than 30”.
- 3) All blade or hanging signs are subject to approval of the planning board.
- 4) One sign per façade bay, or one per tenant, whichever is greater.
- 5) Window signs (other than lettering and logos as specifically permitted); lettering or logos shall be limited to decorative metal leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / storefront and shall cover no more than twenty (20%) of the window area.
- 6) Permitted signage material includes:
 - a) Painted wood.
 - b) Painted metals including aluminum and steel.
 - c) Brushed finished aluminum, stainless steel, brass, copper, or bronze.
 - d) Carved wood or wood substitute.
- 7) Permitted lettering material includes:
 - a) Lettering forms applied to the surface of the sign.
 - b) Single colored lettering forms applied to the surface of the sign.
 - c) Metallic solid body letters with or without returns.
 - d) Painted acrylic or metal letter.
 - e) Neon signage.
 - f) Channel lettering
 - g) Vinyl lettering attached permanently to a wood, wood substitute or metal signboard.
- 8) Signs may be lit from backlit halo, and exterior light sources such as up-lights and goose neck lights. Internally lit sign boxes are prohibited.
- 9) Storefront windows shall not be blocked by any interior display or display case, signage, or other form of visual barrier. At least 80% of the glass surface shall remain unobstructed. Pedestrians on the street shall have the ability to see into the shop and view the activity within.
- 10) All signage is permitted to include the name of the store only. Building address, phone number, operating hours and other additional information may be stenciled on the door.

D) Parking Garage Signage

- 1) One (1) sign shall be provided per entrance to garages indicating the parking facility by the

international parking symbol and direction arrow. The sign area shall not exceed twenty (20) square feet. If applicable, one (1) sign per entrance may be allowed indicating parking rates, not to exceed eight (8) square feet and located on an interior wall along the driveway entrance.

- 2) Portable signs are expressly prohibited for parking garages.

E) Prohibited Signs

- 1) Billboards.
- 2) Product advertising signage of any kind.
- 3) Signage attached to parking meters, light poles, benches, or other street furniture.
- 4) Internally or externally illuminated box signs
- 5) Flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle
- 6) Posters, plastic or paper signs attached to the window.
- 7) Waterfall style or plastic awnings.

VIII. SPECIFIC LAND USE REGULATIONS

The Redevelopment Area presently consists of two lots, Lot 1.02 and Lot 1.01. In addition to the regulations that follow in this Section, the Regulating Maps and Plans that are a part of this Redevelopment Plan regulate the development of the lots.

A) Permitted Principal Uses:

- 1) Residential
- 2) Retail Sales of Goods and Services
- 3) Offices and Medical Offices
- 4) Restaurants, category one and two
- 5) Bars
- 6) Financial Services Facilities (without drive-thru)
- 7) Child Care Centers
- 8) Health Clubs
- 9) School, Educational & Tutoring Facilities
- 10) Dog boarding facilities
- 11) Off-street parking, only when included within a principal building containing residential and at least one other permitted principal use.
- 12) Automobile Rental
- 13) Public and Private Parks and Open Space

14) Airbnb, or similar provider.

B) Accessory Uses

- 1) Off-Street loading.
- 2) Amenity spaces, uses and rooms such as meeting rooms, exercise rooms, interior and exterior recreation rooms and spaces and other similar uses, rooms and spaces.
- 3) Walls, fences, signs and similar site improvements as approved by the Planning Board.
- 4) Other uses customarily associated with, incidental and subordinate to a permitted use, and located within the property.

C) Permitted Maximum Residential Units

- 1) All of Tax Block 13102 – 1058 residential units
- 2) Lot 1.02 - 750 residential units
- 3) Lot 1.01 - 308 residential units

The permitted number of residential units is not regulated by a “density” standard or calculation. Therefore, any subdivision of Lots 1.01 and 1.02 in connection with the development of Tax Block 13102 shall not be considered an increase or decrease in the maximum permitted residential units or “permitted density” on the lots created by the subdivision. Specifically, any increase or reduction in the size of the lot area of Lot 1.01 shall not increase or reduce the permitted maximum residential units of 308 residential units on the remainder lot with the existing residential building; and any increase or reduction in the lot area of Lot 1.02 shall not increase or reduce the permitted maximum residential units of 750 residential units for the remainder lot or lots.

