

Majestic II

Redevelopment Plan

Adopted by

City of Jersey City

City Council

DIVISION OF CITY PLANNING
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MAJESTIC II

REDEVELOPMENT PLAN

I. INTRODUCTION

The Majestic II Redevelopment Area (hereinafter also referred to as the Redevelopment Area or the Area) was determined to be “an area in need of redevelopment”, pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.) by resolution of the Jersey City Municipal Council following a recommendation by the Jersey City Planning Board.

The Redevelopment Area is located at the southeast corner of Montgomery and Grove Streets. It extends along Grove Street and also includes several lots located along York Street. The Area is within the Van Vorst Park Historic District. However, it contains only two buildings and both are intrusions into the historic district. One is a simple church structure that dates from the 1960’s and the second is an extremely plain one story commercial structure, apparently from the 1950’s. Most of the land area within the Redevelopment Area is vacant land with no improvements. This stands in stark contrast to the remainder of the Van Vorst Park Historic District, which generally consists of more continuous rows of historic structures.

The Majestic II Redevelopment Area is located in the Downtown section of Jersey City, just across Montgomery Street from City Hall and diagonally across the intersection from the Majestic Theater Redevelopment Area. This highly visible location is also within approximately 3 blocks of the Grove Street PATH station and the Marin Boulevard Light-Rail station.

Clearly, it is time for the City to take a more pro-active approach to redevelopment in this Area, so as to redevelop the Area in a manner that is more compatible with the surrounding historic district, consistent with the mixed-use character along Grove and Montgomery Streets and the residential character of York Street.

II. BOUNDARIES

The Majestic II Redevelopment Area consists of Tax Lots found on Tax Block 14102. The following are the Lot numbers which are to be included in the Redevelopment Area.

Block	Lots
14102	1, 16, 17, 35, 36, and 37

The boundary of the Study Area is also depicted on Map 1.

III. REDEVELOPMENT OBJECTIVES AND REQUIREMENTS OF ANY DEVELOPMENT AND CONSTRUCTION WITHIN THE PLAN AREA

- A. To develop the properties within the Redevelopment Area in a manner that will enhance the character of the surrounding historic district by developing new structures that are compatible in scale, design and use with the surrounding uses and buildings. In particular, the larger parcel along Grove and Montgomery Streets shall contain ground floor commercial uses, multi-family residential uses above and internal accessory parking hidden from the street. The Redevelopment Area and surrounding areas will be enhanced by increasing density and designing new structures in a manner that adds new residents to the street life, and increases the patronizing of local shops and restaurants. Appropriate in-fill development shall occur on the smaller lots fronting onto York Street.
- B. Encourage the assemblage of lots within the Area in order to create suitable sites for more comprehensive development and retain smaller lots on York Street for appropriate in-fill development.
- C. To promote the principles of “Smart Growth” and “Transit Village” development. i.e. sustainable economic and social development, including a variety of housing choices, providing pedestrian friendly streets and public rights-of-way, minimize automobile use by maximizing the appeal of mass transit, encourage reduced parking and shared use parking solutions, and creating a livable community with convenient access to neighborhood commercial facilities.
- D. Provide on-site parking, while at the same time maximizing the use of mass transit in order to take advantage of Redevelopment Areas proximity to the Grove Street PATH station, the Hudson-Bergen Light-Rail line and local bus routes.
- E. The improvement of the pedestrian environment and traffic circulation for the contemplated new development by reducing the number of curb cuts and vehicular ingress and egress points to the new residential buildings in the Redevelopment Area, and the provision of new side walks, street trees and other pedestrian amenities within the existing street rights-of-way.

IV. PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Redevelopment Area through a combination of redevelopment actions that will provide a uniform and consistent attack on blight within the Area by systematically removing blighting influences in an orderly manner and allowing for new construction. These will include but not be limited to:

- A. Acquisition of vacant land, and/or acquisition and demolition of structures, determined to be impediments to sound and comprehensive redevelopment.
- B. The consolidation and re-subdivision of land within the Redevelopment Area into suitable parcels for development for the new residential land uses where necessary.

- C. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Area and adjacent areas.
- D. Construction of new structures and complementary facilities that are compatible with the land use patterns in the surrounding area.

V. GENERAL ADMINISTRATIVE REQUIREMENTS

The following provisions shall apply to all property located within the Majestic II Redevelopment Area.

