

GREGORY PROJECT AREA REDEVELOPMENT PLAN

MAY 1952
AMENDED MAY 1955
AMENDED AUGUST 1964
AMENDED JUNE 1984
AMENDED DECEMBER 1997
AMENDED MAY 13, 2015

A. LAND ACQUISITION AND DISPOSITION

The Jersey City Redevelopment Agency has, or will acquire by purchase, donation, eminent domain or otherwise, all of the land in the Project Area hereinafter described, except as specifically excluded, and has or will demolish, or otherwise remove, all buildings, structures and railroad embankments therein, or provide for such demolition or removal, and will sell or lease all land in said Project Area in accordance with this Redevelopment Plan.

B. PROJECT AREA PLAN

The land use for the Project Area shall be residential with related retail and commercial uses and public right-of-way, with related parking areas as set forth on revised Map 2, revised November 5, 1997 to reflect current lot configuration, attached hereto and made a part hereof, entitled Project Area Plan, subject only to such changes as shall be approved by the parties.

C. PROJECT AREA

The Project Area is bounded as set forth on revised Map 1, dated August 3, 1964, attached hereto and made a part thereof, entitled Project Boundary Map, further defined as: BEGINNING at the intersection of the westerly line of Henderson Street and the northerly line of Railroad Avenue; as shown on the Official Map of Jersey City, dated November 19, 1963; thence east along the northerly line of Railroad Avenue to the intersection with the easterly line of Warren Street; thence south along the easterly line of Warren Street to the intersection with the southerly line of York Street; thence west along the southerly line of York Street to the intersection with the westerly line of Henderson Street; thence north and northeast along the westerly line of Henderson Street to the point and place of BEGINNING, excluding therefrom Lot J2, Block 137, a/k/a the PATH Ventilating Shaft.

D. UTILITIES PLANS

The utilities for sewer, water, gas and electricity has been shown on Maps 4,5,6 & 7 previously submitted, entitled Sewer Utilities, Gas Utilities and Electrical Utilities, respectively. These maps showed the utilities to be retained or abandoned. Any lines shown to be abandoned may be retained if the Redeveloper's site plan provides for their proper maintenance and use. Any lines to be abandoned will be left in place, but may be removed by the Redeveloper at no cost to the Jersey City Redevelopment Agency. The Redeveloper shall provide all utility connections. Any utilities to be relocated must have prior approval of the Jersey City Department of Engineering as to location, capacity and construction methods.

E. RIGHT-OF-WAY ADJUSTMENT PLAN

- a. The following street areas will be vacated under this plan:
1. Van Vorst Street from York Street to Montgomery Street;
 2. Gregory Street from York Street to Henderson Street;
 3. Cooper Place from Gregory Street to Newark Avenue; and
 4. Newark Avenue from Henderson Street to Montgomery Street as set forth on Map 8, dated August 3, 1964, entitled Street Layout.
- b. The following streets will undergo realignment and/or widening:
1. Railroad Avenue will be realigned as shown on the Official Map of Railroad Avenue, as relocated and extended in Jersey City, New Jersey and dated November 19, 1963, attached hereto and made a part hereof;
 2. Henderson Street will be widened on its easterly side between York Street and Railroad Avenue;
 3. Montgomery Street will be widened from 60 to 100 feet between Henderson Street and Warren Street;
 4. Warren Street will be widened from York Street to Railroad Avenue; as shown on Map 7, dated August 3, 1964 entitled Street Layout. No street grade changes are contemplated.
- c. The developers shall be responsible for providing all pedestrian street scape improvements and any roadway improvements deemed necessary by the City and/or redevelopment agency, along the R-O-W fronting the site.

F. REGULATIONS AND CONTROLS TO BE APPLIED

The following controls on redevelopment are hereby imposed on the purchaser or leesee of the land in the Project Area from the Jersey City Redevelopment Agency (such purchaser or leesee being hereinafter called the "Redeveloper"), and shall apply, notwithstanding the provisions of any zoning or building ordinance or regulations now hereafter in force, and shall be implemented by appropriate covenants or other provisions in disposition instruments covering the sale or lease of the Project Area.

- a. The Redeveloper shall devote the land in the Project Area and any buildings or improvements thereon to the uses specified in this Redevelopment Plan for such area and the land and any buildings or improvements thereon shall only be used for the purpose designated in this Redevelopment Plan. This shall be a covenant running with the land.

