

Grove Street NDP Area Redevelopment Plan

Adopted June 1975

Amended August 1976

Amended January 1980

Amended July 1982

Amended October 1984

Amended April 2005

Update Block & Lot August 7, 2012

Amended September 13, 2012 – Ord. 12-112

Amended May 13, 2015 - Ord. 15-053

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A.) Boundary Description

1. DESCRIPTION OF NDP AREA

The Grove Street NDP area is a 7.85 acre site in the Downtown section of Jersey City. This NDP area is part of the 1965 General Neighborhood Renewal Plan area which was planned for predominantly residential use. The site is adjacent to the Henderson Street Urban Renewal which is now in the redevelopment stage.

2. LEGAL DESCRIPTION

See boundary map.

B.) Statement of Development Objectives

The purpose of the Grove Street NDP is to provide sites for the construction of low density residential housing that offer both rental and ownership opportunities as well as to make a major effort to rehabilitate existing sound housing. Commercial, public and semi-public uses are also included. The project will strengthen the area and add to the viability of new housing proposed in the adjacent Henderson Street Urban Renewal Project as well as to encourage ongoing rehabilitation activities in the Hamilton Park Area to the west.

C.) General Land Use Plan

1. Land Use Maps

- a. Land Use Map, NDP Map. No. 3
- b. Disposition Map, NDP Map No. 4

2. Development Plan

The development plan reflects consideration for the existing structure of the area as well as the needs of the area.

The plan calls for the concentrated code enforcement of residential buildings when the rehabilitation is feasible. Sites will be provided for new rental and owner-occupant low-density housing, as well as community facilities and commercial uses where appropriate. Type, overall scale and residential densities will respect the character of existing land uses in the area.

The plan is intended to make the Henderson and Grove Street areas an integral part of the Hamilton Park neighborhood by eliminating the blighting influences now separating them.

3. Planning Criteria and Standards

a. Type, Intensity and Location of Accessory or Supporting Facilities to Predominant Land Use Categories.

The following supporting facilities will be permitted within reuse parcels:

(1) **Local Commercial Facilities**

Neighborhood retail commercial establishments will be permitted within the NDP.

Existing structurally and economically sound commercial properties will be permitted to remain if the owners agree to conform with the rehabilitation standards established by the Jersey City Redevelopment Agency.

(2) **Residential Uses**

New low density housing which offers both ownership and rental opportunities to moderate and middle income families will be uses to the west of the NDP and the new uses to the east in the Henderson Renewal area.

(3) **Open Space**

Open space facilities for public and quasi-public use will be encouraged.

(4) **Railroad**

Railroad track and roadbed.

b. **Type, Location and Other Characteristics of Internal Circulation System.**

The plan requires off-street parking and loading for all reuse parcels, except in rehabilitation parcels where this may not be feasible.

c. **Need, Type, Location and Other Characteristics of Internal Circulation System.**

As part of the Henderson Street Urban Renewal Project, the Jersey City Redevelopment Agency is constructing extensive project improvements that will benefit the Grove Street NDP. The Jersey City Redevelopment Agency will be constructing storm and sanitary sewers, water lines and new streets and sidewalks along Grove Street between Second and Ninth Streets. In addition, the City of Jersey City will be constructing a new fire station facility on Eighth and Henderson Streets that will serve the NDP area. A little league baseball diamond is also being constructed at Grove and Sixth Streets in the Henderson Project which will benefit the NDP area.

d.) Urban Renewal Techniques to be Used to Achieve Plan Objectives

The designation of properties subject to acquisition is included in the Acquisition Area Map. The proposed types of renewal action within the NDP area includes a combination of clearance activities, rehabilitation, and changes in land use.

1. Rehabilitation

- a. Condition Under Which Rehabilitation of Properties or Areas will be Permitted.

Plan Objectives will be accomplished through concentrated code enforcement on all properties within the rehabilitation area provided that such rehabilitation is economically feasible.

- b. Property Rehabilitation Standards.

The minimum property standards for the Grove Street NDP will be those as submitted in the previous NDP program.

2. Acquisition and Clearance

The following conditions are the basis under which property will be acquired and cleared.

- a. To Remove Substandard Conditions.