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change to the interior floor plan of any structure, (e) any change in the use of any structure or parcel, or (f) any change in the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No temporary or permanent Building Permit shall be issued for any work associated with a through f above, without prior site plan review and approval of such work by the Planning Board. Nothing in this section is intended to require site plan review and approval for minor modifications to the interior floor plan, such as the relocation or modification of partition walls, which are commonly done to accommodate new tenancies or during lease renewals.
- B. The provisions of this Plan specifying the redevelopment of the Area and the requirements and restrictions with respect thereto shall be in effect for a period of twenty (20) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- C. 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. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Zoning Ordinance and this Plan. Applications may be submitted for an entire project or in phases. As part of final site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53.
- D. This Redevelopment Area is located within the Van Vorst Park Historic District. Therefore, all projects and developments within this Redevelopment Area shall be subject to the Historic Preservation Review Procedures as stipulated in the Jersey City Land Development Ordinance.
- E. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements and the Jersey City Land Subdivision Ordinance.
- F. No development or redevelopment of any parcel in the Redevelopment Area that will result in an increase in wastewater from that parcel shall be permitted unless and until the

planned project wastewater piping and systems for the removal of effluent and storm water are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority; and the municipal wastewater piping and systems for the removal of effluent and storm water are certified by the City of Jersey City Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as determined by the Division of Engineering.

- G. Interim uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall only permit uses that it finds will not have an adverse effect upon surrounding existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board. The Board shall establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional one (1) year renewals of interim uses upon application, review, and approval. Commuter or commercial surface parking lots are permitted as interim uses. The existing commercial parking area may also continue to exist, but only until construction begins on the redevelopment of the Redevelopment Area, and may not be reinstated once the use has been discontinued for said redevelopment.
- H. Deviation Requests: As a function of preliminary site plan approval, the Planning Board may use its powers as granted by NJSA 40:55D-60 and NJSA 40:55D-60.a. to: (1) Where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any provision of this plan would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application relating to such property, a deviation from such strict application of such provision so as to relieve such difficulties or hardship; (2) where in an application relating to a specific piece of property the purposes of this redevelopment plan would be advanced by a deviation from the redevelopment plan requirements and the benefits of the deviation would substantially outweigh any detriment, grant a deviation to allow departure from the provisions of this redevelopment plan; provided, however, that the fact that a proposed use is an inherently beneficial use shall not be dispositive of a decision on a deviation under this clause and provided that no deviation from those departures enumerated in NJSA 40:55D-70.d. shall be granted under this clause. An application for a deviation from the provisions of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a.& b.
- I. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- J. No covenant, lease, conveyance or other instrument shall be effected or executed by the Jersey City Redevelopment Agency or by a redeveloper or any successors or assignees,

whereby land within the Redevelopment Area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.

- K. No building shall be constructed over an easement in the Redevelopment Area without site plan review and approval of the Jersey City Planning Board and prior written approval of the Redevelopment Agency and the Division of Engineering.
- L. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

VI. GENERAL DESIGN REQUIREMENTS AND RESTRICTIONS

The following standards and requirements shall apply to all applications, including but not limited to: developments, re-developments, rehabilitation, and or re-use applications within the Redevelopment Plan area:

- A. All utility service connections to utility distribution lines within the Redevelopment Area; and all utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted in sidewalk areas or exterior to the building. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- B. Chain link fencing shall be prohibited within the Redevelopment Area, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- C. No Billboard shall be permitted on any property contained within the Redevelopment Area.
- D. No signage shall be permitted within the Redevelopment Area, which includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations.
- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way.
- F. Upon demolition of any existing structures, the site shall be graded, planted, sodded, and/or developed, as applicable, in accordance with this Plan.

- G. All trash dumpsters and/or compactors shall be located within the buildings. All outdoor storage shall be prohibited.
- H. All buildings within the Redevelopment Area must display the street address of the building such that it is clearly visible from the adjoining street right of way.
- I. In order to facilitate the overall redevelopment of the Majestic II Redevelopment Area, the surrounding area, and the City of Jersey City in general, all advertising, signage and other promotion of the resulting project, whether undertaken by the City, the Redevelopment Agency, or private developers, shall contain references to the proposed project's location. They all shall clearly state it to be within the City of Jersey City so as to promote the positive external effects for not only the project, but the Redevelopment Area and the City as well.

