

MONTGOMERY STREET REDEVELOPMENT PLAN

AUGUST, 1976

FEBRUARY, 1978

JUNE, 1979

SEPTEMBER, 1982

AUGUST, 1983

OCTOBER, 1986

NOVEMBER 15, 1999

Council Ordinance # 00-105 SEPTEMBER 18, 2000

Council Ordinance # 10-155 NOVEMBER 23, 2010

Council Ordinance # 14-023 MARCH 12, 2014

Council Ordinance # 15-022 MARCH 11, 2015

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B. DESCRIPTION OF PROJECT

1. Boundaries of Redevelopment Plan Area

The boundaries of the Montgomery Street Redevelopment Plan Area are shown on the Boundary Map, U.R. P. Map No. 1, dated August 1973 and are described as follows:

BEGINNING at the intersection of the northern right-of-way line of Railroad Avenue and the western boundary of the New Jersey Turnpike Extension; thence in a southerly direction along the western boundary of the New Jersey Turnpike Extension to the southern right-of-way line of Grand Street; thence in a south-westerly direction along the southern right-of-way line of Grand Street to the southern right-of-way of Fairmount Avenue; thence in a westerly direction along the southern right-of-way line of Fairmount Avenue to the western right-of-way line of Cornelison Avenue; thence in a northerly direction along the western right-of-way line of Cornelison Avenue to the northern right-of-way line of Bright Street; thence in an easterly direction along the northern right-of-way line of Bright Street to the western right-of-way line of Florence Street; thence in a northerly direction along the western right-of-way line of Florence Street to the southern right-of-way line of Montgomery Street; thence in a westerly direction along the southern right-of-way line of Montgomery Street to the western right-of-way line of Cornelison Avenue; thence in a northerly direction along the western right-of-way line of Cornelison Avenue to the northern right-of-way line of Academy Street; thence in an easterly direction along the northern right-of-way line of Academy Street and Railroad Avenue to the POINT AND PLACE OF BEGINNING.

Within the above described area lies an area excluded from the Montgomery Street urban Renewal Area, which is described as follows as follows: BEGINNING at the intersection of the eastern right-of-way line of Fremont Street, and the southern right-of-way line of Bright Street; thence in an easterly direction along the southern right-of-way line of Bright Street to the western property line of the National Docks Railway; thence in a southeasterly direction along the western property line of the National Docks Railway to the northern right-of-way line of Colden Street; thence on various courses along the northern direction along the eastern right-of-way line of Fremont Street to the POINT AND PLACE OF BEGINNING.

2. Plan Objectives

The objectives of the Plan are:

- a. To remove substandard buildings and eliminate blighting influences.
- b. To provide conveniently located neighborhood shopping and recreation facilities.

- c. To provide land for a high school athletic field to serve both Ferris High School and the general public in the area bordered by the New Jersey Turnpike on the east and the National Dock Railroad on the west, Bright Street as the northern boundary with Grand Street to serve as its southern boundary.
 - d. To provide industrial sites of sufficient size to handle the expansion needs of existing industries to be relocated from the project area.
 - e. To provide for the development of low-density housing in a coordinated manner.
 - f. To eliminate as many railroad underpasses as possible because of the lack of sufficient clearance for many motor vehicles.
 - g. To eliminate obsolete street patterns throughout the area and to discourage unrelated traffic in residential areas.
 - h. To provide for the separation of sanitary and storm sewers, as possible, throughout the project area.
 - i. To coordinate the development of industrial uses compatible with existing public housing projects in the area.
 - j. To maintain, upgrade and improve environment adjacent to Public Housing.
 - k. To prevent to extent possible adverse flooding effects up to the 50 year storm.
3. Types of Proposed Renewal Actions

The proposed renewal actions for other project area include the clearance and redevelopment of all properties in the project area with the exception of some of the railroad trackage holdings of Conrail and the power station of Public Service Electric and Gas Company, and Jersey City Redevelopment Agency, Parcel #7-4 Block 12601, Lot 3 (fka City Block 2127, Plot A). Streets will be widened and repaved as necessary. The combined sanitary and storm sewer system will be separated where possible. Active recreation facilities will be provided to serve the needs of project area residents and

nearby Ferris High School.

