

Boland Street Redevelopment Plan

Prepared by the

DIVISION OF CITY PLANNING

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I. INTRODUCTION

The Boland Street Redevelopment Plan (the Plan) will regulate development within the Boland Street Redevelopment Area (the Area). The Area is approximately .81 acres in area (not including streets) and is located within the section of Jersey City commonly known as McGinley. The Area's primary frontage is on Boland Street, a one-block vehicular right-of-way connecting Montgomery Street and Fairmount Avenue that bisects the Area, with lesser frontages on Montgomery Street, Fairmount Avenue, and Bergen Avenue. The Plan establishes uses and rehabilitation standards for the three properties within the Area, which consist of the former Seventh Precinct/Municipal Court complex, a parking lot that served the former Courthouse, and a former bank property that also houses two small retail stores.

Current zoning for the Area varies, with the bank property zoned NC Neighborhood Commercial, the former courthouse complex property zoned R-3 Multi-Family Mid-Rise, and the parking lot zoned R-1 One and Two Family Housing. The surrounding area to the west is residential, the area immediately to the east is neighborhood commercial, and the areas to the north and south contain a mix of neighborhood commercial and residential uses.

In the last decade, St. Peter's College has acquired much of the property along the north side of Montgomery Street, across from the Area, as part of an on-going expansion program, and two dorm buildings have already been constructed. In addition to the college expansion a Special Improvement District (SID) called the McGinley Square Partnership has been formed whose purpose is to improve the neighborhood commercial district that abuts and incorporates a portion of the Area. Working closely with the Jersey City Economic Development Corporation, façade improvement and streetscape improvement programs have recently been implemented through the efforts of the SID in order to facilitate reinvestment and stability. However, the continued disinvestment and deterioration that characterizes the Area, almost in the heart of the business district, are detrimental to revitalization efforts, and a Redevelopment Plan is essential for the neighborhood to continue to move forward.

II. BOUNDARIES

The Boland Street Study Area consists of Tax Lots found on Tax Blocks 1830 and 1831 in the McGinley Square section of Jersey City. The following are the Lot numbers, by Block, authorized to be included in the Study Area.

| Block | Lots |
|-------|-----------|
| 1830 | B, C, C.1 |
| 1831 | A.1, 8 |

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

III. REDEVELOPMENT OBJECTIVES

- A. Promote the development of residential and commercial uses in the Area compatible with the surrounding neighborhood.
- B. Provide for a continuation of the ground floor commercial corridor along Montgomery Street and a restoration of commercial functionality at the intersection of Bergen and Fairmount Avenues.
- C. Provide for multi-family, mid-rise development, consistent with other development in the abutting Neighborhood Commercial District.
- D. Enhance the Neighborhood Commercial District by providing for shopper parking, while reducing shopper parking demand in nearby residential areas.
- E. Eliminate blighting influences through the rehabilitation of substandard and dilapidated structures.
- F. Preserve the existing historic fabric.
- G. Provide site improvements for the beautification of the Redevelopment Area and the benefit of the surrounding areas.
- H. Advance the goals of the City's Master Plan

IV. PROPOSED REDEVELOPMENT ACTIONS

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

- A. Acquisition of vacant and underutilized properties
- B. Rehabilitation, restoration, and renovation of all existing structures including garage and parking lot for development of new residential and commercial land uses.

V. GENERAL ADMINISTRATIVE PROVISIONS

The following provisions shall apply to all property located within the Boland Street Redevelopment Area:

- A. Prior to the commencement of: (a) any exterior construction, reconstruction, and/or rehabilitation of an existing structure, (b) any change to the interior floor plan of any

structure, (c) any change in the use of any structure or parcel, or (d) any change in the intensity of use of any structure or parcel, (e) or the demolition of any existing structure, 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 Building Permit shall be issued for any work associated with (a) through (d) above without prior site plan review and approval of such work by the Planning Board.

- B. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Submission of a site plan and site plan application shall conform with the requirements of the Jersey City Land Development Ordinance and this Plan. Applications may be submitted for an entire project or in phases. As part of site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, and be in a form approved by the Jersey City Corporation Counsel or the Planning Board attorney. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of site improvements within one (1) year of final Site Plan approval.
- C. 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 effecting 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 a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment 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 exceptions or waivers from design standards, 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 the Redevelopment Plan. No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.
- D. 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.