VII. URBAN DESIGN REQUIREMENTS

A. Building Design 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. Buildings shall be designed to be attractive from all vantage points, such that similar façade materials and detailing is used on all facades.
2. This Redevelopment Area is located within the Van Vorst Park Historic District and directly across Montgomery Street from Jersey City – City Hall. City Hall is a significant historic resource. Therefore, the design of any building located proximate to City Hall shall be respectful and responsive to the architectural and historic significance of City Hall. Further, the design of all buildings and projects within the Redevelopment Area shall be consistent with the “Historic Design Standards – Standards for new construction” as found in the “Land Development Ordinance of the City of Jersey City”.
3. Buildings shall be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment. Main-building entries shall be prominent and easily identifiable, and shall not occur simply as voids within or between buildings. Townhouse style units shall provide a raised stoop with at least three (3) risers at the entry.
4. Buildings shall have a clear base, middle and top. Architectural devices, such as providing stringcourses, cornices and sub-cornices, and/or horizontally differentiating surface treatments, can be used to achieve the necessary transitions.
5. The windows and glazing of a building are a major element of style that gives character to the building. Windows in residential portions of a building shall be arranged such that the vertical dimension, or height, is greater than the horizontal dimension, or width. However, bay windows, bow windows or other window features may also be incorporated into the façade to provide architectural interest and character, provided that the overall verticality of the structure is not adversely affected. Scattered window facades

shall not be allowed. Each façade shall present a unified, rational composition. Corner buildings shall have windows on both street frontages. The window sill of any residential window sill facing a public street shall not be less than five (5) feet above the elevation of the adjoining sidewalk.

6. The windows and glazing of a building are a major element of style that gives character to the building. Windows and glazing on ground floor commercial uses should be broad and expansive providing views into the store and display areas. At least seventy-five (75%) percent of the storefront façade shall be glass. Corner buildings shall have windows on both street frontages. If security gates are used on any part of the building or window, they shall be installed on the interior side of the window, hidden from view when closed, and be of the open grate style.
7. Balconies may extend from the building when facing into interior courts. However, all balconies facing onto streets shall be very shallow and recessed to prevent their use as storage spaces.
8. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable standards as defined by the State of New Jersey.
9. All electronic communication equipment shall be totally screened from view. This shall be achieved through creative disguises within the basic architecture of the building, such that it does not negatively impact the appearance of the building. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment. Said equipment shall be located so as to minimize or eliminate the need for screening.
10. All mechanical equipment shall be totally screened from view, both from the street and existing or planned neighboring buildings. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment. Interior locations must be utilized where mechanically possible.
11. EIFS (Exterior Insulating Finishing Systems, artificial stone and artificial brick veneer (“Permastone” & “Brickface”), and/or plastic type artificial siding materials may not be used as façade cladding within this Redevelopment Area.

B. Streetscape and Landscape Requirements

1. A streetscape plan is required for all projects and shall include proposed sidewalk and curbing materials and treatments, street trees, tree pit grates and/or treatments, and any proposed street furniture, lighting or other features to be provided. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval as part of

the site plan application and implemented as part of the construction of the project.

2. All street furniture and treatments, including any street furniture, bollards, etc. associated with a sidewalk café must be coordinated with the design of the adjoining structure and be of a consistent design theme throughout the redevelopment area.
 3. Sidewalk areas must be provided along the street rights of way and shall be properly sized for the safe and convenient movement of pedestrians through and around the Area.
 4. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Decorative concrete paving materials shall be incorporated into the design and pedestrian scale lighting is required. At a minimum decorative elements shall be introduced at building entrances, at street corners, and along the curb line to accent and channel pedestrian flow.
 5. All plant material used must be able to withstand the urban environment 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. All landscaping shall be guaranteed for a period of two (2) years. Any landscaping which is not resistant to the urban environment or that dies shall be replaced by the developer or property owner.
 6. Street trees shall be planted along all curb lines of streets within the Redevelopment Area at a maximum of 35 feet on center. Each tree pit shall contain a decorative metal grate and/or decorative paving treatment.
 7. The open area between the rear wall of the parking structure of the building and the adjoining lot line shall be attractively landscaped with evergreen and decorative trees and shrubs in order to buffer the view of the structure and add visual and aesthetic interest.
 8. Outdoor landscaped open space areas shall be provided for all new construction within the Redevelopment Area and shall occupy any required rear yard areas or be constructed on a deck over any parking structure. Additional open space areas may be provided after Planning Board review and approval. All areas not covered by a building or pavement shall be landscaped with trees, shrubs, groundcovers or other appropriate plant material.
 9. Lighting within the Redevelopment Area shall sufficiently illuminate all areas to prevent "dark corners". All lighting sources must be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot-candles.
- C. Off-street Parking Design and Loading Requirements
1. All parking shall be located within the proposed residential buildings. There shall be no separate parking structures. Access to parking areas shall be limited to the least number of driveways possible to service the building. There shall be no exposed parking

permitted, either surface parking or on the top of parking deck levels of a building. A landscape treatment is required at the top of all parking structures.

