

BEACON AVENUE URBAN RENEWAL PROJECT

City of Jersey City

**Adopted May, 1976
Block and Lot Updates August 6, 2012
Amended September 13, 2012**

DIVISION OF CITY PLANNING

Beacon Avenue Urban Renewal Project

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Exhibits to the Urban Renewal Plan

- Exhibit "A" – Map No. 1 – Project Boundary, May 1976
- Exhibit "B" – Map No. 2 – Land Use Map, May 1976
- Exhibit "C" – Map No. 3 – Acquisition Map, May 1976

A. Description of the Beacon Avenue Urban Renewal Project

1. Boundaries of the Project Area

The Beacon Avenue Urban Renewal Project is a 1.33 acre site in the Heights section of Jersey City as shown in Urban Renewal Map No. 1 attached hereto as Exhibit "A" and as more particularly described in the "Boundary Description" below. The redevelopment of the Site is planned to eliminate blighting influences that affect this one specific area of Jersey City.

2. Boundary Description

SITUATED in the City of Jersey City, County of Hudson and State of New Jersey.

City Block 5602; Lots 14, 48, 49, 50, 51, 52, 53, 54

City Block 5603; Lots 8, 15, 16, 17, 18, 19, 20, 21

B. Statement of Redevelopment Objectives

1. The elimination of substandard buildings and other deteriorated and obsolete structures, and the elimination of blighting influences such as incompatible and mixed land uses.
2. The improvement of the functional and physical layout of the project area for contemplated new development and the removal of impediments to land disposition.
3. The project will strengthen the area and add to the stability and residential character of the area by eliminating blighting influences and non-conforming and incompatible land uses.
4. The construction of new residential housing to replace those units which are acquired and demolished as a result of this project and therefore providing desperately needed housing units for the residents of the project area and the City of Jersey City.
5. Provision for redevelopment with minimum relocation of residents and business or industrial concerns. Priority shall be given to persons and businesses displaced by project activities.
6. Coordination of redevelopment activities to provide a uniform attack on blight which reinforces existing sound housing stock in the adjacent areas.

C. General Land Use Plan

1. Land Use Map

Proposed land uses, including residential uses, public uses and other uses, and thoroughfares and street rights-of-way shall be as shown on Urban Renewal Map No. 2 “Land Use Map” (Exhibit “B” attached hereto).

2. Land Use Provisions and Building Requirements

a. Permitted Residential Uses

Residential uses to be permitted in the project area are as shown on the “Land Use Map,” Map No. 2 and are described as follows:

Permitted uses of parcels designated residential shall be attached and detached residential dwelling units; residential structures containing one, two or three dwelling units; row houses; townhouses; multiple dwellings such as garden apartments; parks; playgrounds; and other recreational uses related to residential redevelopment; and off-street parking for residential units.

b. Regulations and Controls on Land Use

(1) General Design Objectives applying to the project area

(a) Urban Design Objectives

These design objectives have been developed as a framework for the detailed design of specific redevelopment proposals. Combined with the land use and building controls established in this Urban Renewal Plan, these design objectives will assure that redevelopment proposals will take place in an environment which is in the best interests of the City of Jersey City. Redevelopers will be required to comply with these objectives.

(b) General Objectives

The following objectives apply to the project area as a whole, and redevelopers’ proposals for each redevelopment parcel shall be in conformity with these objectives:

(i) Building Design Objectives

- All buildings in the project shall be located 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, and height and bulk.

- Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural and exterior materials.
- Buildings should be designed to be attractive from all vantage points.
- Building setbacks should be varied to the extent practicable in order to provide an interesting interplay of buildings and open spaces.
- Building heights in each part of the project should be varied to the extent practicable in order to avoid a monotonous uniformity of development.