- b. The Redeveloper shall begin and complete the development of such land for the uses required in this Redevelopment Plan within the time specified in such disposition instruments.
- c. To limit speculation in land in this Project Area, the Redeveloper shall agree not to sell, lease, transfer or convey all or any part of the land in the Project Area or Project, without the prior written consent of the Jersey City Redevelopment Agency, which consent shall not unreasonably be withheld, and which consent may contain such terms and conditions as such Agency shall deem necessary or advisable to impose.
- d. The Redeveloper shall be required to submit his plans, specifications and such other information as shall be required by the Jersey City Redevelopment Agency to permit such Agency to determine whether such date complies with this Redevelopment Plan and the purposes of the Redevelopment Agencies' Law and provides for the most advantageous development of the Project.
- e. The Redeveloper shall do or cause to be done all things as are necessary to prevent a recurrence of slum conditions or conditions of blight in the Project Area.
- f. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Jersey City Redevelopment Agency or by the Redeveloper or any successors in interest of such Redeveloper, including lessees, whereby land in the Project Area is restricted either by the Jersey City Redevelopment Agency or by such purchasers, lessees, or successors in interest, upon the basis of race, creed or color in the sale, lease or occupancy thereof. This shall be a covenant running with the land.
- g. The requirement of this Redevelopment Plan concerning minimum requirements for Parks, Playgrounds, etc., maximum building covering of land for net residential area, maximum density per residential acre and minimum parking availability are set forth in *Section G.* below. In addition, the following restrictions included throughout the text of this plan are applicable to the project areas designated on Map 2, Project Area Plan, revised November 5, 1997.
- h. Prior to commencement of construction, architectural drawings, specifications and site plans for all construction within the Redevelopment Area shall be submitted by the Redevelopers for review and site plan approval by the Planning Board. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 *et seq.* Site plan review shall consist of a preliminary site plan application and a final site plan application. Preliminary site plan approval shall entitle an applicant to building permits. Final site plan approval shall not be submitted unless or until a development is substantially completed. Such development may occur in phases and may be finally approved on the basis of those phases.

No certificate of occupancy of any type shall be issued for development unless or until the Planning Board of the City of Jersey City has given final site plan approval to that particular phase of the project. As part of final site plan approval, the Planning Board may require a developer to furnish performance guarantees, per NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City and in a form approved by either the Corporation Counsel of the City of Jersey City or the Jersey City Planning Board Attorney. The amount of such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of the improvements within one year of final site plan approval.

Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this plan and the land subdivision ordinances of the City of Jersey City.

G. RESIDENTIAL AREA

a. PERMITTED USES

Apartment houses or multiple dwelling units with related retail and commercial uses, parking areas or other parking facilities, off-street parking.

b. HEIGHT

Maximum height twenty-five (25) stories.

All mechanicals and rooftop utilities and structures shall be surrounded with a screen consistent with the exterior of the balance of the building.

c. LIMITATION ON PERMITTED USES

1. A minimum of 20% of each residential parcel or contiguous parcels in single ownership north of Montgomery Street and a minimum of 20% south of Montgomery Street shall be devoted to sitting parks, play areas, walks, general planting and landscaping areas, which may be located at grade or on the roof of parking structures with direct access to the residential portion of any building.
2. The maximum building coverage shall be 15% north of Montgomery Street and 25% south of Montgomery Street. Where projects are designed to include residential and parking uses in one structure, building coverage requirements shall not apply to such parcels provided that not less than 25% of the roof of the parking portion of the structure is dedicated to active and passive recreational uses. Such areas must be extensively landscaped. Substantial trees, a minimum four (4) inches in caliper and fifteen (15) feet in height shall be installed on such roof at the rate of one (1) such tree for each 1,000 square feet of roof or part thereof. Additional vegetative material shall be installed so that a minimum of

Forty (40) percent of the roof top recreation area is so landscaped with the remaining area improved with decorative pavement and decorative furniture and recreation facilities.

3. The ground floor level of any parking structure or parking level of a building must not front directly onto a R-O-W. Therefore, all portions of the ground floor parking level, closest to the R.O.W., must be occupied by accessory commercial floor area with direct primary pedestrian access to the street, except for that frontage necessary to provide ingress and egress to the parking garage. Any York Street garage frontage shall be exempt from the restrictions contained within this paragraph, Paragraph 3.
4. The commercial facade of the ground floor uses within the parking structure must incorporate at least 70 % glass. First floor area is to be measured as, building width (excluding all garage and residential entrances) times a height of 12 feet, (the average height of one floor regardless of the height of any particular garage proposed). Facade signage shall be limited to one identification sign on a band a maximum of 2 feet by 15 feet or a canvas awning with the area of letters or symbols no larger than 1.5 ft. by 15 ft. for each commercial establishment.
5. The maximum density shall be 150 units per acre north of Montgomery Street and 175 units per acre south of Montgomery Street.
6. Parking shall be required at a Minimum rate of 1 space per dwelling unit and a Maximum of 1.2 spaces per dwelling unit for residential; and 3 spaces per 1,000 square feet of commercial floor area. Remote parking may be permitted to serve the principal uses. Improved pedestrian access and street scape shall be provided between the principal use and any accessory parking. Parking facilities that have 24 hour attendant service may be permitted to provide "stacked" parking spaces. Such spaces are defined as not having direct access to an aisle. The minimum aisle width shall be twenty-four (24) feet and the minimum parking space must be nine (9) by eighteen (18) feet. A maximum of twenty (20) percent of the parking requirement may be provided for using compact car stalls a minimum of 7.5 feet by 16 feet.
7. No structure of three (3) stories or more shall be located any closer than fifty (50) feet from another structure.
8. Exterior building surface materials shall be of only natural building materials such as masonry or brick.