2. All parking levels are to be designed to disguise the parking use within. Parking and mechanical related areas shall be wrapped along the exterior by occupied active building uses, i.e. commercial uses along Montgomery and Grove Streets or townhouse style residential units. Parking levels located in the basement level of the building, i.e. below or partially below grade, are not required to be masked by another use. However, the design of the exterior wall of basement level parking areas must conform to the requirements of the following paragraph # 3.
3. Where an occupied active building use is not utilized to mask the parking within the building, the façade of the parking structure shall be designed to disguise the parking use to the greatest degree possible. The exterior wall of the parking structure shall be architecturally designed to mimic and reflect the occupied portions of the building in terms of style and materials. All openings in the parking structure facade shall be of the punched style. These openings shall be consistent with the rhythm of the window openings serving the principal uses within the building. They shall be covered by glass or metal in such a way that the exterior design is compatible with the design of the building and the actual windows of the building. The glass tint and/or reflectivity may be different so as to decrease the visibility of the garage use within. In lieu of glass, the openings may be covered by a hinged solid metal plate/shutter, or recessed decorative grill over a louvered opening as described below. Blind windows, where appropriate shall also be permitted. Where louvers are needed or proposed, decorative grills shall be installed over functional louvers, or other comparable decorative material shall be used in openings or portions of the openings resembling the windows provided above and/or below parking levels. The intent of the above regulations is that no exposed garage exterior wall shall be detectable as a parking level.
4. In order to preserve the maximum number of on-street parking spaces possible, driveway widths and curb cuts shall be limited to the minimum width and number necessary. Driveway / curb cut widths leading to parking areas containing less than twenty (20) cars shall be no more than twelve (12) feet in width. The width of driveways and curb cuts leading to parking areas for twenty (20) cars or more shall be limited to twelve (12) feet for one-way traffic and twenty (20) feet for two-way traffic.
5. All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep. The placement of a curb up to two (2) feet within the required 18 foot depth of the parking space is permitted, provided that there is adequate area for an automobile occupying the parking space to over-hang said curb a like distance without infringing on required landscaping or pedestrian areas. All aisles shall be a minimum of 22 feet wide. Compact spaces may be provided only with the approval of the Planning Board and shall be a minimum of 8 feet wide by 16 feet deep.
6. Off-street parking and loading areas shall be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with vehicular traffic and/or

obstruction to pedestrian walkways and thoroughfares.

7. Light sources within any parking level shall be screened so as to not be visible from the exterior of the building either from the street or from other surrounding buildings and properties. Identification of the internal fixture and its location must be provided in order for any application to the Planning Board for site plan to be deemed complete.
8. Developers shall demonstrate to the Board's satisfaction that sufficient off-street loading is provided to meet the needs of the proposed uses.
9. Parking for any building or use within the Redevelopment Area may be provided in the same building or in another building within the Redevelopment Area. All parking provided within the Redevelopment Area shall be for the use of the residents or tenants of the buildings within the Redevelopment Area. Parking may not be leased to commuters; however, any parking within the Redevelopment Area in excess of that required by the Redevelopment Plan may be leased to residents of Jersey City residing within a two block radius of the Redevelopment Area.
10. The number of required and/or permitted parking spaces for each use is indicated in Section VIII of this Plan.

D. Signage

1. Permitted Signage:

- a. Each residential building shall display the street address of the building on the front facade or front door of the building such that it is visible from the adjoining street right-of-way.
- b. Each residential building may provide any necessary signage required for proper mail delivery indicating the name(s) of the resident(s) of the building on the mailbox or doorbell.
- c. Each major residential building, i.e. buildings on lots of 10,000 square feet or more, may have one (1) exterior sign flush mounted to the façade at the entrance to the building indicating the building's name, if any, not to exceed twenty (20) square feet.
- d. Commercial Uses - Each such use fronting on a public street may be allowed one (1) exterior wall mounted sign not to exceed five (5%) percent of the area of the storefront (ground floor) to which it is attached. In addition, each commercial tenant may be permitted one blade sign. Each blade sign shall not exceed a maximum of 10 square feet and shall be externally lit. Blade sign are required to be located on the building facade directly on the sidewalk frontage and shall be placed such that the lowest portion of the sign hangs at least 8 feet above the sidewalk. Commercial signage shall not be permitted or located along the York Street frontage.
- e. Tenant directories may be located within the lobby of a building.
- f. Accessory Parking – Since commuter and commercial parking is not permitted, no additional signage is permitted for parking uses.