(ii) Circulation and Open Space Design Objectives

- Sidewalk areas shall be adequately provided for pedestrian circulation through and around the site.
- Sidewalks shall be attractively and durably paved and shall be provided with adequate lighting.
- Open spaces shall be provided where feasible and be so located as to provide for maximum usability and to create a harmonious relationship of buildings and open space throughout the project area.
- Trees should be planted adjacent to the project along sidewalks near the curblines at 25 (twenty-five) foot centers, in a regular spaced pattern to further increase the aesthetic quality of redevelopment activities.

(iii) Off-Street Parking and Loading Objectives

- Off-street parking and loading areas shall be coordinated with the public street system serving the project in order to avoid conflicts with through traffic or obstruction to pedestrian walks.

- Any surface parking facilities shall be landscaped; large concentrations of parking without landscaping shall be avoided.
- All parking area abutting streets shall be landscaped on the periphery with berms, shrubs, trees and/or ground cover.

(iv) Landscape Design Objectives

- All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material, unless said open space is specifically designated for other activities which require paving or other treatment. All shrubs shall be at least two (2) feet in height. All trees shall be a minimum of six (6) feet in height. All plants, trees and shrubs shall be defined as to type and in accordance with the then current list approved by the Division of Forestry of the City of Jersey City.
- Prior to commencement of construction, architectural drawings and specifications and site plans for the construction of improvements on the land shall be submitted by the developers to the Board of Commissioners of the Jersey City Redevelopment Agency and the Planning Board for review and approval so that the compliance of such drawings, specifications, and plans with the Redevelopment Plan and these Design Objectives can be determined.
- Off-Street Parking: All required parking shall be provided in off-street spaces. All parking areas shall be graded, paved with a durable dust-free surface, adequately drained, well landscaped, and all access points shall be defined and limited.
- Off-Street Loading: Servicing of all new residential buildings shall be off-street. Developers shall demonstrate that sufficient off-street loading will be provided to meet the needs of the specific reuse proposed.

(2) Regulations and controls applying to residential use areas as follows:

(a) Permitted Principal Uses – Residential

(i) Detached one, two, and three family residential dwelling units

- (ii) Attached one, two, and three family residential dwelling units (i.e., rowhouses and townhouses)
 - (iii) Garden Apartments
- (b) Permitted Accessory Uses
- (i) Private garages
 - (ii) Off-street parking
 - (iii) Fences and walls
 - (iv) Recreations and Open Space Areas as part of residential developments
 - (v) Professional offices as home occupations after site plan review and approval
 - (vi) Access Drives
- (c) Land Use and Building Requirements for Permitted Uses
- (i) Maximum Building Height:
 - Attached and detached dwelling units and Garden Apartments shall have a maximum building height not to exceed four (4) stories or forty (40) feet.
 - (ii) Land Density
 - Detached Residential Structures – the density of residential dwelling units per acre of land shall not exceed fifty-two (52) dwelling units per acre of net site area excluding street.
 - Attached Residential Structures and Garden Apartments – the density of residential dwelling units per acre of land shall not exceed eighty-two (82) dwelling units per acre of net site area excluding streets.
 - (iii) Land Coverage
 - Land coverage for all types of dwelling structures permitted herein on each parcel shall not exceed fifty (50) percent of the parcel area excluding streets.
 - (iv) Lot Size

- Each disposition parcel may be subdivided by a redeveloper into separate building lots to facilitate the redevelopment of one, two or three family sales and/or rental housing. Each subdivided building lot for detached one, two and three family structures shall have an area of not less than two thousand five hundred (2,500) square feet. Each two and three family structure (i.e. rowhouses, townhouses) shall have an area of not less than one thousand six hundred (1,600) square feet.
- There shall be no specific requirement as to minimum lot width or depth as long as the redeveloper meets the minimum parcel size as well as all other land use and building controls set forth herein.

(v) Building Setback

- The minimum front yard setback of structures from the property line shall be five (5) feet. This provision shall also apply to those side yards of corner lots which abut streets or public rights-of-way.

