

# SCATTER SITE Redevelopment Plan

Adopted August 18, 1999\*  
Amended September 8, 1999\*  
Amended January 14, 2004\*  
Amended February 14, 2007\*  
Amended September 9, 2015\*  
Amended October 28, 2015  
**Amended April 5, 2016**

\*Formerly known as the Vacant Buildings Redevelopment Plan

---

## PROPOSED AMENDMENTS TO BE PRESENTED TO THE PLANNING BOARD

Language added is bold and highlighted like **this.**

Language to be deleted is strikethrough like ~~this.~~

---



30 Montgomery Street Suite 1400  
Jersey City, NJ 07302-3821  
Phone: 201.547.5010  
Fax: 201.547.4323

## INTRODUCTION

The purpose of the Scatter Site Redevelopment Plan is to foster the rehabilitation and redevelopment of vacant and dilapidated structures in order to bring them back into productive use -- as assets to the neighborhoods and contributors to the tax rolls. As properties are rehabilitated or redeveloped either through private or public investment, the Scatter Site Redevelopment Plan will be amended intermittently to remove productive properties from the plan.

On May 13, 2015, the Municipal Council of the City of Jersey City passed a resolution 15-318 authorizing the planning board to conduct a preliminary investigation to determine if the New Vacant Buildings Study Area (hereinafter referred to as the Study Area) qualifies as an area in need of redevelopment. Following such a determination, and adoption of such determination by the Council, it is required that a Redevelopment Plan also be adopted. This document is the proposed Redevelopment Plan (hereinafter referred to as the Plan).

### I. BOUNDARY DESCRIPTION

The Redevelopment Area consists of scatter site properties throughout the City of Jersey City that were identified in the 2015 New Vacant Buildings Study Area; additionally, 28 properties previously included in the Vacant Buildings Redevelopment Plan are to remain in the Scatter Site Redevelopment Plan (Table 1). At a meeting held on August 19, 2015, the Municipal Council of the City of Jersey City adopted a Resolution (Number 15-582). Resolution 15-582 designated the study area referenced above, excepting floor amendments regarding 208 C. Columbus Drive, as an "Area in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

Table 1: Redevelopment Area Boundaries

ADDRESS	BLOCK	LOT
332 Whiton Street	19005	30
248 Grove Street	14103	54
18 McDougall Street	18704	12
67 Clerk Street	23301	15
165 Clerk Street	22701	9
163 Clerk Street	22701	10
9 Myrtle Avenue	23703	13
35 Dwight Street	25202	14
167 Armstrong Avenue	25601	13
329 Forrest Street	21101	26
182 Claremont Avenue	22503	58
81 Orient Avenue	22503	34
2131 Kennedy Boulevard	22303	30
142 Boyd Avenue	20502	58

ADDRESS	BLOCK	LOT
404 Palisade Avenue	3903	18
80 Bowers Street	2205	45
354 Ogden Avenue	2404	9
671 Palisade Avenue	1702	2
1023 Summit Ave.	2705	17
1021 Summit Ave.	2705	18
161 Bergen Ave.	23001	30
134 Bostwick Ave.	23103	37
232-234 Dwight Street	24905	31
94-96 Armstrong Avenue	25802	40
111 Armstrong Ave.	25701	19
299-301 Bergen Avenue	22404	18
68 Lexington Avenue	19301	39
669 Bergen Avenue	16502	28

ADDRESS	BLOCK	LOT
17 Brinkerhoff St.	16901	10
561 Communipaw Avenue	18603	18
746 Grand Street	18703	9
786-92 Grand Street	18801	13
21-25 Clinton Ave.	18801	5
27 Clinton Avenue	18801	4
26 Seidler Street	18503	33
622 Bramhall Avenue	18506	10
826 Ocean Avenue	19602	31
245 Randolph Avenue	19701	32
666 Ocean Avenue	22701	35

ADDRESS	BLOCK	LOT
34 Grant Avenue	23201	33
99 Clerk Street	23301	4
34 Center Street	13803	1
44 Center Street	13803	6
445 Mercer Street	12406	10
108 Storms Avenue	15004	28
71 Crescent Avenue	16902	31
<b>461-463 Palisade Avenue</b>	<b>3001</b>	<b>21-22</b>
<b>454 Palisade Avenue</b>	<b>3002</b>	<b>13</b>
<b>364-366 Palisade Avenue</b>	<b>5101</b>	<b>1</b>
<b>201 New York Avenue</b>	<b>3805</b>	<b>19</b>

## II. TRANSPORTATION ACCESS

The Redevelopment Area consists of scatter site properties throughout the City of Jersey City. Several of the properties listed in this plan are within a half mile of a Hudson-Bergen Light Rail Station. Other properties are near or located along NJ Transit bus routes. In all, the properties that make up boundaries of this plan are all located in areas targeted for smart growth and have excellent access to major transportation nodes and job centers.