2. Additional Signage Regulations and Requirements:

- a. All signs are subject to minor site plan review when not included as part of a major site plan application.
- b. All signs shall be flush mounted and project no more than fifteen (15) inches, although blade signs may be attached to the first floor façade.
- c. Window signs (other than lettering as specifically permitted) shall be prohibited. Lettering shall be limited to decorative gold-leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / store front and shall cover no more than twenty (20%) of the window area.
- d. All signs may be attached to the first floor level of the building only. Where there is a two-story lobby or mezzanine space incorporated into the design of the building, the sign may be permitted to be placed above the lobby at the equivalent of the second floor or level with Board approval.
- e. Permitted signage material includes: 1.) Painted wood; 2.) Painted metals including aluminum and steel; 3.) Brushed finished aluminum, stainless steel, brass, or bronze; 4.) Carved wood or wood substitute.
- f. Permitted lettering material includes: 1.) Lettering forms applied to the surface of the sign; 2.) Single colored lettering forms applied to the surface of the sign; 3.) Metallic solid body letters with or without returns; 4.) Painted acrylic or metal letter.
- g. Sign Lighting: Signs may be lit from gooseneck fixtures and up-lights. Internally lit signs, back-lit signs and sign boxes are prohibited.
- h. During construction, one (1) temporary sign indicating: the name of the project or development, general contractor, subcontractor, financing institution and public entity officials (where applicable) shall be permitted. The sign area shall not exceed Fifty (50) square feet.
- i. All signage must conform to the requirements of the signage section of the Jersey City Land Development Ordinance and such additional regulations as may be applicable as related to the Area's location within the Van Vorst Park Historic District.

3. Prohibited Signage: The following signs and devices shall not be permitted within the Redevelopment Area:

Monument signs and internally or externally illuminated box signs, flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle, roof signs, billboards, signboards, window signs, posters, plastic or paper that appear to be attached to the window, pole signs, free-standing signs, fluorescent and/or glowing paint for any signage or building within the redevelopment area, waterfall style awnings, plastic awnings, product advertising signage of any kind. Product advertising signage is defined here to include, but not be limited to signage on: parking meters, signage in windows, on light poles, benches or other street furniture within the redevelopment area. Nothing in this paragraph shall be deemed to prohibit traditional residential holiday decorations.

VIII. SPECIFIC LAND USE REGULATIONS

The Redevelopment Area is a relatively compact area. However, the character of York Street is distinctly residential, while the character of Grove and Montgomery Streets is more mixed-use in nature. Therefore, the Redevelopment Area has been divided into two (2) land-use districts. The districts shall be known as the Mixed-Use District and the In-Fill District. The two land-use districts are also indicated on Map 2 – Land-Use District Map.

Formula Business Provisions (apply to the Mixed-Use District and the Infill District):

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.

A. Mixed-Use District

1. Principal Permitted Uses and Buildings
 - a. Residential
 - b. Offices limited to above the ground floor along the Montgomery Street frontage only.
 - c. Retail sales of goods and services limited to the ground floor along Grove Street and Montgomery Street.
 - d. Restaurants, category one and two, limited to the ground floor along Grove Street and Montgomery Street; and which may include sidewalk cafes as regulated by the Jersey City Land Development Ordinance and/or other applicable ordinances, laws and codes.
2. Uses incidental and accessory to the principal use, including:
 - a. Off-street parking, only within structures as part of the principal building.
 - b. Recreation facilities and areas, (indoor &/or outdoor) including pools, landscaped yards, decks, terraces, active and passive recreation uses, gymnasiums, exercise rooms, etc.

- c. Community rooms.
 - d. Fences and walls.
 - e. Home Occupations.
3. Permitted Maximum Density – 160 d.u. per acre
 4. Minimum Lot Size – 20,000 sq.ft.
 5. Maximum Building Coverage –
 - Parking Levels – 95%
 - 2nd & 3rd Floors – 80%
 - Residential Levels above – 75%
 6. Required Minimum Setbacks
 - a. Front Yard: 0 feet, plus such additional amount as necessary to meet the minimum sidewalk widths as listed below. All street frontages shall conform to the Front Yard requirements.