The exterior wall materials and design of parking facilities and structures shall be the same as, to the greatest extent possible, the materials on the exterior walls of the building which it is attached.

Any openings in the garage facade must be of the "punched" type and relate in

design to the fenestration pattern of the principal building. All openings must be screened with glass or decorative metal grills. Any openings shall preferably be in a vertical proportion.

Blank walls on any facade are prohibited.

9. All building and garage access points shall be provided at street level and designed to encourage street activity. Overhead or elevated pedestrian or vehicular connections are prohibited.
10. Pre-existing buildings which achieve the objectives of the redevelopment plan may be granted waivers by the Planning Board for building setbacks, lot coverage, building coverage, height, and parking and must be requested at the time of Site Plan application.
11. Billboards and freestanding identification signs are prohibited.
12. Landscaping
 - (1) all outdoor, at grade parking lots shall contain perimeter landscaping and perimeter trees and, in addition, contain interior landscaping of at least one tree planting per 10 parking stalls.
 - (2) street trees shall be provided along all street frontages at a minimum of 35 feet oc. Tree grates and/or tree guards must be provided.
 - (3) decorative street furniture, decorative sidewalk and R-O-W improvements along the frontage of the site, including landscaping center medians of the R.O.W. must be provided.
13. Deviation Requests

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.

H. RELATIONSHIP OF REDEVELOPMENT PLAN TO LOCAL OBJECTIVES

This Redevelopment Plan is in conformity with the general plan of the City of Jersey City and complies with the local objectives of the City as to appropriate land uses, density of population and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.

I. RELOCATION

All of the persons and families who formerly lived in the Project Area have been relocated in decent, safe and sanitary dwelling units at rents within the financial means of such persons and families.