D) Permitted Height of Buildings

- 1) The permitted heights of buildings are identified in Map #7 entitled “Regulatory Plan for Heights and Stories” map.

E) Parking and Loading Requirements

- 1) Required Parking Provisions
 - a. Any new construction, as part of its development, shall provide for replacement parking adequate for the existing building’s residents (the “Replacement Spaces”). The owner of the existing building at 100 Montgomery Street shall be given first preference to use these Replacement Spaces for lease to the tenants of 100 Montgomery.

To serve new construction projects, parking for the new construction shall be provided as follows:

Use	Maximum Parking
Residential – For Sale	1.0 per unit
Residential – For Rent	1.0 per unit
Hotel/Lodging	0.5 per unit
Office	0.8/1,000 sq. ft.
Retail	1.0/1,000 sq. ft.
Restaurant, Bar, Nightclub	1.0/1,000 sq. ft.
Civic/School/other	1.0/1,000 sq. ft.

b. Shared Parking: In order to promote more efficient use of parking facilities, a dedicated parking space may be used towards the parking requirement for two or more different uses.

- 2) Required parking may be located off-street and/or on-street. Off-street parking may be provided within a linear distance of 1000 ft. of the building that it serves.
- 3) Parking is required for the use by the residential occupants of the existing 23 story building on Lot 1.01. Any unused parking may be made available to residents and businesses of the downtown JC neighborhood, subject to applicable market rates for said parking.
- 4) Parking decks and surface parking lots shall be substantially masked from the street by principal program space The Planning Board may grant a design waiver from this requirement where the garage is completely enclosed adjacent to the street frontage and incorporates an external façade similar to that of the balance of the building and respects as appropriate the surrounding uses.

F) Affordable Housing

As part of the development of any new residential multi-family project on Lot 1.02, developers shall be required to provide the community benefits of on-site affordable housing as described herein, for the successful implementation of the goals of the redevelopment plan. Subject to the terms and conditions of a redevelopment agreement with the JCRA, a minimum of five percent (5%) of all revenue generating units constructed shall be dedicated as moderate affordable housing units for a period of a minimum of twenty (20) years from the issuance of any certificate of occupancy for the unit, in accordance with the Fair Housing Act, N.J.S.A. 52:27D-30.1, et seq., and pursuant to the terms of the redevelopment agreement with the JCRA, which shall set forth the controls on affordable housing to be constructed as part of a redevelopment project.

G) Public Improvements

As part of the development of any new residential multi-family project on Lot 1.02, developers shall be required to provide for and construct an open space plaza and school facility as part of the redevelopment project. The requirements for the construction of the open space plaza and school facility shall be set forth pursuant to a redevelopment agreement with the JCRA.

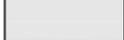
IX. DEFINITIONS

A) All definitions shall refer to the Jersey City Land Development Ordinance.

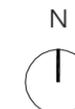
X. MAPS

- 1) Boundary Map
- 2) Acquisition Map
- 3) Vehicular Circulation Map
- 4) Pedestrian Circulation Map
- 5) Open Space Plan Map
- 6) Pedestrian Sheds Map
- 7) Regulating Plan for Heights and Stories Map



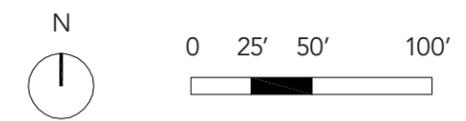
-  REDEVELOPMENT PLAN AREA
-  PROPERTY LINE
-  NJ PATH TUNNEL 'H' BELOW GRADE EASEMENT
-  NJ PATH EASEMENT AT AND BELOW GRADE
-  LOT LINE 1.01/1.02
-  NO BUILD AREA DUE TO EXISTING EASEMENTS
-  EXISTING BUILDING