- E. The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) 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.

VI. GENERAL DESIGN AND LAND USE STANDARDS AND REQUIREMENTS

The following standards and requirements shall apply to all zones:

- A. No junked motor vehicles, or parts thereof shall be permitted to be stored on any lot within the Area. Outdoor parking of vehicles that are inoperable or unregistered shall be prohibited.
- B. All new utility distribution lines; new utility service connections from such lines to the project area's individual uses; and new utility appliances, transformers, regulators and metering devices shall be located underground or within enclosed structures. 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.
- C. Chain link fencing is prohibited along all street frontages within the Area, both residential and commercial, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy. Barbed wire or razor wire is prohibited within the Area.
- D. Billboards are expressly prohibited within the Area.
- E. Signs which includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials are prohibited within the Plan Area.
- F. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way of the Area. No advertising shall be permitted on any fence within the Area.
- F. All parts and components of cellular phone antennas and associated equipment, satellite dishes, and television and radio antennas shall be completely screened from view from all directions and elevations or shall be disguised within the architecture of a structure. Such screening shall be designed in a manner that is pleasing to the eye and consistent with the architecture of the building and the surrounding architecture. In all cases, creative placement of said equipment is strongly encouraged in order to minimize the need for screening. No antenna of any sort may be located on the front of any structure within the Area.
- G. In all cases, rooftop mechanical equipment shall be screened from view from all directions and elevations to minimize the negative aesthetic impact upon the view from neighboring

residential zones and from street level. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture and the architecture and materials of the building, such that the screening appears to be an integral part of the building.

- H. All trash receptacles shall be adequately secured and enclosed within or behind a building. Exterior dumpsters visible from a public right-of-way are prohibited.
- I. All buildings within the Redevelopment Area shall display the street address of the building such that it is clearly visible from the adjoining street right-of-way.
- J. Shade trees shall be planted along all streets as part of any development within the Area. Spacing shall be determined by the mature spread of the trees used, such that spacing is no more than ten (10) feet wider than the width of the mature spread of the species planted. Each street shade tree shall be planted in a tree pit that conforms to Jersey City Division of Forestry standards and shall contain either a decorative metal grate, decorative fence surround, or decorative paving treatment, consistent with the existing streetscape

VII. LAND USE REGULATIONS

A. MIXED USE DISTRICT

The Mixed Use District shall consist of Block 1831, Lot A.1 – the former Seventh Precinct/Municipal Court complex site. (see Map 2)

- 1. Permitted Principal Uses:
 - a. Multi-family mid-rise apartments up to 6 stories, not to exceed two additional floors above the existing principal building
 - b. Offices on the first and second floor
 - c. Retail sales and services on the ground floor
 - d. Governmental uses
 - e. Any combination of the above
- 2. Permitted Accessory Uses:
 - a. Off-street parking garage with no more than one additional floor of offices or apartments above
 - b. Indoor recreation area as part of residential development
 - c. Home occupation
 - d. Meeting room
 - e. Signs accessory to ground floor commercial uses in accordance with Section VIII sign design standards
- 3. Minimum Off-Street Parking Requirements

- a. Residential uses shall follow the parking standards for the R-3 zone of the Jersey City Land Development Ordinance.
- b. Commercial uses shall provide a minimum of 1 space per 1,000 sq.ft, excluding the first 5,000 sq. ft. of ground floor area.

B. COMMERCIAL DISTRICT

The Commercial District shall consist of Block 1831, Lot 8. (see Map 2)

1. Permitted Principal Uses:

- a. Retail sales and services
- b. Offices
- c. Financial institutions without drive-thru facilities
- d. Restaurants, category one
- e. Theaters and museums
- f. Governmental uses
- g. Any combination of the above

2. Permitted Accessory Uses:

- a. Sidewalk café associated with a permitted restaurant
- b. Signs in accordance with Section VIII sign design standards

C. COMMERCIAL PARKING DISTRICT (see Map 2)

The Commercial Parking District shall consist of Block 1831, Lots B, C, & C.1.