J. TERMINATION

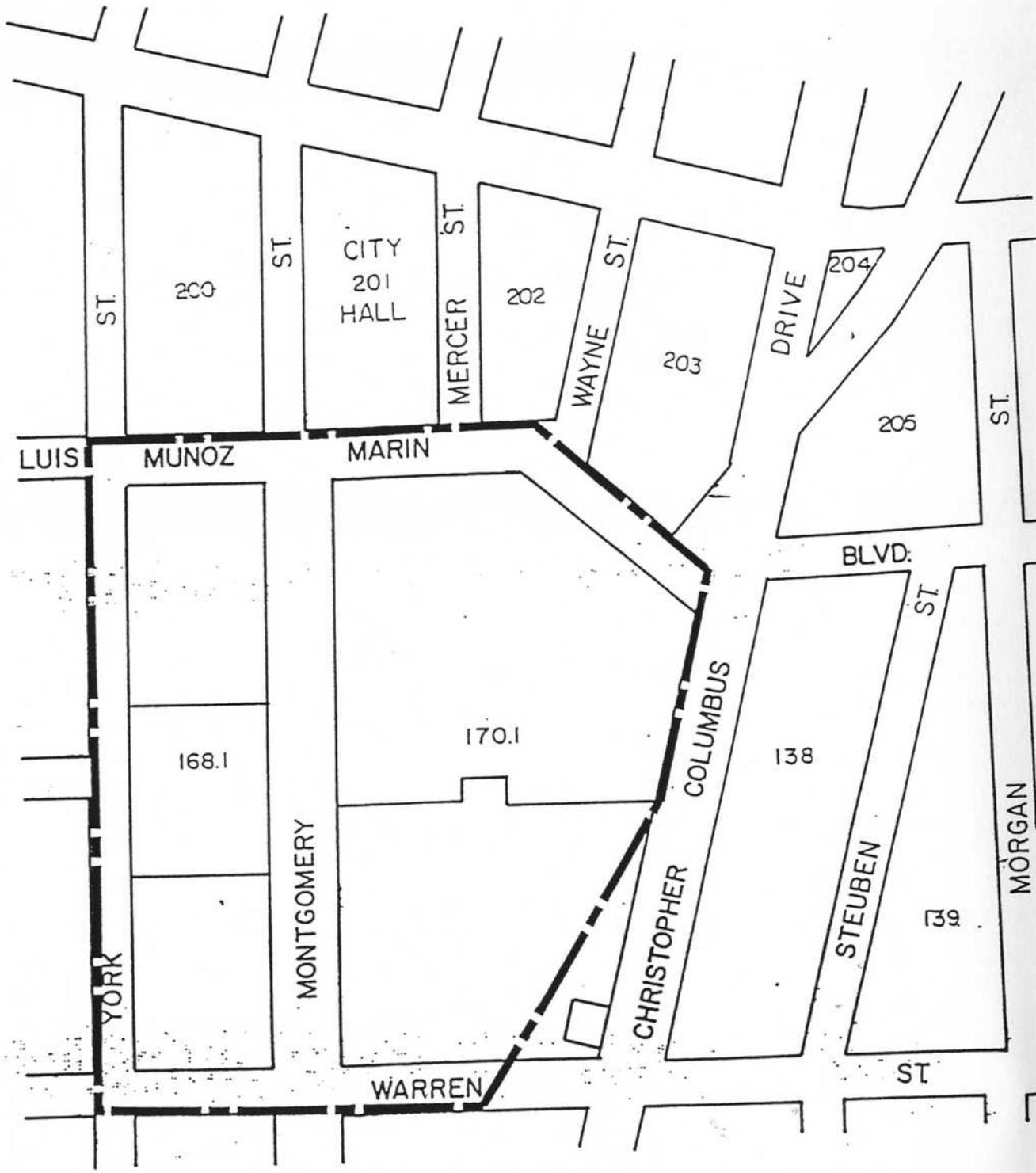
This Redevelopment Plan and/or any modification thereof, for the Project Area shall be in full force and effect for a period of forty-nine(49) years, commencing on March 9, 1955. The termination of this Plan, under this provision, shall not affect the provisions of Sub-Paragraph (f) of Section F hereof.

The Redevelopment Plan dated March 3, 1955, approved by the Board of Commissioners of the City of Jersey City on April 19, 1955, is hereby modified by this instrument as of the effective date of the adoption hereof by the Municipal Council of the City of Jersey City.

Formula Business Requirement. 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.



Gregory Project Area Redevelopment Plan

1"=50'