Required Minimum Sidewalk Widths	
Montgomery Street	15 Feet
Grove Street	18 Feet
York Street	15 Feet – However, a planting area shall be provided in front of the building within the right-of-way similar to the front yards found in front of the town homes on York Street. This planting area shall be between 3 and 5 feet deep, but must leave a sidewalk measuring at least 10 feet wide as measured from the face of the curb to the outer edge of the planting area. A decorative fence and curb shall be installed between the planting area and sidewalk.

- b. Side Yard: 0 feet. Any lot line which intersects with a street line shall be considered a side lot line.
 - c. Rear – Minimum of 5 feet for the first floor/parking level.
Minimum of 20 feet for stories above the first floor/parking level.
 - Terraces may occupy the roof of the parking structure
7. Maximum Height - Shall be regulated by Map 3 – Height and Stepback Requirements
 - a. Additional Height Regulations:
 - i. All residential floors above the first floor or ground floor shall have a minimum floor to ceiling height of nine (9) feet. Residential units on the

first floor shall have a minimum floor to ceiling height of ten (10) feet. Residential units on the first floor of any building shall be raised at least two (2) feet above the grade of the adjoining sidewalk. Ground floor commercial areas shall have a minimum floor to ceiling height of sixteen (16) feet.

- ii. Parapets and other roof-top appurtenances may exceed the permitted height within the limitations imposed by the Jersey City Land Development Ordinance.
- iii. Parking levels partially below grade shall not count as a story.
- iv. Building height shall be measured from 1 foot above base flood elevation (i.e. NAVD – 10 ft).

8. Required Step Backs – Shall be regulated by Map 3- Height and Stepback Requirements

9. Maximum Parking Requirements –

- a. Residential – One (1) space per dwelling unit with a minimum of 0.4 spaces/DU.
- b. Commercial – One (1) space per 1,000 square feet.
- c. Shared usage of parking spaces, stacked or tandem parking, and/or valet parking may be permitted subject to review and approval of the Jersey City Planning Board.
- d. Ingress or egress to the parking shall not be provided to or from York Street.

B. In-Fill District

Development within the In-Fill District shall conform to the requirements of the Van Vorst Park Historic District as found in the Land Development Ordinance of the City of Jersey City.

IX. ACQUISITION PLAN

All properties within the Redevelopment Area are listed as To Be Acquired.

X. RELOCATION PLAN

It is anticipated that most acquisition within the Redevelopment Area will be conducted by private means, thereby reducing the amount of necessary relocation. However, should relocation of persons or businesses become necessary, the process of relocating the affected persons and businesses will receive the careful attention of local officials and the Jersey City Redevelopment Agency, and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.

XI. CIRCULATION PLAN

All streets and rights of way within the redevelopment area shall remain open to the public. No modification of the street configuration or rights of way is anticipated to be necessary to effectuate the implementation of this Redevelopment Plan.

Sidewalk areas must be provided within the Redevelopment Area, and shall be properly sized for the safe and convenient movement of pedestrians through and around the Area, and designed in accordance with section VII.C. of this Plan.

It is the intent of this Circulation Plan to provide pedestrian friendly streets and public rights-of-way in order to minimize automobile use and maximize the appeal of mass transit and encourage reduced parking demand.

To the greatest extent practical, all streets should provide on street parking on both sides of the street unless restricted by local ordinance.

XII. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- C. The Plan has given proposed land uses and building requirements for the Redevelopment Area.
- D. The Acquisition Map and Acquisition Plan (Section IX), which are a part of this Plan, indicate all property to be acquired as a result of this Plan.
- E. The Plan is in general compliance with the Master Plan of the County of Hudson. It is not contrary to the goals and objectives of the Jersey City Master Plan or the Zone Plan. The Master Plan recognizes the Redevelopment Area as part of the Van Vorst Park Historic District and the Redevelopment Plan seeks to reinforce the character of this district by permitting appropriate infill development on York Street. The Master Plan also recognizes the commercial character of Grove Street. In this regard, the Zone Plan (Land Development Ordinance of Jersey City) permits retail uses along Grove Street north of York Street as conditional uses limited to the ground or parlor floor of attached dwelling units. Similarly, the Redevelopment Plan allows commercial uses along Grove Street north of York Street and limits these uses to the ground floor of buildings with