C. LAND USE PLAN

1. Land Use Provisions and Building Requirements

Access by the elderly, physically handicapped and/or disabled will be encouraged. Design standards will meet or exceed Federal regulations.

a. Uses to be permitted in the project area within each of the reuse areas are as follows:

- 1) Education: Permitted uses shall be K-12 schools and accessory uses customarily incidental thereto including enclosed and open parking and outdoor recreational facilities. Additionally, public utilities shall be permitted, with the express prohibition of natural gas transmission lines.
- 2) Easements: The permitted uses of easements shall be utility lines, except natural gas transmission lines, and intensive planting areas for screening. Utility easements may lie under paved parking areas, while the planting easements, located along the railroad, shall be utilized for planting purposes only. Planting easements shall be owned and maintained by the owners of the parcels adjoining the railroad as shown on the Land Use Map.
- 3) Commercial: The permitted uses shall be commercial uses and retail sales and restaurants Category 1 and 2; office and medical office uses above the first floor only. Additionally, public utilities shall be permitted, with the express prohibition of natural gas transmission lines.
- 4) Industrial: The permitted uses shall be as follows:
 - a) Offices
 - b) Light industry
 - c) Scientific or research laboratories devoted to research, design or experimentation, and processing and fabricating incidental thereto, provided that no materials or finished products shall be manufactured, processed or fabricated on said premises for sale, except such as are incidental to said laboratory activities or are otherwise permitted in this district.
 - d) The wholesaling of goods or services, including the

warehousing or storage of goods, provided such activities and inventories are conducted entirely within an enclosed structure or are conducted in open yard areas which are adequately screened from view from adjacent lots or roads.

- e) Laundry, cleaning and dyeing work, and carpet and rug cleaning.
- f) Commercial bakeries.
- g) Self Storage Facilities
- h) Public utility structures, except natural gas transmission lines which shall be prohibited.
- i) Accessory uses customarily incidental to the above uses, including enclosed and open parking.

5) Residential: The permitted uses shall be:

- a) detached and attached townhouses and apartments with uses customarily incidental thereto, including enclosed and open parking space and recreation areas. Home Occupations, as defined and delineated by the Jersey City Ordinance shall be permitted as an Accessory Use. Home Occupations must be conducted entirely within the principal structure.
- b) Houses of Worship and uses customarily incidental thereto including accessory neighborhood community center services.
- c) Public utilities, except natural gas transmission lines shall be prohibited.

6) Mixed Use:

- a) Above the street level along all frontages, and at street level along Florence Street only, apartments with uses customarily incidental thereto, including enclosed parking spaces and recreation areas. Home Occupations, as defined and delineated by the Jersey City Ordinance shall be permitted as an Accessory Use. Home Occupations must be conducted entirely within the principal structure.
- b) Houses of Worship and uses customarily incidental thereto including accessory neighborhood community center services.
- c) Street level retail sales and services, office and medical office uses.
- d) Public utilities, except natural gas transmission lines shall be prohibited.

7) Interim Uses: Interim uses may be established, subject to

agreement by the developers with the Planning Board, that such uses will not have an adverse affect upon assisting 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 duration. Additional renewals of an interim use may be granted by the Planning Board.

b. Additional regulations, controls or restrictions to be imposed within each of the reuse areas are as follows:

1) Education:

- a) Planning and Design Objectives: The new public uses include a high school athletic field at the corner of Bright and the new Merseles Street, and a County Vocational School on Montgomery Street. The High School athletic field is to functionally relate to the high school built north of Montgomery Street and east of the Project Area. The design objective in this case, and in the case of the County Vocational School is to provide a facility which will present an aesthetically pleasing approach to the project area as seen from Montgomery Street, and to provide recreational opportunities for the new residents of the area.
- b) Minimum lot size: 70,000 sf
- c) Yard Requirements: Front, side and rear yards shall not be less than fifteen (15) feet.
- d) Building Coverage: The maximum amount of land covered by buildings shall not exceed forty (40%) percent.
- e) Outdoor recreational space must cover more than 20% of lot area, of which 60% may be paved.
- f) Density: Density controls are not applicable to this use.
- g) Building Height:-Building height shall not exceed 75 feet inclusive of rooftop mechanical space.
- h) Access to Housing Units: Not applicable to this use.
- i) Off-Street Parking: There shall be provided a minimum of one (1) off-street parking space for each four hundred (400) square feet of floor area or 35 spaces, whichever is greater. No off-street parking shall be required on the site of the high school athletic field.
- j) Off-Street Loading: No loading or unloading shall take place from a street.
- k) Landscaping: A minimum of twenty (20) percent of the lot area shall be landscaped. All areas not used for the athletic field or for the building, parking areas, or access drives shall be landscaped. All parking areas shall have a landscaped buffer not less than 8 feet in width from the

property line to shield view of parked cars from public areas. At the corner of Grand and Prior Street, an eight foot buffer may be substituted with a four foot wide landscaped strip with a six foot high and 16 foot wide brick wall behind the landscaping for signage purposes shielding the parking lot from Grand Street. All areas not used for parking, traffic or pedestrian circulation, building structure, or outdoor recreation must be landscaped with trees, shrubs, and ground cover. All sidewalk and internal pedestrian circulation pavement must be of brick. A decorative cornice shall be provided at the roof line.