## II. OBJECTIVES

Rehabilitation or redevelopment activities for the Scatter Site Redevelopment Plan area will be undertaken in conformity with, and will be designed to meet, the following objectives of the Redevelopment Plan:

1. Foster the rehabilitation and redevelopment of structures in order to bring them back into productive use -- as assets to the neighborhoods and contributors to the tax rolls.
2. Make sustainability and smart growth a theme of future development and redevelopment that guides land use and transportation decisions.
3. Provide for a wide variety of housing types, sizes, and price points that meet the needs of Jersey City's diverse population.
4. Encourage the adaptive reuse of existing structures.
5. Encourage buildings to meet or exceed the US Green Building Council's LEED (Leadership in Energy and Environmental Design) Certification or equivalent.
6. The removal or rehabilitation of vacated, deteriorated and obsolete structures.
7. Coordinate redevelopment activities to provide a uniform and consistent attack on blighted, dilapidated, and obsolete structures within the Area.

## III. OTHER PROVISIONS TO MEET STATE REQUIREMENTS

- A. The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. This Redevelopment Plan achieves the stated objectives of the Jersey City Master Plan by continuing efforts to stabilize and upgrade residential neighborhoods. This plan also encourages adaptive reuse of obsolete buildings; addresses substandard housing conditions and the need for housing rehabilitation; and seeks to maintain existing housing units through ongoing rehabilitation and renovation programs. The purpose of this plan is to provide unique, attractive, and high quality residential areas that serve existing residents while also attracting new residents by eliminating obsolete buildings.
2. This Redevelopment Plan does not provide new development standards for the Area. Instead, each site shall continue to utilize the use and bulk standards as provided for by the Jersey City Zoning Map and Land Development Ordinance or other Redevelopment Plan areas.
3. There will be no displacement of existing residents through the implementation of this plan through condemnation, as the purpose of this plan is to redevelop or rehabilitate only vacant structures. Condemnation is permitted, however, as this plan is an area in need of redevelopment.
4. The following properties are listed **All properties listed in Table 1: Redevelopment Area Boundaries are** to be acquired in accordance with the plan:

Table 2: Properties to be Acquired

ADDRESS	BLOCK	LOT
332 Whiton Street	19005	30
248 Grove Street	14103	54
18 McDougall Street	18704	12
67 Clerk Street	23301	15
165 Clerk Street	22701	9
163 Clerk Street	22701	10
9 Myrtle Avenue	23703	13
35 Dwight Street	25202	14
167 Armstrong Avenue	25601	13

ADDRESS	BLOCK	LOT
329 Forrest Street	21101	26
182 Claremont Avenue	22503	58
81 Orient Avenue	22503	34
2131 Kennedy Boulevard	22303	30
142 Boyd Avenue	20502	58
404 Palisade Avenue	3903	18
80 Bowers Street	2205	45
354 Ogden Avenue	2404	9
671 Palisade Avenue	1702	2

5. Jersey City is designated as a "Planning Area 1" in the State Plan and is at the center of the Hudson County "urban complex." The development envisioned by this plan is in conformity with the "State Planning Act" P.L. 1985, c. 398 (C.52:18A-196 et al) as well as the master plan of Hudson County and all contiguous municipalities.
6. and 7. No affordable units are identified to be removed as part of the implementation of this redevelopment plan.

## V. LAND USE AND DESIGN

- A. Because of the scattered site nature of this redevelopment plan, it is impractical to have a land use and design provision custom tailored to each parcel. Therefore, this Plan shall utilize the Municipal Land Development Ordinance and Redevelopment Plans, as amended, as the prevailing set of development regulations for all parcels

within this Plan. Each parcel will therefore fall under the provisions of their respective zone district or redevelopment plan, as found on the Jersey City Zoning Map. In addition, the following shall apply:

1. All parcels shall meet the following requirements:
  - a. Chain link fencing shall be prohibited on yards that abut the public right-of-way.
  - b. A minimum of one tree, that is a minimum of 3 to 3-1/2 inches in caliper, shall be planted for every twenty-five feet of street frontage.

2. Established non-conforming uses **at the time of designation per the Mod-IV Building Description Code or other evidence as provided for under section V.3 below** may utilize grandfathered rights for use and bulk standards for new and rehabilitated structures as determined by the Jersey City Planning Board.