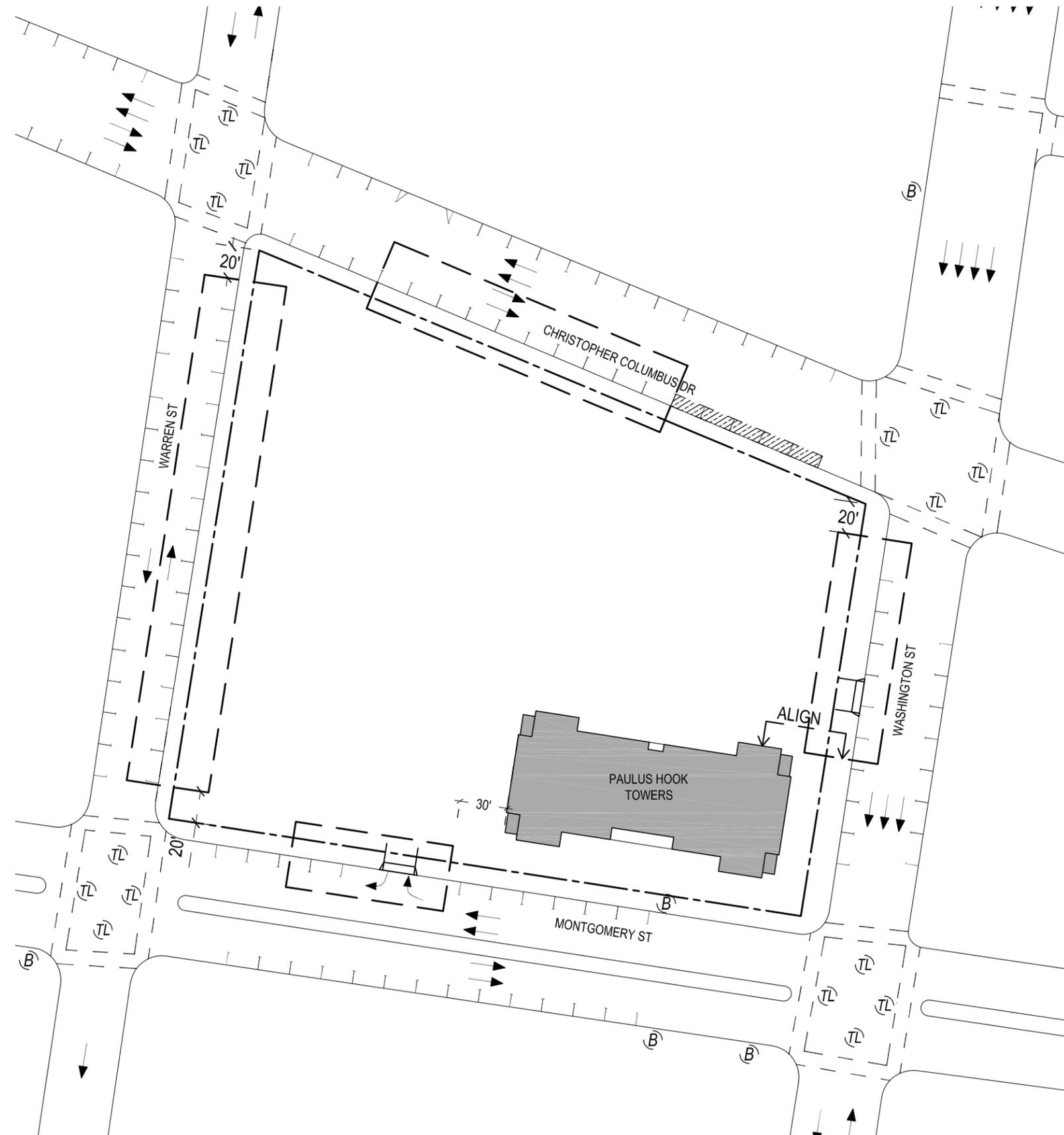
All existing is as per Behar Surveying Associates, PC Minor Subdivision for the Property Located at 100 Montgomery dated Nov. 5, 2013