- l) Design guidelines: All buildings must be primarily masonry. Forty five percent of the building façade must be of brick. A decorative cornice shall be provided at the roof line. No EIFS shall be permitted as a primary building material; it may be used as a decorative element. Outdoor trash dumpsters must be housed in a brick structure, covered by a roof with an attractive screened gate or door.
- m) Mechanical requirements: All mechanicals shall be placed either within the principal structure or on the roof thereof. All rooftop mechanicals shall be screened in a manner complementary to the style of the building. No mechanicals shall be housed within an accessory structure.
- n) Fencing: At the property lines that faces the public ROW, steel or wrought iron type picket fencing only is permitted. Five (5) feet maximum height permitted along Grand Street, six (6) feet maximum height permitted elsewhere.

2) Commercial:

- a) Planning Design Objectives: To provide a conveniently located neighborhood shopping center oriented to the needs of the residents of the project area as well as persons traveling to the center on Grand Street.
- b) Yard Requirements: No building shall be closer than ten (10) feet to the nearest property line.
- c) Building Coverage: The maximum amount of land covered by buildings shall not exceed thirty-five (35) percent.
- d) Density: Not applicable to this use.
- e) Building Height: The maximum height shall be forty (40) feet.
- f) Access to Housing Units: Not applicable to this use.
- g) Off-Street Parking: There shall be provided a minimum of one (1) parking space for each three hundred (300) square feet of building area.

- h) Off-Street Loading: One off-street loading space shall be provided for the first 10,000 square feet and for each additional 20,000 square feet or part thereafter.
- i) Landscaping: A minimum of fifteen (15) percent of the lot area shall be landscaped. All areas not developed for building or access drives or parking area shall be landscaped.

3) Residential-A and Residential-B

- a) Planning and Design Objectives: The objective is to provide low density housing, both private and public, in an area that will offer protection from excessive vehicular traffic, open space, recreation and neighborhood commercial facilities within walking distance of primary and secondary schools and the city's major hospital.
- b) Permitted Residential Uses:
 - i. Detached one, two, or three family housing.
 - ii. Row houses, apartments or townhouses type housing.
 - iii. Recreation and open space.
 - iv. Houses of Worship provided their lot includes greater than 50 feet of frontage on Montgomery Street.
- c) Requirements for Residential-A
 - i. Yard Requirements: Front yards shall have a minimum depth of zero (0) feet. Rear yards shall have a minimum depth of ten (10) feet. Side yards shall have a minimum depth of zero (0) feet.
 - ii. Density: Maximum density shall not exceed forty (40) units per acre.
 - iii. Building Height: The maximum building height shall not exceed four (4) stories or forty (40) feet.
 - iv. Off-Street Parking: All residential uses shall provide a minimum of one-half (0.5) stalls per dwelling unit.
 - v. Landscaping: A minimum of twenty-five (25) percent of the residential lot area shall be landscaped.
 - vi. Lot Size: Minimum lot width shall be fourteen (14) feet. Minimum lot depth shall be fifty (50) feet. Minimum lot area shall be seven hundred (700) square feet.
- d) Requirements for Residential-B
 - i. Yard Requirements: Front yards, except for lots

having frontages facing Merseles Street, shall have a minimum depth of ten (10) feet; front yards for lots having frontages facing Merseles Street shall have minimum depths as follows: Corner lot, Montgomery and Merseles Streets - residential structure to be so situated as to provide a minimum of twenty five (25) feet clearance from the sewer easement. Lots north of the above fronting on Merseles Street - residential structures to be so situated as to provide a minimum of three (3) feet clearance from the sewer easement.

Rear yards, except for lots having frontages facing Merseles Street, shall have a minimum depth of twenty (20) feet; lots having frontages facing Merseles Street shall have a minimum rear yard depth of ten (10) feet.