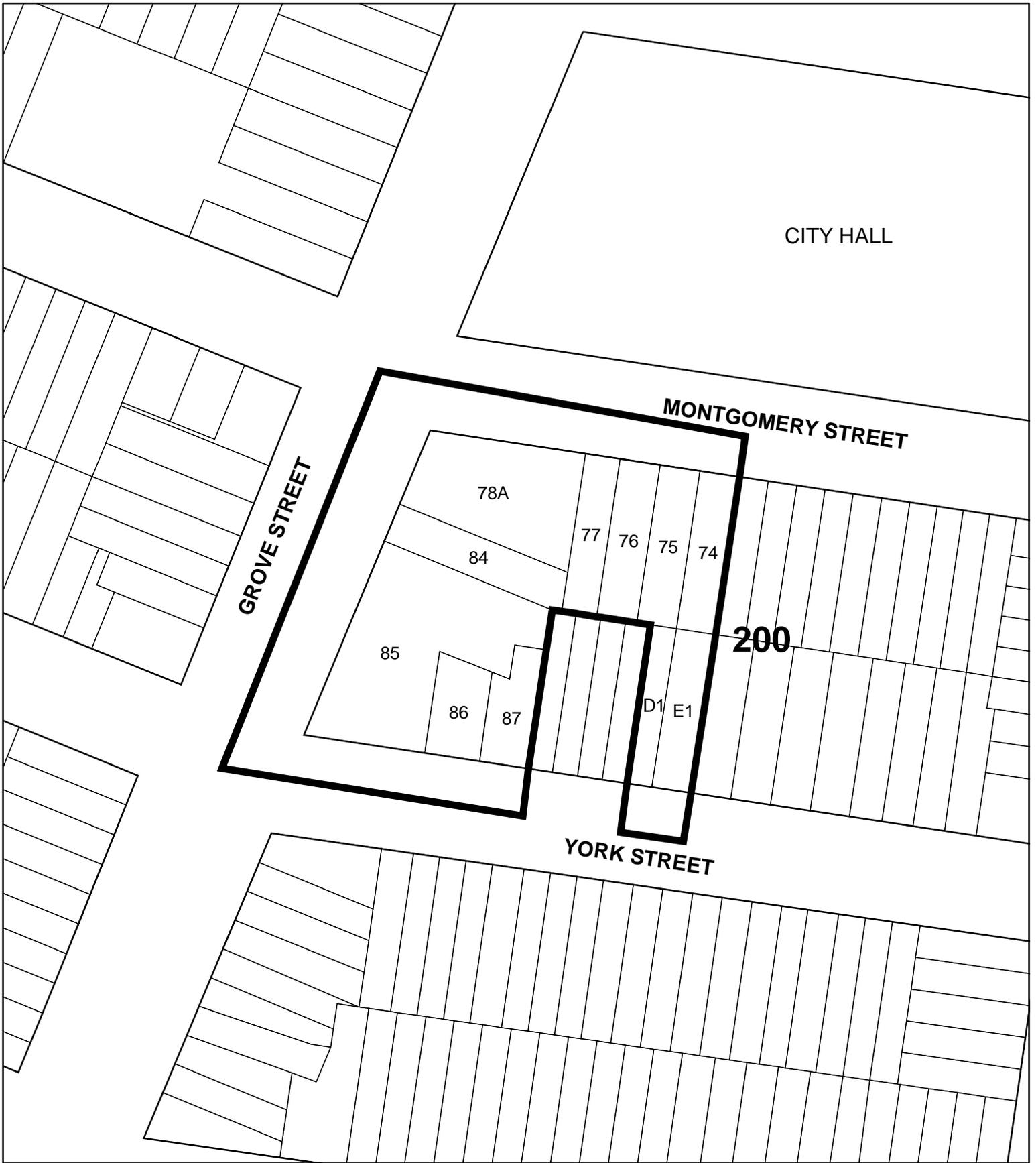
multi-family residential dwelling units above. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.

- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

XIII. PROCEDURE FOR AMENDING THE PLAN

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of five thousand dollars (\$5,000), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If there is a designated developer, as provided for under NJSA 40A: 12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all costs.
- B. No amendment to this Plan shall be approved without the review and recommendation of the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.