- PROPERTY LINE
- LOT LINE 1.01/1.02
- ▨ NOT TO BE ACQUIRED

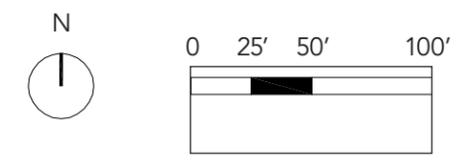


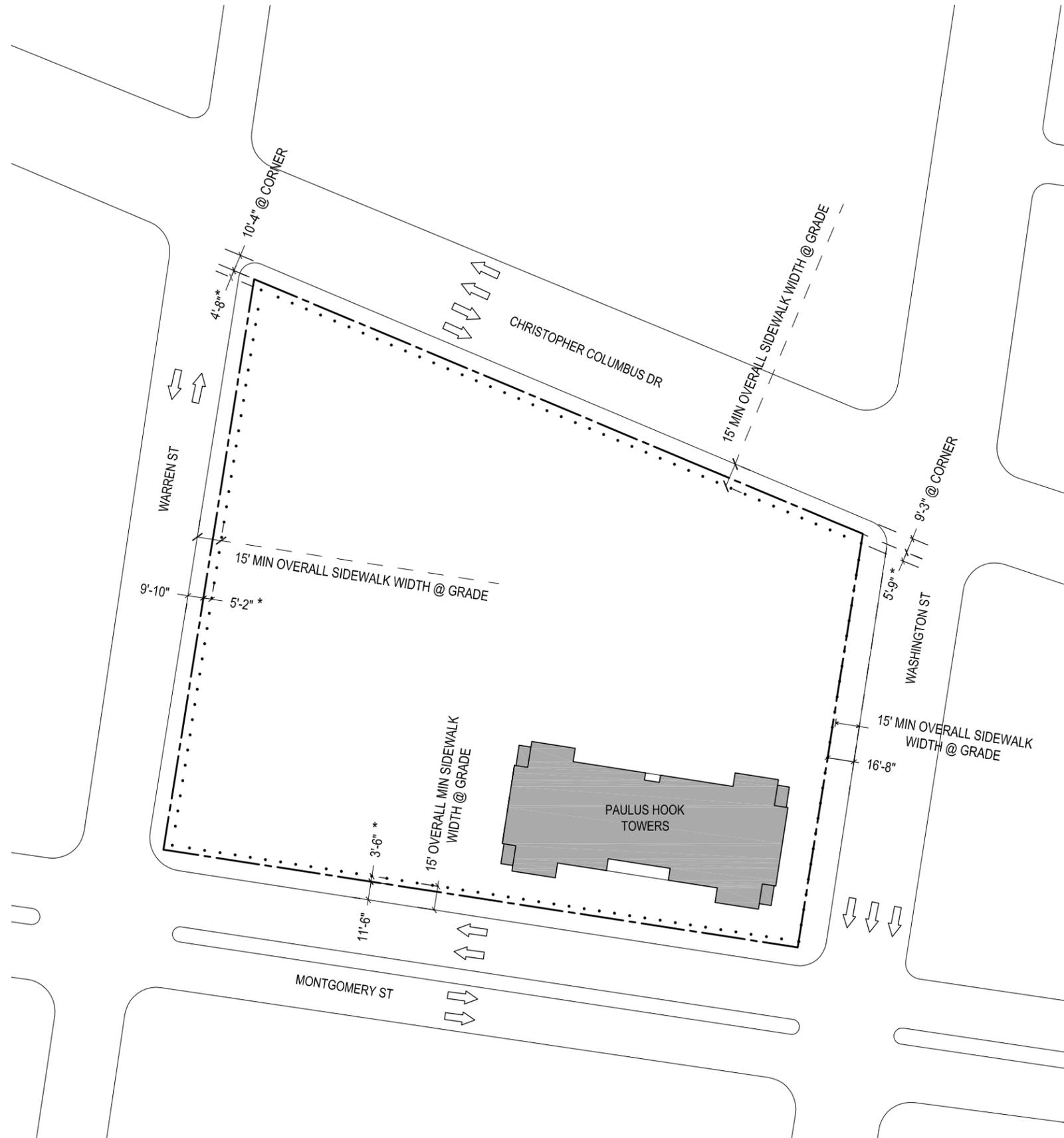


-  PROPERTY LINE
-  BUS STOP
-  STREET SIGNALIZATION
-  ON STREET* PARKING SPACE. LOCATIONS AND QUANTITY ARE APPROXIMATE AND ARE SUBJECT TO CHANGE. STRIPING AND DIMENSIONS ARE TO CONFORM TO D.O.T. REQUIREMENTS.
-  TRAFFIC DIRECTION
-  EXISTING CURB CUT TO REMAIN. MAY BE EXPANDED IN EITHER DIRECTION BY 15'. MAX. 25' CURB CUT WIDTH.
-  SCHOOL DROP OFF ZONE, REFERENCE ADDITIONAL NOTES WITHIN TEXT SECTION VI-D-14.
-  PERMITTED CURB CUT LOCATION