A building is determined to be structurally substandard if it requires major repair with major defects in the basic structural elements such as foundation, bearing walls and roofs.

- b. To Remove Blighting Influences

A blighting influence is one which detracts from surrounding buildings or the neighborhood in general. A building to be cleared must be responsible for the blighting influence, not affected by it. Some examples of blighting influences are age and obsolescence; partially or completely vacant structures; inadequate conversion to other uses, and use of land which is incompatible with surrounding uses.

- c. To Provide Land for Public Improvements of Facilities.
- d. Special conditions under which properties not designated for acquisition may be acquired.
 - (1) In the rehabilitation section, owners who do not or for financial reasons cannot, bring their-structures at least up to minimum standards based on the minimum property standards based on the minimum property rehabilitation standards and the City's existing property maintenance codes and ordinances will be encouraged to sell their property to someone who will rehabilitate in accordance with this Plan. The JCRA may also acquire the property and either rehabilitate it or sell it for rehabilitation or demolish it. In addition, properties which are not feasible for rehabilitation as well as those whose existence is inconsistent with the objectives of the urban renewal plan shall be acquired by the Redevelopment Agency and demolished.
 - (2) More specifically, properties within the project area designated for the rehabilitation will not be acquired, provided that the owners, within a reasonable time, undertake rehabilitation in conformance with the Urban Renewal Plan and such State and local law as may be applicable unless it is necessary in order to carry out rehabilitation by the JCRA because:
 - (a) Rehabilitation on a structure-by-structure basis is feasible, and assemblage of a group of properties is required to carry out the objectives of the Urban Renewal Plan, and
 - (b) It is necessary to make residential structures available for uses of low or moderate income families. And the properties to be acquired for such purpose can be rehabilitated without the rehabilitation cost exceeding:
 - the estimated marketable resale price less the estimated land reuse value if cleared, and
 - 75% of the cost of constructing new buildings and facilities of comparable structure, type, size and number of rooms.
 - (3) Those properties which are not rehabilitated in conformance with the Property Rehabilitation Standards will be subject to acquisition by the JCRA. Upon the acquisition of such properties, the JCRA will either:
 - (a) Demolish the structure or structures thereon and dispose of the land for redevelopment at its fair value for uses in accordance with the Urban Renewal Plan; or
 - (b) Sell or lease the property at its fair value subject to rehabilitation in

conformance with the Property Rehabilitation Standards and the objectives of the Urban Renewal Plan; or

- (c) Rehabilitate the property in conformance with the Property Rehabilitation Standards and objectives of this Urban Renewal Plan and dispose of property at its fair value in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, units shall be rented pending continuing sale efforts.

3. Temporary Project Improvements

No temporary project improvements or facilities are presently anticipated.

e.) Land Disposition Supplement

1. Specific land use designations and standards to be imposed on disposition parcels to be offered for sale or lease.
 - a. Only the following land uses shall be permitted in the NDP.
 - Thoroughfares and street rights-of-way
 - Public Uses
 - Semi-Public Uses
 - Residential Uses
 - Commercial Uses
 - b. Formula Business Provisions - 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:
 - Retail sales of goods and services.
 - Restaurants, all categories.
 - Bars.
 - 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.
 - c. The specific restrictions by category of land use is as follows:

(1) Residential Reuse and Rehabilitation Reuse Areas.

Permitted uses shall be detached dwellings containing one, two or three units; attached town houses containing one, two, or three units; off-street parking; private garage and any such uses related to residential development (i.e., open space).

DENSITY: Residential density shall not exceed thirty-five (35) dwelling units per acre of net site area excluding streets.

LAND COVERAGE: Land coverage of dwelling structures or each lot shall not exceed fifty (50%) percent of the lot area, excluding streets.

BUILDING HEIGHT: The maximum height shall not exceed thirty-five (35) feet.

BUILDING SETBACK: The minimum front yard setback of structures from the property lines shall be five (5) feet. Side yards of corner lots shall be a minimum of three (3) feet.

OFF-STREET PARKING: A minimum of one (1) automobile parking space shall be provided for each family dwelling unit. Each space shall have a minimum of 160 square feet (8'x20').

LANDSCAPING: 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.