The purpose of the Commercial Parking district is to provide for centrally located, convenient shopper parking, while reducing shopper parking demand in nearby residential areas.

1. Permitted Principal Uses:

- a. Commercial parking lot

2. Permitted Accessory Uses:

- a. Parking meters
- b. Fences
- c. Wheel stops

VIII. DESIGN REQUIREMENTS:

A. Building Design Requirements

1. Ground floor commercial uses located within Block 1831 of the Area shall be oriented toward and have direct pedestrian access from either Montgomery Street or Bergen Avenue.
2. Residential development within the Area (Block 1831, Lot A.1) shall be oriented toward and have direct pedestrian and vehicular access from Boland Street.
3. Rehabilitation and/or renovation of existing buildings shall be designed such that facades do not create the appearance of blank walls along the street right-of-way utilizing design features such as, but not limited to, architectural fenestration, variations in materials and colors, reveals, and/or other architectural features as may be determined by the Planning Board.
4. Every effort shall be made to maintain existing window openings and restore former window openings. All such openings shall be installed with vision glass to the extent feasible as determined by the Planning Board.
5. All corner buildings shall have windows on both street frontages. When a building side faces a street it shall be decoratively appointed to complement the front entrance
6. New exterior window and/or door security grilles for commercial uses shall be of open mesh design, such that no window, door, or architectural feature of the building is screened from public view.
7. The historic character of a property shall be retained and preserved, and the removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the exterior of a building are to be avoided
8. Distinctive materials, features, and finishes that characterize the exterior of a building shall be preserved.
9. Deteriorated historic features of existing building exteriors shall be repaired or replaced to match the old in design, color, texture, and, where possible, materials.
10. Chemical or physical treatments that may cause damage to historic materials shall not be used.
11. New additions shall be differentiated from the old using modern materials such as, but not limited to, glass and anodized aluminum, or a combination of modern and traditional materials such that the addition shall also be compatible with the historic materials, colors, features, size, scale and proportions, and massing to protect the integrity of the historic resource.

B. Parking Lot Design Requirements

1. Only tubular steel or mild steel, "wrought iron," decorative type fences shall be permitted along Boland Street or Fairmount Avenue frontages. Wooden board-on-board, or wooden

picket fences are permitted along side and rear yards where visual screening is appropriate, providing that there is no intrusion along an abutting front yard. Where no visual screening is needed, chain link fencing may be used along interior lot lines.

2. No advertising shall be permitted on parking meters within the parking lot.
3. Landscaping and perimeter screening in accordance with standards for parking lot landscaping contained in Section 345-66 of the Jersey City Land Development Ordinance shall be provided.

C. Commercial Sign and Awning Standards

1. Commercial signs shall be designed to complement the architecture of the building. Sign illumination shall be indirect and designed to be consistent with the newly installed lighting along Bergen Avenue.
2. Building signs may run the entire width of the ground floor façade that contains the front entrance to the store, but shall not exceed twelve (12) inches in height.
3. Awning signs may be located only on the skirt.
4. Awnings shall be of sloped design and fabric material
5. All signs shall be submitted to the Division of City Planning for design review prior to installation.

IX. ACQUISITION PLAN

All property contained within the Area is to be acquired.

X. RELOCATION PLAN

The process of relocating 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. 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 which properties are to be acquired as a result of this Plan.
- E. The Plan is in compliance with the Jersey City Master Plan. The Master Plan of the County of Hudson is not contrary to the goals and objectives of the Jersey City Master Plan. 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 area covered by this Plan as the Water Street Redevelopment Area, and all underlying zoning will be voided.

XII. PROCEDURE FOR AMENDING THE PLAN

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A non-refundable fee of five hundred dollars (\$500), plus the required escrow deposit as well as all costs for copying shall be payable to the City of Jersey City for any request to amend this Plan by any private party. The cost of transcripts shall also be the responsibility of the party requesting the amendments.
- B. No amendment to this Plan shall be approved without a public hearing by 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.

XIII

Maps