The vehicular traffic directions identified here reflect the existing conditions. Traffic direction may change during various phases of completion, pursuant to Planning Board and City Council approval.

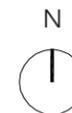
*Parking spaces to be Local City Zone meters, permit parking or MUNI meters as determined by City Council. Parking spaces will not be for monthly permit parking.



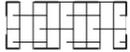


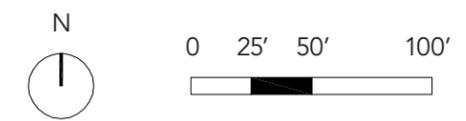
--- PROPERTY LINE
 SIDEWALK LINE

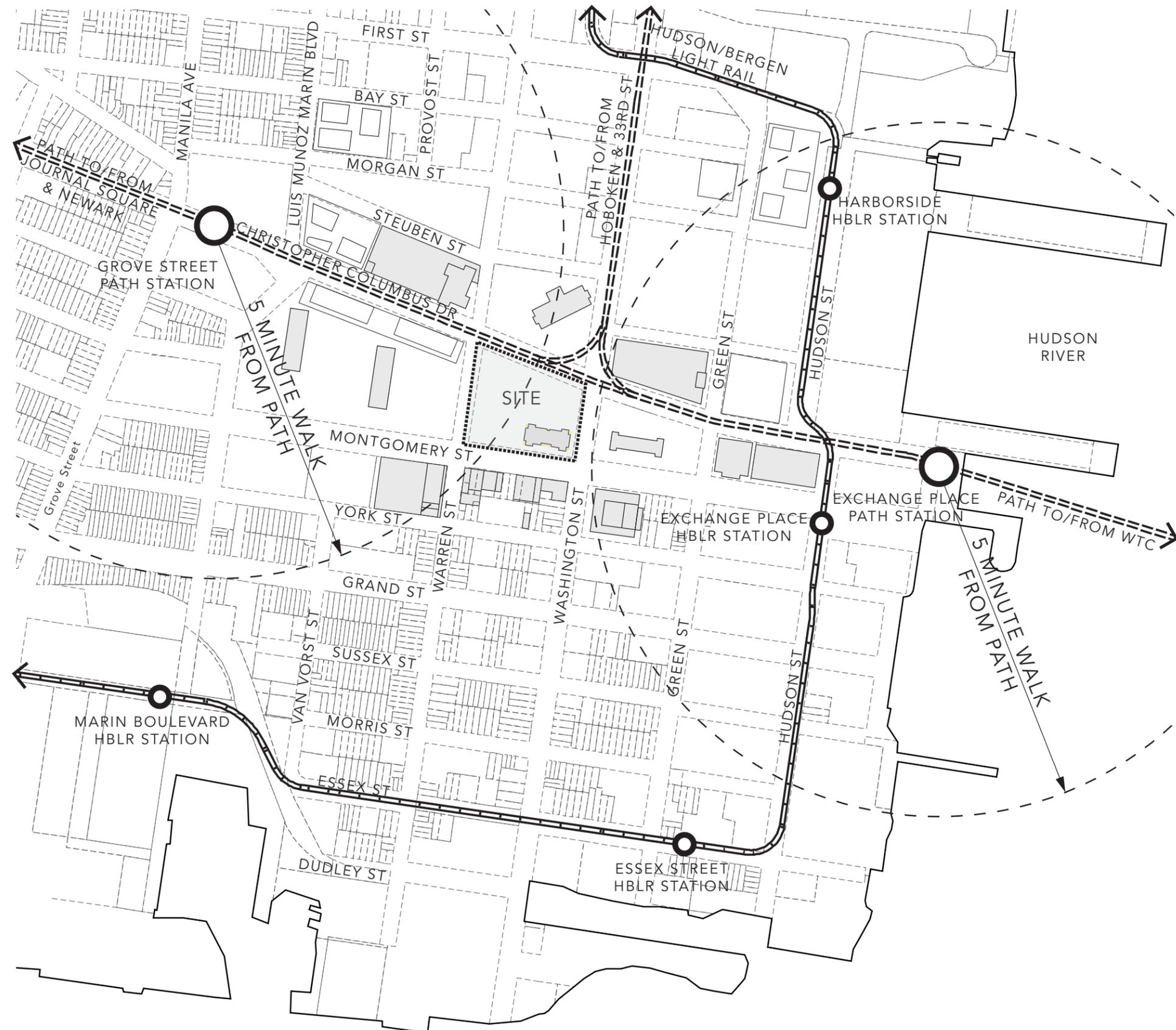
* Required Minimum Overall Sidewalk Width @ Grade is noted on this map for each Right of Way. A private property easement is required due to this sidewalk widening. Approximate extent of easement are indicated by the * after noted dimensions.