XV
MAPS



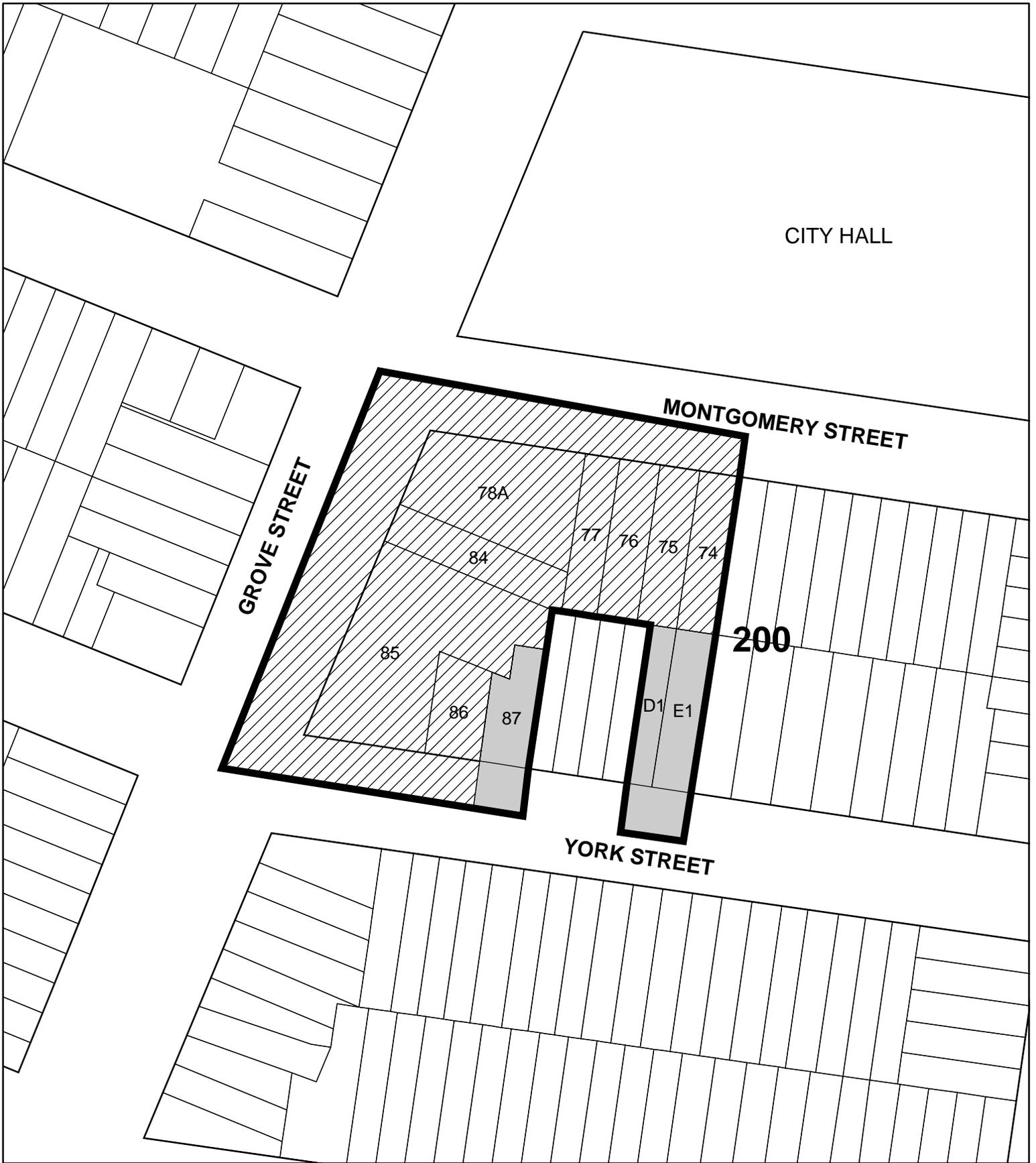
Majestic II Redevelopment Plan Area

Map 1: Boundary Map



April 12, 2006





Majestic II Redevelopment Plan Area

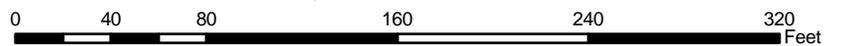
Map 2: Land Use District Map

Legend

-  In Fill District
-  Mixed Use District

April 12, 2006

1 inch equals 80 feet



Majestic II Redevelopment Plan

Map 3: Mixed-Use District

Minimum Step-back and
Maximum Height Requirements