(vi) Yard Requirements

- All rear yards shall have a minimum depth of fourteen (14) feet. All side yards shall not be less than two (2) feet, except for attached townhouses where no side yard is required.

(vii) Landscaping

- All landscaping within the Project shall be in general conformance with the Landscape Design Objectives contained in Section B of this Plan.
- All portions of the front yard which are not paths or drives shall be landscaped with grass, ground cover, shrubs and/or trees suitable for an urban environment. All rear yards shall be planted with grass or sod as a minimum treatment. A minimum of twenty-five (25) percent of developable parcels, exclusive of parking areas, shall be utilized as landscaped open space or recreational facilities.

(viii) Off-Street Parking

- A minimum of one (1) automobile parking space shall be provided off of the public street for each family dwelling unit. For each senior citizen dwelling unit, a minimum of four tenths (0.4) of a parking space shall be provided for each dwelling unit. Each off-street parking space should be at least one hundred and eighty (180) square feet in area.
- All off-street parking lots, with the exception of one, two, and three family residential dwellings, shall be provided with concrete curbing and concrete wheel stops so that vehicles cannot be driven onto required landscaped areas, buffer zones, and street rights-of-way and so that each parking lot has controlled entrances and exits and drainage control. Curbing and concrete wheel stops shall be located to prevent any part of the vehicle from overhanging into the street right-of-way, property line, landscaping, or internal sidewalks. Access to streets shall be limited to driveways.
- All off-street parking lots shall have adequate designations to indicate traffic flow and parking spaces.
- Required off-street parking spaces shall be located on the same site or on a separate lot as long as the parking spaces are within five hundred (500) feet of the use or portion of a complex served regardless of the number of spaces required by this ordinance. Parking and loading spaces may be above, on, or below the surface of the ground. When parking spaces are provided within a garage or other structure, said structure shall adhere to the proper accessory or principal building setbacks, as applicable.
- Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light off the premises.
- Parking lots of more than ten (10) vehicles and all loading areas shall provide a screen plating of dense evergreen material not less than three (3) feet high along all street lines and in addition thereto, but not in limitation thereof, along all property lines except those instances where a building intervenes and except in sight triangles at driveway and sidewalk access points. In lieu of screen planting, a four (4) foot high decorative masonry wall or fence with a maximum of three

fourths (3/4) inch spacing or any combination of plantings or such defined walls or fences may be provided.

D. Project Proposals

Land Acquisition

1. Properties to be Acquired

Urban Renewal Map No. 3, "Acquisition Map" (Exhibit "C" attached hereto) designates those properties which shall be acquired and cleared and redeveloped in accordance with the provision of this Plan in order to remove substandard conditions, remove blighting influences, provide land for public improvements or facilities and provide land for redevelopment and other plan objectives.

2. Properties Identified to be Acquired that May Not be Acquired

Property ownership information and engineering data to be obtained during the execution stage may indicate the need for minor revisions in taking lines, this making unnecessary the acquisition of property that is currently designated to be acquired.

E. General Provisions

1. The regulations and controls in this Section E will be implemented where applicable by appropriate covenants or other provisions in agreements for land disposition and conveyance executed pursuant thereto.
2. The Redeveloper shall devote the land only to the uses specified in this Urban Renewal Plan in accordance with the approved site plan which shall be considered a visual extension of said Urban Renewal Plan.
3. The Redeveloper shall begin and complete the development of the land for the uses required in the Plan and the construction of improvements agreed upon in the disposition contract within a reasonable time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the Redeveloper.
4. The Redeveloper shall agree to retain the interest acquired in the project land until the completion of the construction and development in the area required by this Plan and the disposition instruments, and he shall further

agree not to sell, lease, or otherwise transfer the interest acquired or any part thereof without prior written notice to the Jersey City Redevelopment Agency.