Side yards shall be a minimum of three (3) feet on each side, except for attached houses. Side yards shall be a minimum of seven and one half (7.5) feet on each side for townhouses.

- ii. Density: The density of the housing units shall not exceed thirty-six (36) units per acre based on the total site.
- iii. Building Height: The maximum building height shall be three (3) stories or thirty-five (35) feet.
- iv. Off-Street Parking: Residential - A minimum of one (1) space per housing unit shall be provided. Home occupation - additional off-street parking spaces may be required by the Planning Board. Such parking must be adequately screened with a dense planting of evergreens not less than three (3) feet tall.

The Planning Board can waive the above requirements only upon showing that neighboring properties will not be adversely affected.

- v. Landscaping: A minimum of twenty-five (25) percent of the residential lot area shall be landscaped.
- vi. Lot Size: Each newly subdivided lot shall have a minimum of twenty five hundred (2500) square feet

for detached housing and sixteen hundred (1600) square feet for attached housing.

vii. Building Coverage: The maximum amount of land covered by buildings shall not exceed sixty (60) percent for each newly subdivided lot.

viii. Signs: Home Occupations shall be permitted one (1) sign not to exceed two (2) square feet.

4) Industrial:

a) Planning and Design Objectives: To provide large parcels of conveniently located land to accommodate the expansion and modernization needs of local and new industry while at the same time developing these areas to be compatible with nearby residential and school uses.

b) Yard Requirements: No building shall be closer than ten (10) feet to the nearest street line, however, no actual building front (excluding parking area) shall be closer than thirty (30) feet from street

c) Building Coverage: The maximum amount of land covered by buildings shall not exceed sixty (60) percent.

d) Density: No applicable to this use.

e) Building Height: The maximum building height shall be forty (40) feet.

f) Access to Housing Units: Not applicable to this use.

g) Off-Street Parking: There shall be provided a minimum of one (1) space per four hundred (400) square feet for office use. One (1) space per seven hundred fifty (750) square feet for service and manufacturing use. One (1) space per five thousand (5000) square feet for warehouse or Self Storage use.

h) Off-Street Loading: One (1) off-street loading space shall be provided for the first ten thousand (10,000) square feet of floor area and for each additional twenty thousand (20,000) square feet, up to one hundred thousand (100,000) square feet thereafter one (1) space per each additional forty thousand (40,000) square feet.

i) Landscaping: A minimum of ten (10) percent of the lot area shall be landscaped, and in the site plan review process the Agency will seek to provide maximum buffering between industrial areas and residential or public areas.

5) Mixed Use:

a) Planning and Design Objectives: To provide neighborhood commercial, civic, railroad, and residential uses.

- b) Permitted Uses: First floor/street levels are limited to commercial/retail uses and houses of worship along Montgomery Street. Residential uses are permitted on upper floors. Parking garage frontage is permitted only along Florence Street.
- c) Yard Requirements: Yard setbacks for commercial/retail uses shall be five feet (5') and shall be directly accessible from the adjacent sidewalk. Yard setbacks for houses of worship shall be ten feet (10'). Yard setbacks for all uses along Florence Street shall be ten feet (10').
- d) Maximum Lot Coverage: 85%. Up to 10% of this requirement may be located on the roof and must meet the definition of a green roof.
- e) Maximum Building Coverage: 85% at first floor, 65% on upper floors
- f) Density: 110 units per acre
- g) Building Height: 6 stories and 75'
- h) Parking Garages, required below Montgomery Street grade. It is required that parking be shared between all non-residential uses, and any spaces provided be counted towards both office/medical office/commercial and House of Worship parking requirements on block 12405 (lots 1 & 2). Surface parking is prohibited.
 - i. Offices: 1 per 1,000 sf
 - ii. Medical Offices: 1 per 1,000 sf
 - iii. Commercial: 1 per 1,000 sf excluding first 5,000 sf
 - iv. Residential: 0.5 spaces per unit
 - v. Parking for Houses of Worship shall provide one space for each ten seats. For all Houses of Worship, one seat shall equal 24 inches of pew/bench space. Houses of Worship that do not have seats shall be calculated at a rate of 10 square feet of prayer space equaling one seat.
- i) Off-Street Loading: Not applicable to this use.
- j) Landscaping: Yard setbacks shall be landscaped. Street trees are required 30' on center.
- k) Signs: No billboards are permitted. All existing billboards must be removed by November of the year 2004. See below for additional sign standards.
- l) Minimum sidewalk width: 15' (fifteen feet). All sidewalks shall be maintained and kept free of litter and debris.