50

scale

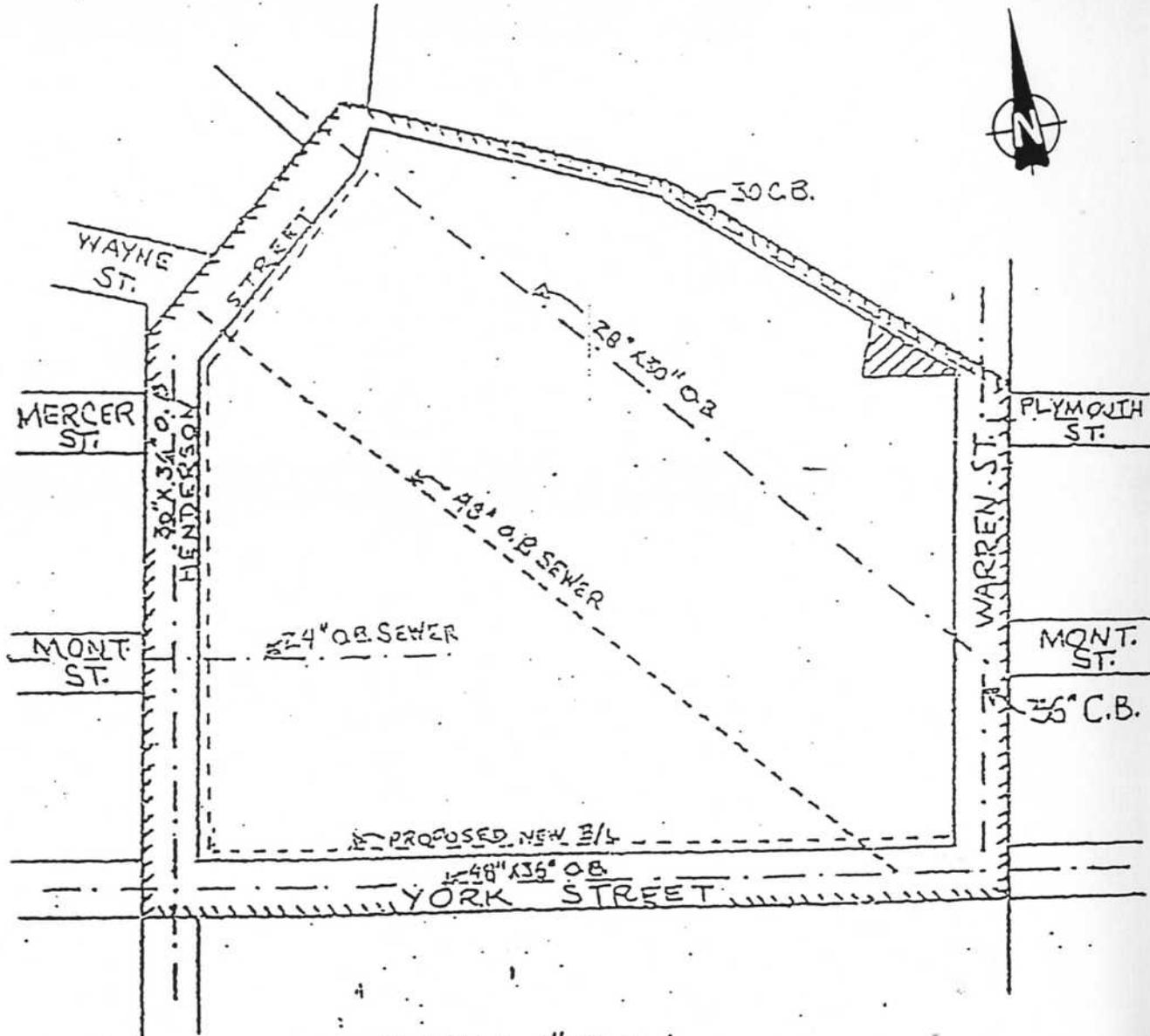


Prepared By

Div. of City Planning

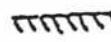
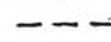
Map 2

Project Area Plan



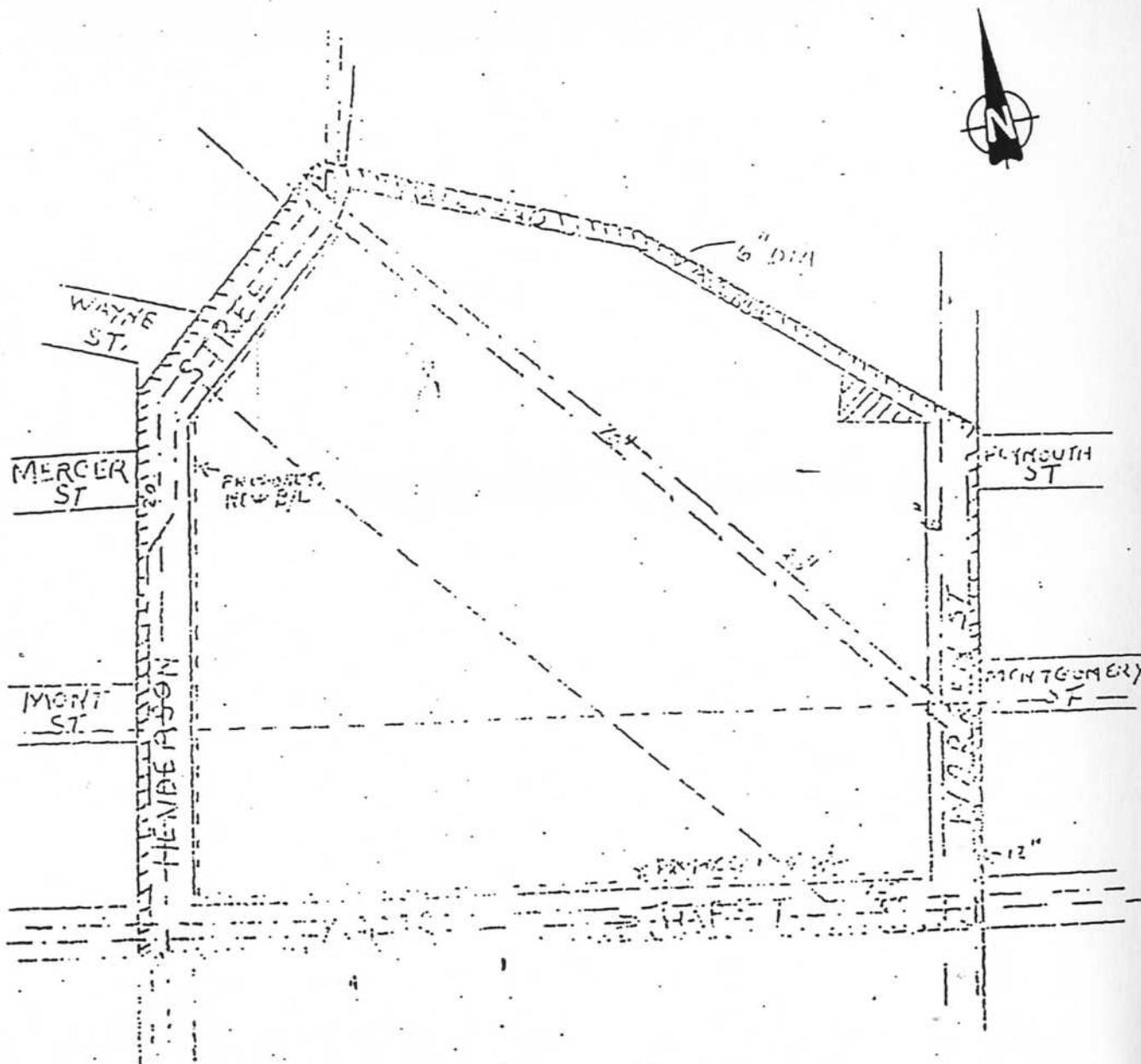
SCALE 1"=200'