5. No covenant, lease, conveyance or other instrument shall be affected or executed by the Jersey City Redevelopment Agency or by a Redeveloper or any of his successors or assignees, whereby land in the project 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, which will prohibit such restrictions, shall be included in the disposition instruments.
6. No building shall be constructed over an easement in the project area without prior written notice to the Jersey City Redevelopment Agency.
7. The Jersey City Redevelopment Agency shall specifically reserve the right to review and approve the Redeveloper's plans and specifications with respect to their conformance with the Urban Renewal Plan. Such a review shall be on the basis of a site plan and/or construction plans submitted to the Redevelopment Agency. No additional construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction shall have been submitted to and approved by the Redevelopment Agency. This pertains to revisions or additions prior to, during and after completion of the improvements.
8. The provisions of this Plan specifying the land uses for the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this Plan by the local governing body of the City of Jersey City.
9. The use of any land to be acquired, cleared and redeveloped, rehabilitated or any newly constructed buildings for hotels, or other transient housing accommodations is prohibited.
10. Deviation Requests. The Planning Board may grant deviations from the regulations contained within this 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 pursuant to this Plan, would result in peculiar and exceptional practical

difficulties to, or exceptional and undue hardship upon, the developer or redeveloper of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan, and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant deviations from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted which will result in permitting a use that is a prohibited use within this Plan. An application requesting a deviation from the requirements 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.

11. Prior to commencement of construction, architectural drawings and site plans with detailed specifications 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 requirements and 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. Final Site Plan approval for any phase shall entitle an applicant to building permits.

As part of any Final Site Plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.

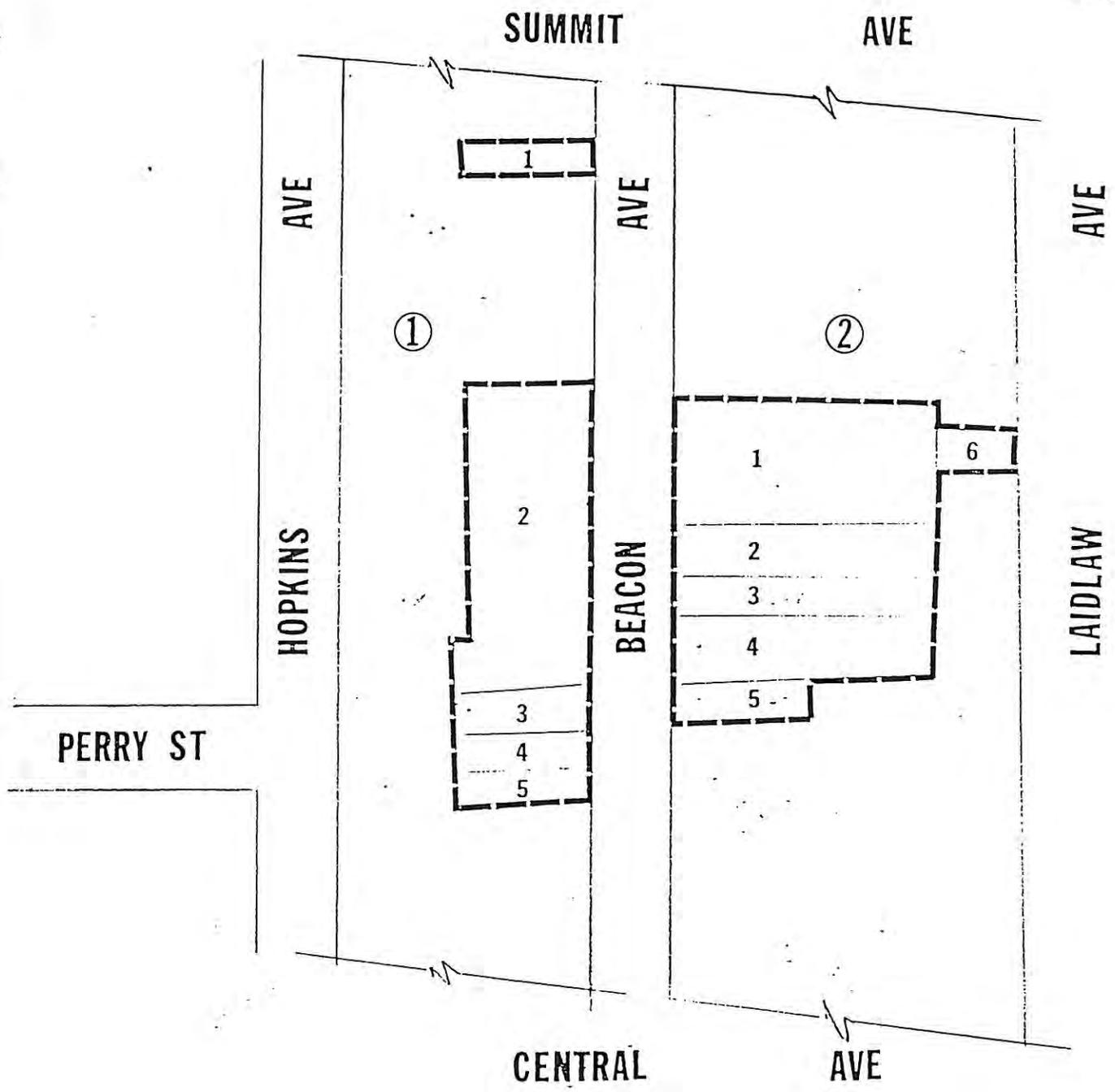
F. Other Provisions Necessary to Meet Requirements of Applicable State and Local Laws