6) General Provisions:

- a) Off-Street Parking and Loading:

- i. Each parking space shall have a minimum width of eight and one-half (8.5) feet and a minimum depth of eighteen (18), and shall be suitably delineated.
- ii. Each loading space shall have a minimum width of twelve (12) feet, a minimum depth of forty (40) feet and a minimum overhead clearance of fourteen (14) feet. Loading areas in Educational zone shall not exceed 36 feet in length.
- iii. Aisles for movement of traffic within each parking area shall conform to the standards in the Land Development Ordinance §345-70
- iv. Screen planting of a dense evergreen material not less than four (4) feet in height nor more than six (6) feet in height shall be provided in any location where the lights from vehicles within an off-street parking area for five (5) or more cars may shine directly into windows of nearby residences. In lieu of screen planting, a wooden fence of woven lattice or wooden louver type of split cedar fence with a maximum of three-quarter (3/4) inch spacing may be provided not less than four (4) feet in height.
- v. Illumination of parking areas with over five (5) parking spaces is required during hours of use after dark and shall be of a low level with shielding to prevent glare. In no case shall such lights shine directly onto any adjacent lot or street.
- vi. Surfacing shall be of concrete or an asphalt material to provide a hard, drained and dust free surface.
- vii. All off-street parking areas shall provide poured-in-place concrete curbing to prevent vehicles from encroaching on landscaped or sidewalk areas.
- viii. Time of Provision - All off-street parking and loading requirements shall be met on or before the time of completion of the construction or enlargement of any structure.
- ix. All enclosed parking which meets the street must be treated as a primary façade with quality building materials compatible with the neighborhood and with the overall building. The façade must have window openings consistent with the rest of the building, minimal points of egress, light shielding mechanisms to prevent headlights and garage lights from spilling out of the building, and a landscaped buffer in the yard setback to help soften the façade.

b) Accessory Uses:

- i. Accessory structures shall meet the setback requirements of the principal use.
- ii. Accessory industrial structures shall not exceed forty (40) feet in height. Accessory commercial structures shall not exceed twenty (20) feet in height.
- iii. The land covered by accessory structures shall be included in the land covered by principal building in computing building coverage.
- iv. Plans for location and design of accessory structures shall accompany the plans for the principal structure and shall be approved by the Jersey City Redevelopment Agency and the Jersey City Planning Board.
- v. Houses of Worship may include accessory residential use within the principal building not to exceed five percent (5%) of the principal use's gross floor area.

c) Signs:

- i. Signs on commercial buildings shall not exceed ten (10) percent of the first floor area of the side of the building upon which the sign is attached. Each streetfront wall shall be permitted one (1) sign for each business.
- ii. Signs on buildings in the industrial use areas shall not exceed one hundred fifty (150) square feet in area or ten (10) percent of the area of the front of the building, whichever is less. No more than one (1) sign shall be permitted in each parcel. Said sign may be free standing or attached to the building, but in no event shall a sign be placed in the required setback area. Said sign may be internally or externally illuminated but no glare from external lighting shall be visible beyond lot lines.
- iii. Billboards are prohibited.
- iv. For educational signage: Two (2) wall-mounted signs shall be permitted, not to exceed a total of 5% of the side of the building upon which the sign is attached. Alternatively, a brick monument sign permitted in lieu of four feet of landscaped buffer shall be permitted.

- d) Planting Easements:
- i. Planting easements are located in redevelopment parcels only. There are no planting easements on properties not to be acquired.
 - ii. Planting easements shall be owned and maintained in good condition by the owner of the redevelopment parcel.
 - iii. Planting easements shall be credited toward the minimum landscaping requirements of this Redevelopment Plan.
 - iv. The purpose of the planting easement is to provide an effective screen between the railroad, the Public Service Electric and Gas company power substation and the adjoining uses. Also, between all industrial areas and adjacent residential or public areas. Trees should be planted which have a maximum growth height of at least twenty-five (25) feet and the trees shall be at least six (6) feet in height and of three (3) inch caliper at planting. Trees shall be planted at twenty-five (25) feet intervals or closer. The spacing of plants will be determined on the basis of the types of trees used in the easement. The redeveloper shall submit a proposed planting scheme, including the spacing and the types of trees. The Redevelopment Agency shall review the proposed planting scheme to determine its adequacy as a screening device.