LEGEND

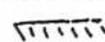
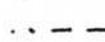
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-  PROJECT PROPERTY LINE.
-  SEWER LINE TO BE ABANDONED.
-  SEWER LINE TO REMAIN.

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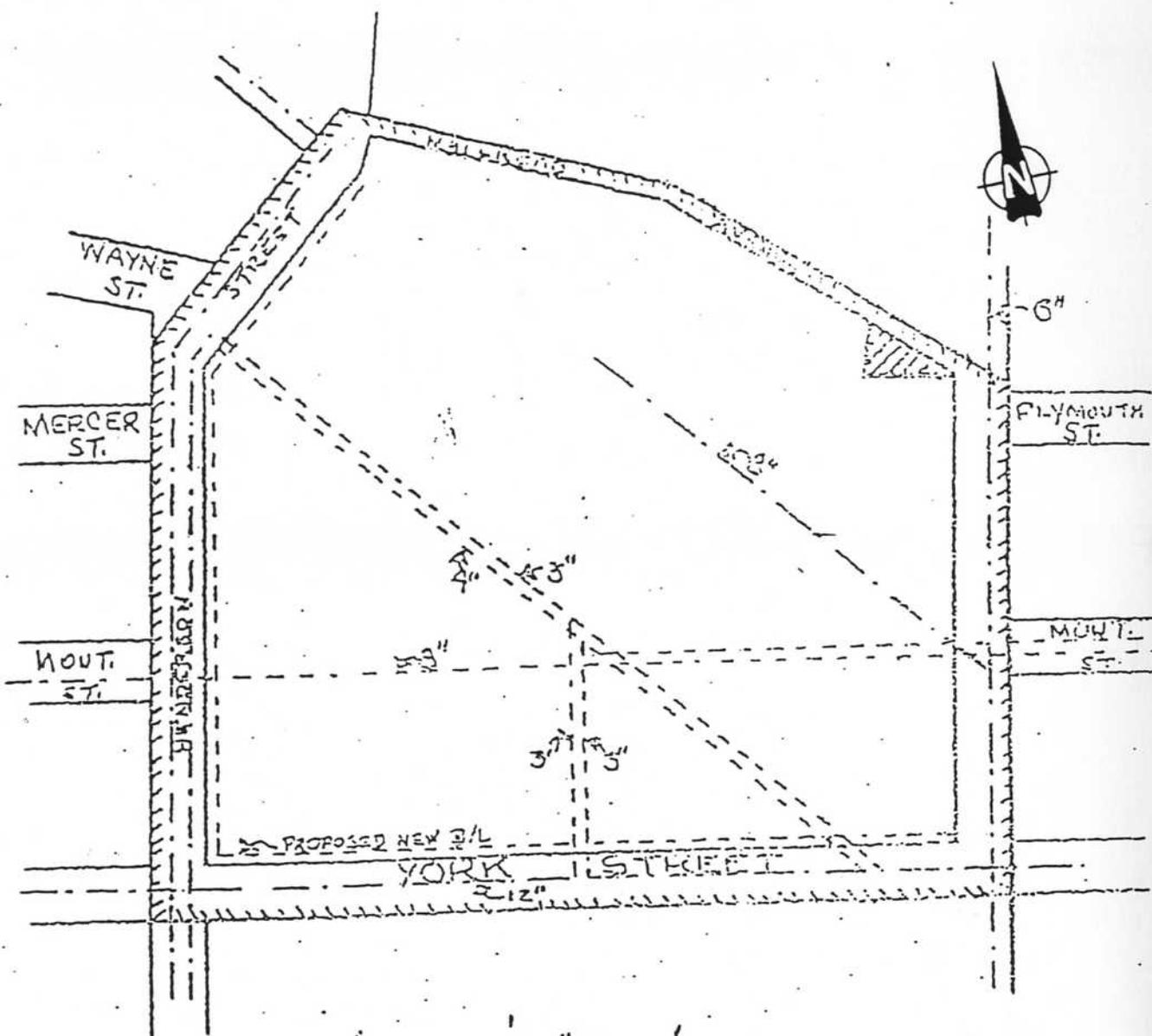
JERSEY CITY
REDEVELOPMENT AGENCY