- — — — — PROPERTY LINE
- SIDEWALK LINE
- · · · — EXTENT OF NJ PATH EASEMENT
-  OPEN SPACE: LANDSCAPE/HARDSCAPE
IE: STEPS/RAMPS/PLANTERS. PUBLICLY ACCESSIBLE. UP TO 25% OF THE OPEN SPACE MAY BE DEDICATED TO COMMERCIAL USE.
-  OPEN SPACE DEDICATED TO COMMERCIAL USE. OVERLAY SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, FINAL LOCATION TO BE DETERMINED AND SUBJECT TO PLANNING BOARD APPROVAL.
-  OPEN SPACE: LANDSCAPING/ GRASS/ PATHWAYS/ PAVED SURFACES. THE EXISTING SURFACE PARKING MAY CONTINUE IF THIS AREA IS NOT IMPROVED FOR OPEN SPACE. NOT PUBLICLY ACCESSIBLE.
-  LANDSCAPE OR NEW ENCLOSED BUILT AREA
-  5'x5'-WIDE STREET TREE PLANTING ZONE
STREET TREE CRITERIA:
PLANTER WIDTH: 5'-0"
PLANTER TYPE : SQUARE TREE GRATE
SPACING: 25'-30' O.C.
TREE SPECIES: AS PERMITTED BY THE JERSEY CITY LAND DEVELOPMENT ORDINANCE





REDEVELOPMENT PLAN AREA

BUS STOP

The walking distance diagram indicates the following site characteristics:

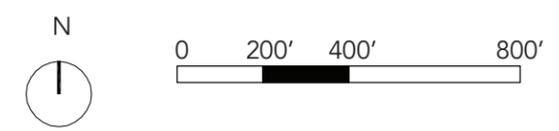
The site is within a 5 minute walking distance to the Exchange Place Path station which connects the site with Lower Manhattan and Newark.