7) Review and Approval of Plans and Specifications:

- a) In order to establish and maintain values and insure aesthetic and functional coordination essential to carrying out the objectives of the Plan, developers shall agree to certain additional controls through such means as are deemed appropriate by the Jersey City Redevelopment Agency and the Jersey City Planning Board. Such controls will be concerned solely with aesthetic and functional considerations and will not relieve developers of their responsibilities to comply with all ordinances and governmental rules and regulations including the Plan.
- b) Statement of Duration of Provisions and Requirements: The provisions of the Redevelopment Plan specifying the land use for the Project Area and the requirements and

restrictions thereto shall be in effect for a period of forty-nine (49) years following the official adoption of the Redevelopment Plan by the Municipal Council of the City of Jersey City.

- c) Application of Provisions and Requirements of the Urban Renewal Plan to Property not to be Acquired:
 - i. The provisions of Sections C 2a, and C 2b, above shall be applicable to property not to be acquired in the Project Area where such property is extended or enlarged on land acquired or where such property is substantially altered, improved or renovated within the not-to-be acquired parcel.
- d) 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 site plan approval.

- e) 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 subdivision ordinance of the City of Jersey City.

D. PROJECT PROPOSALS

1. Land Acquisition

- a. Identification of Real Property Proposed to be Acquired:
 - 1) No real property identified on the Boundary Map shall be acquired for clearance and redevelopment.

2) Rehabilitation and conservation is ~~not~~ contemplated within the project area for Booker T. Washington Apartments, which is owned by the Jersey City Housing Authority, designated as an “Area in Need of Rehabilitation” and identified on the Areas in Need of Rehabilitation Map.

2. Redeveloper’s Obligations

In order to achieve the objectives of the Plan, each developer shall construct improvements in conformity with this plan and commence and complete such construction within a reasonable time as determined by the Jersey City Redevelopment Agency. The time will be specified in disposition documents.

The redeveloper must take effective measures to minimize dust, airborne soil erosion and limit noise during construction.

The redeveloper must be in compliance with all State and local requirements including the New Jersey Soil Erosion and Sediment Control Act (Chapter 21, P.L. 1975) and the New Jersey Noise Control Code (NJSA 13:1G-1 et. seq.).

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

3. Truck Traffic: Industrial Park Truck Traffic Access will be by internal loop road and existing major routes (Grand Street, Fairmount Avenue and Montgomery Street).

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. The Redevelopment Plan contains all provisions necessary to meet State of New Jersey requirements under the Redevelopment Agencies Law.
2. The Redevelopment Plan contains all provisions necessary to meet all requirements of the City of Jersey City.
3. In order to comply with the requirements of the laws of the State of New Jersey, the following statement is made in reference to the provisions for the temporary relocation and permanent re-housing of the persons residing in the Montgomery Street Redevelopment Plan Area.