SCALE 1"=200'

- LEGEND**
-  EXCLUDED FROM SITE
 -  PROJECT PROPERTY LINE
 -  WATER LINE TO BE REMOVED
 -  WATER LINE TO REMAIN

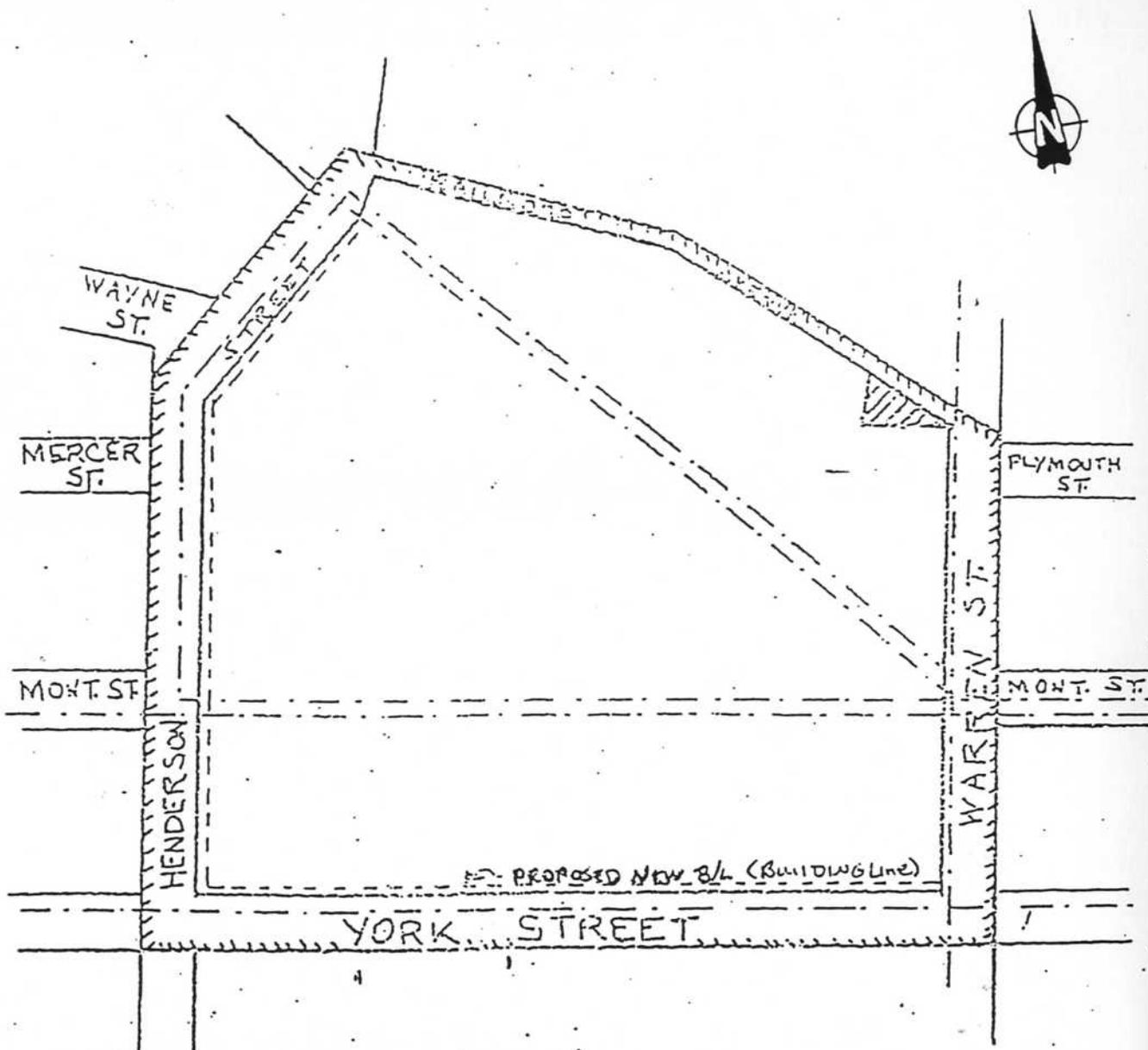
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 REDEVELOPMENT A