**For example:**

**A vacant lot zoned R-1, with a recorded Mod-IV Building Description Code of 3S-F-C-8U-NH at the time of designation, may elect to build up to 3 stories, up to 8 residential units and may include a ground-floor commercial use.**

**A vacant lot zoned R-1, with a 1939 Property Card indicating a total of 12 units on the property, may elect to build up to 12 units.**

3. **Bulk standards for historic non-conforming uses: When utilizing grandfathered non-conforming rights, evidence shall be provided to indicate the existing use and bulk for that property at the time of designation. Such evidence may include historic photographs, Jersey City property cards, Sanborn Maps, historic tax maps, etc. New bulk standards for such properties shall be based on such evidence on a case-by-case basis to the extent possible as determined by the Jersey City Planning Board.**

**Alternatively, if grandfathered rights are not utilized, the provisions of their respective zone district or redevelopment plan, as found on the Jersey City Zoning Map, shall apply.**

**Accessory uses permitted by the underlying zoning are also permitted when utilizing grandfathered rights.**

## **VI. DENSITY**

- A. The maximum permitted number of dwelling units per building shall be the number of dwelling units that are recorded for that particular **building lot**, at the time of designation, by the municipal tax assessor.

- B. For all other parcels, where number of units cannot be determined by the municipal tax assessor, residential density shall be as provided for by the Municipal Land Development Ordinance or Redevelopment Area, as depicted on the Jersey City Zoning Map.

## **VII. LANDSCAPING REPLACEMENT**

Any landscaping that is not resistant to the urban environment, or that dies within two (2) years of planting, shall be replaced by the developer.

## **VIII. GENERAL ADMINISTRATIVE PROVISIONS**

- A. This Redevelopment Plan shall supersede all provisions of the Jersey City Land Development Ordinance that are specifically addressed herein. Provisions of the Jersey City Land Development Ordinance that are not specifically addressed herein shall be in full force and effect.
- B. Required compliance with zoning shall also comply with subsequent changes to the Land Development Ordinance.
- C. The Zoning map shall be amended to note that this Plan includes properties scattered throughout the municipality and shall at a minimum include an attached appendix that lists all properties that constitute this Plan.
- D. No building shall be constructed over public rights-of-way in the project area.
- E. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.
- F. As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on- and off-site improvements within one (1) year of final site plan approval.
- G. No use or reuse shall be permitted, which, when conducted under proper safeguards, will produce corrosive, toxic or noxious fume, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration (60 decibels), or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- H. All residential redevelopment proposals and construction plans shall meet or exceed applicable FHA and building code minimum room size requirements prior to approval by the Planning Board.
- I. Upon demolition of existing structures, the site shall be graded and planted or sodded, with a durable dust free surface in the interim period prior to construction of new buildings.
- J. 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. Deviations from the required retail use as per Section VII shall be considered a design waiver, cognizable by the Planning Board. 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.

No deviations may be granted which will result in permitting:

- 1) A use or principal structure in a district which does not permit such use or principal structure;
- 2) An expansion of a non-conforming use;
- 3) An increase in height of more than ten feet or 10% of the height in feet, whichever is less.
- 4) An increase in the permitted floor area ratio;
- 5) An increase in the parking ratio of more than 10% above the maximum permitted;
- 6) Breach the minimum or maximum number of permitted stories.
- 7) Right-of-way width, and pavement width beyond normal adjustments encountered during survey synchronization;
- 8) Non-completion of minimum open space, parks, or other type of phased improvements required to be implemented;
- 9) Deviation from the Impact Fees provisions set forth in this Plan; or
- 10) Non-compliance with the specific goals and objectives enumerated in the Plan.
- 11) Planning Board may grant deviations from the required land use regulations in section VI to further the goals and objectives of this plan.

Any deviation in the above categories or any other deviation that would otherwise constitute a "d" type variance or deviation constitutes a request for a legislative plan amendment cognizable only by the Governing Body. The Jersey City Zoning Board of Adjustment's powers are strictly limited to "a" and "b" appeals (N.J.S.A. 40:53D-70A&B).

- K. Redevelopment shall provide adequate water, sewer and other necessary utilities to the site, to the satisfaction of the Municipal Engineer and the Municipal Utility Authority. All costs necessary for infrastructure improvements associated with a development project, off-site as well as on-site, are the responsibility of the developer or redeveloper.
- L. Severability: 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.

- M. This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$500.00 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request by a private entity to amend this plan. The City of Jersey City reserves the right to amend this plan. Requests by property owners of rehabilitated buildings to remove such structures from this redevelopment plan shall not incur any fee.
- N. Interim uses may be established, subject to agreements between the developers and the Planning Board, that such use will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses may include surface parking provided there is no ingress or egress onto Ocean Avenue itself. Interim uses must be approved by the Planning Board, which may establish an interim use period of between one (1) year and three (3) years in duration, subject to the Planning Board's discretion. Additional renewals of an interim use may be granted by the Planning Board, subject to the same interim period limitations specified above.