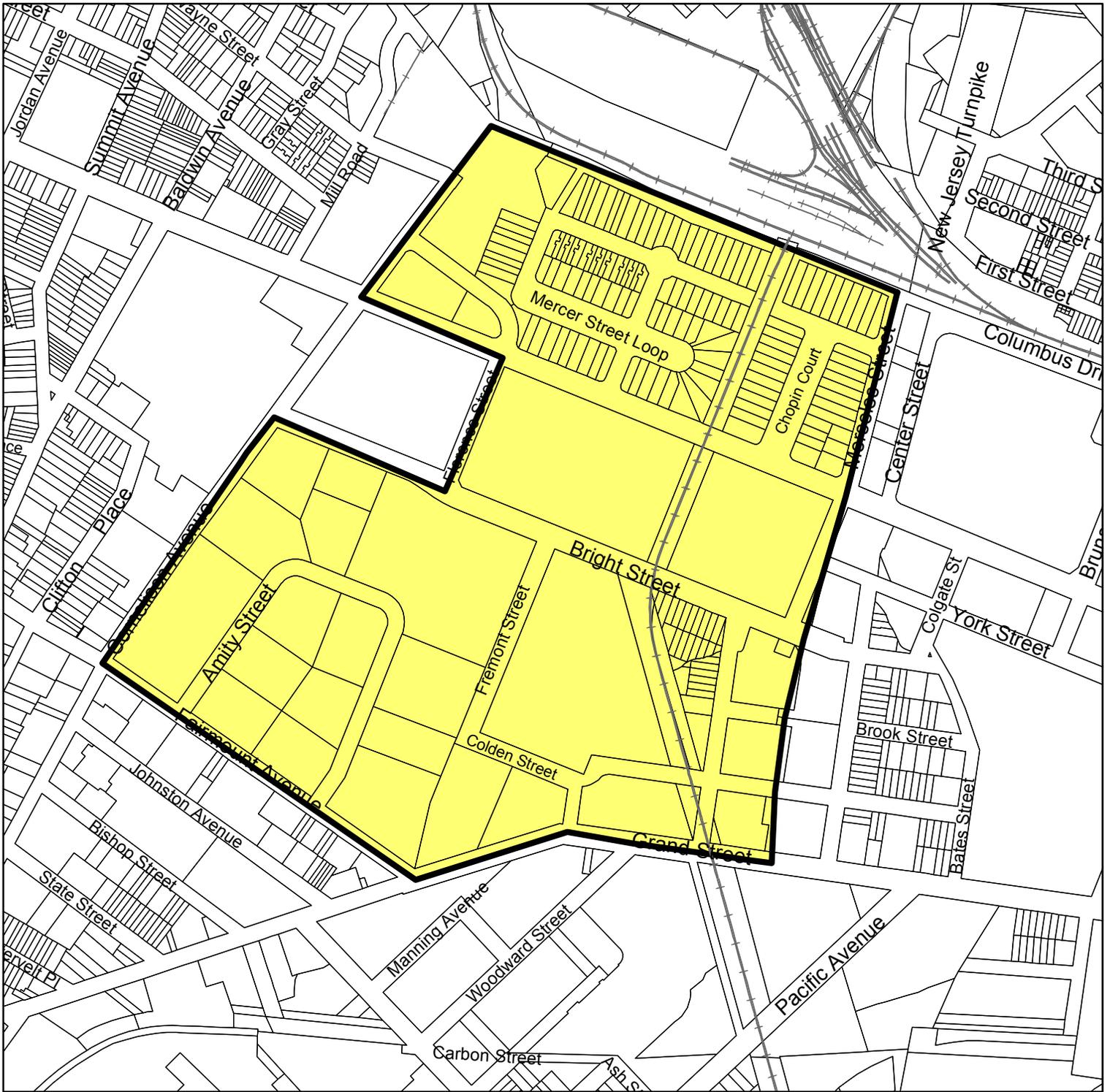
There are presently approximately 195 families of two or more persons and 25 individuals who have permanent residence in the Project Area and will require relocation. The City of Jersey City, through the services of the Redevelopment Agency, will provide these families and individuals the opportunity of being relocated into housing which is decent, safe and sanitary and which is within their financial means. The Redevelopment Agency will establish a relocation office within the Project Area. This office will be staffed by qualified personnel who will actively assist families and individuals in finding

adequate accommodations. All families and individuals to be displaced will be interviewed to determine their re-housing requirements. In addition, a list of privately-owned houses and apartments, which have been inspected and certified as being decent, safe and sanitary, will be maintained and all families and individuals will be referred to dwelling units which are within their financial means. It is estimated that of the 195 families in the Project Area, 30 will be relocated into private sales housing, 122 will be relocated into private rental housing and 43 will be relocated into public housing. Of the 25 individuals to be displaced, 17 will relocate into private rental housing and 9 will relocate into public housing. The survey of housing resources and an analysis of the data obtained reveals that approximately 13,442 standard private rental units, 3,536 standard sales housing units, and 1,831 public housing units will become available during the three year relocation period.

4. The Plan proposes to attain definite local objectives as to appropriate land uses, density of population as well as improved public utilities, traffic circulation, recreational and community facilities and other public improvements.

F. PROCEDURE FOR CHANGES IN APPROVED PLAN

The Plan may be amended from time to time upon compliance with requirements of law, provided that with respect to any land in the Project Area previously disposed of by the Jersey City Redevelopment Agency for use in accordance with the Plan, the Jersey City Redevelopment Agency received written consent of the then owner of such land whose interest therein is materially affected by such amendment. 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.