SCALE 1"=200'

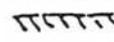
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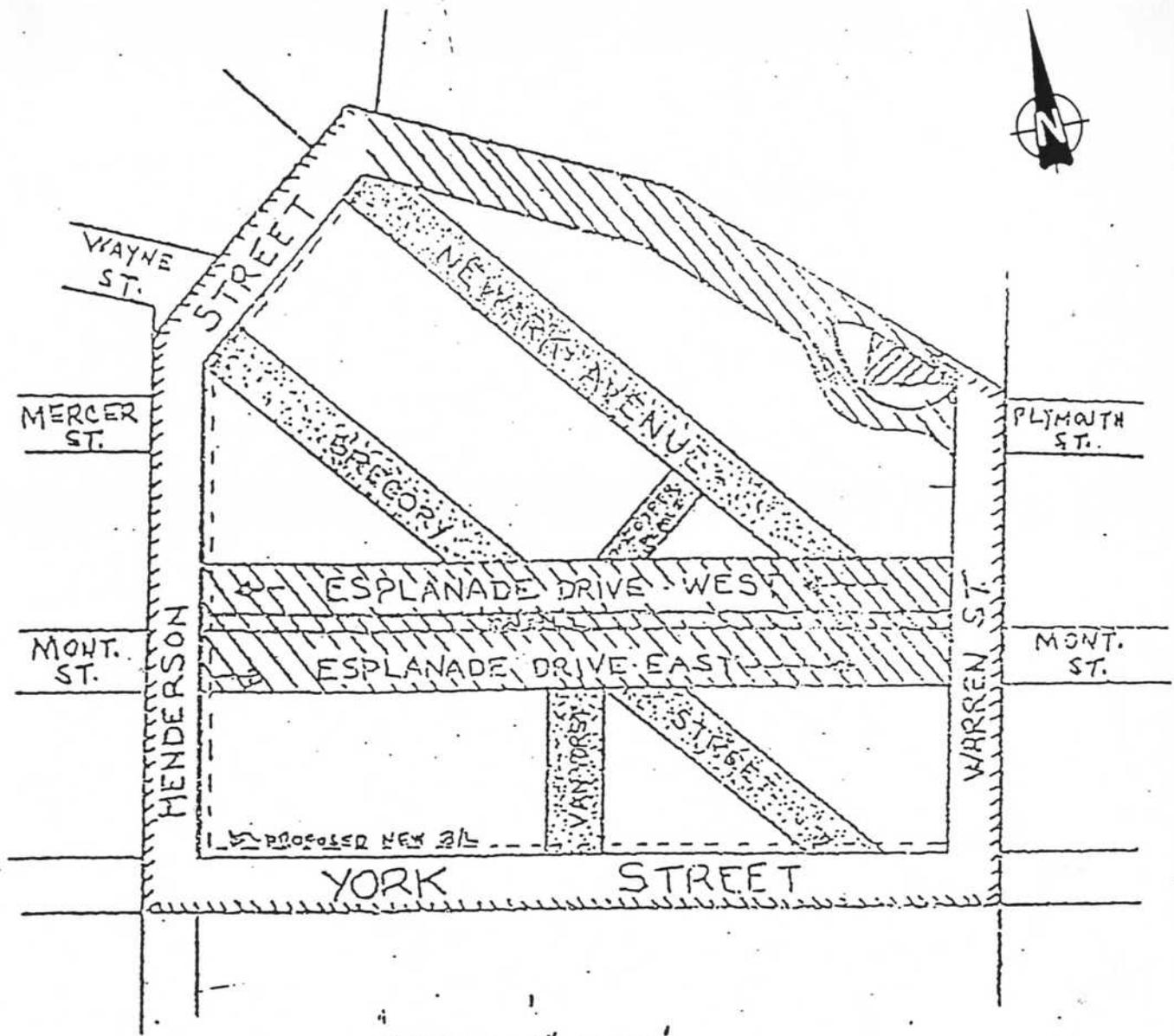
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LEGEND

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-  PROJECT PROPERTY LINE
-  ELECTRICAL LINES TO REMAIN

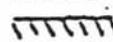
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REDEVELOPMENT AGENCY



SCALE 1"=200'

LEGEND

-  EXCLUDED FROM SITE
-  PROJECT PROPERTY LINE
-  VACATED STREETS
-  WIDENED OR NEW STREETS

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STREET LAYOU

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