1. The Urban Renewal Plan contains all provisions necessary to meet State of new Jersey requirements articulated in the Redevelopment Agencies Law and Blighted Areas Act.

2. The Urban Renewal Plan contains all provisions necessary to fulfill statutory requirements of the City of Jersey City.
3. The following text referencing provision for the temporary relocation and permanent rehousing of persons residing within the Beacon Avenue Urban renewal Project is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City, through the services of the Jersey City Redevelopment Agency relocation staff, will provide displaced families and individual with the opportunity of being relocated into decent, safe and sanitary housing which is within their financial means. This office will be staffed by qualified personnel who will actively assist the families and individuals in finding adequate accommodations. All families and individuals being displaced will be interviewed to determine their rehousing requirements. In addition, a list of privately owned houses and apartments which have been inspected and certified as being safe, decent and sanitary will be maintained by the relocation staff and individuals will be referred to dwelling units which are within their financial means.
4. The Urban Renewal Plan proposes to attain identifiable local objectives as to appropriate land use, density of population and improved public utilities, traffic circulation, recreational and community improvements and other public improvements.

G. Procedure for Amending the Approved Plan

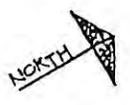
The Urban Renewal Plan may be amended from time to time upon compliance with requirements of law.

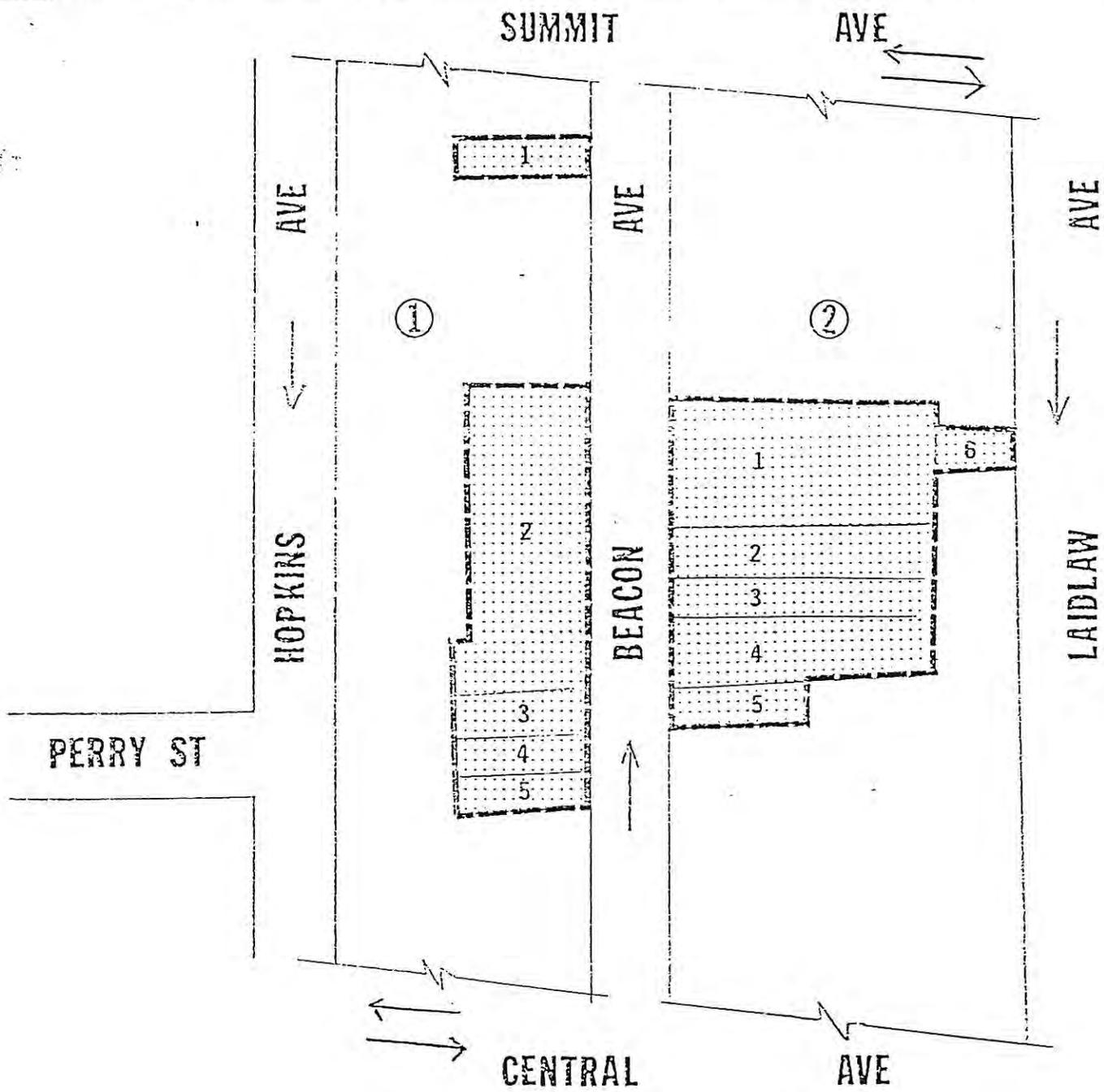


BOUNDARY MAP NO.1
BEACON AVENUE U.R.P.
J.C.R.A. MAY, 1976

Legend
 ① BLOCK NUMBER
 1 PARCEL NUMBER
 - - - BOUNDARY

scale : 1" = 100'





LAND USE MAP NO.2
 BEACON AVENUE U.R.P.
 J.C.R.A. MAY, 1976

Legend

- ① BLOCK NUMBER
- 1 PARCEL NUMBER
- BOUNDARY
- ▤ RESIDENTIAL
- ↔ TRAFFIC FLOW

scale: 1" = 100'



SUMMIT

AVE

AVE

AVE

AVE

HOPKINS

BEACON

LAIDLAW

PERRY ST

CENTRAL

AVE

①

②

ACQUISITION MAP NO.3

BEACON AVENUE U.R.P.

J.C.R.A. MAY, 1976

Legend

① BLOCK NUMBER

BOUNDARY

PROPERTY TO BE ACQUIRED

scale: 1"= 100'