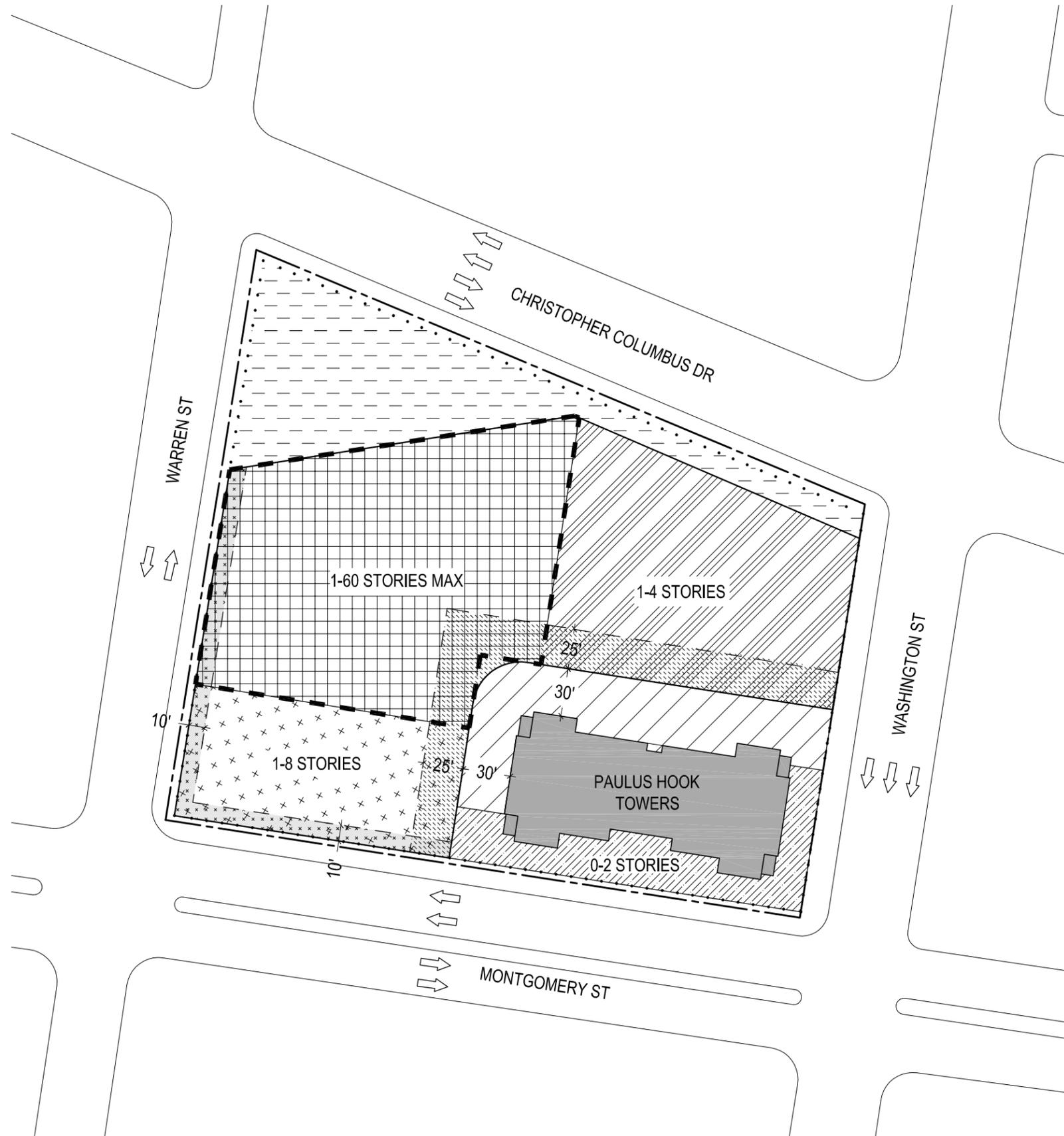
The site is within a 5 minute walking distance to two light-rail stations.

The site is within a 5 minute walking distance from the Grove Street Path station which connects the site to Midtown Manhattan, Hoboken and Newark.

There is an existing bus stop along the southern edge of the project site.

The extremely convenient and easy access to public transportation suggests that the parking garage can be sized for vehicular demands far below the suburban average.





- PROPERTY LINE
- SIDEWALK LINE
- [Hatched Box] PATH EASEMENT AREA
- [Diagonal Lines Box] 0 STORY
- [Cross-hatched Box] 0-2 STORIES
- [Diagonal Lines Box] 1-4 STORIES
- [Cross-hatched Box] 1-8 STORIES
- [Grid Box] 1-60 STORIES MAX
- [Thick Dashed Line] BOUNDARY OF 60 STORIES MAX
- [Hatched Box] 25' PROPOSED EASEMENT AREA FOR GARAGE USE ACCESS
- [Solid Grey Box] EXISTING DEVELOPMENT PERMITTED - 23 STORIES

Number of stories begins above the flood plain elevation which is +11'-0" and ends at the roof of the last residential floor. Stories exclude mechanical penthouses. Should there be a roof top terrace, its associated support spaces shall also be excluded from story restriction.

Building is allowed to setback at ground floor to accommodate for ramps/steps that are necessary for compliance with flood zone regulations.

Tower above the podium to be residential use & residential accessory spaces only. All uses allowed at ground floor.