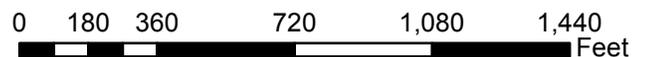


MONTGOMERY STREET REDEVELOPMENT PLAN BOUNDARY MAP

DECEMBER 10, 2013



1 inch = 500 feet





MONTGOMERY STREET REDEVELOPMENT PLAN ZONING MAP

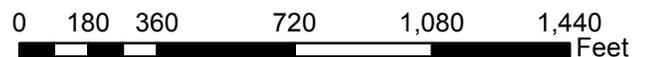
DECEMBER 10, 2013

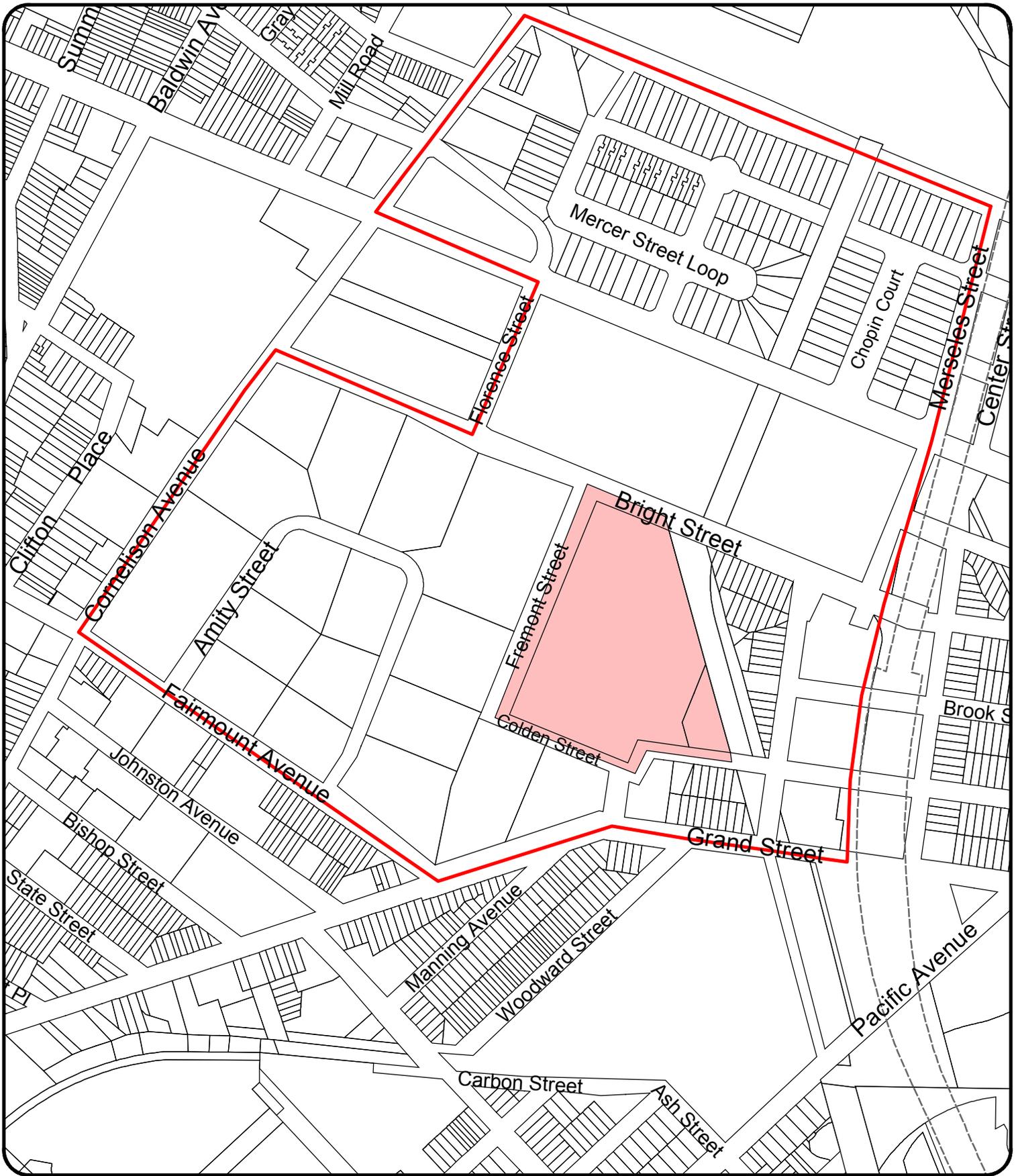
Legend

- EDUCATION
- INDUSTRIAL OR COMMERCIAL
- MIXED USE
- RESIDENTIAL - A
- RESIDENTIAL - B



1 inch = 500 feet





**MONTGOMERY STREET REDEVELOPMENT PLAN
AREAS IN NEED OF REHABILITATION**



Legend

- Redevelopment Plan Boundary
- Areas in need of Rehabilitation as of August 10, 2011



January 28, 2014

1 inch equals 400 feet