DRIVEWAYS: Shall be a minimum of twenty (20) feet in width.

YARDS: All rear yards shall have a minimum depth of twenty (20) feet. All side yards shall not be less than two (2) feet, except for attached townhouses which no side yard is required.

LOT SIDE: 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 such subdivided building lot shall have an area of not less than one thousand six hundred (1,600) square feet. Minimum lot width shall be sixteen (16) feet; minimum lot depth shall be one hundred (100) feet.

(2) Public, Semi-Public and Residential Reuse Area

- a. Public. The permitted uses shall be public facilities, including, but not limited to, public safety facilities, recreational facilities, sitting areas, local parks, public parking, (restricted to non-commercial vehicles only), pedestrian walks, publicly operated health or educational facilities uses related thereto.

- b. Semi-Public. The permitted uses shall be private, non-profit, health, educational and/or religious institutional uses or uses by governmentally regulated utility companies and all uses related thereto such as parking and recreation.

Public and Semi-Public Uses are Regulated by the following:

SITE DEVELOPMENT: Parking areas adjacent to residential property shall be fenced off and suitable screened with plant or fencing materials to minimum height of six (6) feet along contiguous residential property lines.

LAND COVERAGE: The maximum coverage of land by building shall not exceed sixty (60%) percent.

BUILDING HEIGHT: The maximum building height shall not exceed four (4) stories of forty feet.

BUILDING SETBACK: The minimum setback of structures from the property line shall be ten (10) feet.

YARDS: Rear yards having a minimum depth of twenty (20) feet shall be provided on each lot.

OFF-STREET PARKING: Each parking space shall be no less than one hundred sixty (160) square feet in area and have convenient access. One (1) off-street parking space for every three (3) employees in public and semi-public facilities.

LANDSCAPING: A minimum of twenty-five (25%) percent of the developable parcel, exclusive of parking area, shall be used for landscaping, or active or passive recreation facilities.

- c. Residential. Permitted uses shall be attached one-family townhouses, residential conversion of the Ninth Street Firehouse and other accessory uses related to residential development.

- d. Special Requirements for the Ninth Street Firehouse Vacant Land

Maximum Density:	A Maximum of six (6) units shall be permitted
Minimum Lot Width:	15 feet
Minimum Lot Depth:	100 feet
Maximum Building Coverage:	85%
Maximum Height/# of stories:	55 feet/ 5 Stories
Minimum and Maximum Yards:	
Front:	5 feet
Side:	0 feet
Rear:	20 feet
Minimum Parking:	.5 spaces per unit

Maximum Parking: .75 spaces per unit

Design Requirements:

1. An ornamental cornice at the roofline.
2. Avoid blank walls, particularly at street level
3. Window detailing shall include lintels and sills
4. A variety of horizontal and vertical architectural elements which harmonize with surrounding structures.
5. Driveways shall be differentiated from the sidewalk through the use of different paving color and texture. Driveways are to be flush with the sidewalk, with driveway apron slopes shall extend no more than two and one-half feet.
6. Fencing shall be wrought-iron or other decorative material; no chain-link or aluminum fencing is permitted.
7. The roof shall be flat unless incompatible with surrounding buildings.
8. Architectural garage door
9. Buildings shall be designed to include a water table or water course and differentiated materials at the first floor. All first floor façades must be primarily masonry. No EIFS or synthetic materials are permitted.
10. All façades and façade materials are subject to Board review and approval.
11. Main entries shall have transom windows above.
12. Street trees are to be included, spaced 35' apart for the length of each project.
13. Raised landscape planting beds shall be included adjacent to building foundation along the street frontage.
14. A Covered protected area shall be provided at the building's main entrances at the street.
15. All second means of ingress and egress shall be internal to the building.

(3) Commercial Reuse Areas

All commercial reuse areas shall conform in all respects with the requirements of the Jersey City Zoning Ordinance for a C-2 Office and Retail District.

All areas designated for convenience commercial reuse shall conform in all respects with the retail sales requirements of the Jersey City Zoning Ordinance for an R-2 Low Density Residential District except that said use shall be permitted in individual structures. The pedestrian access street restriction in section 1402, B, 8, of the Zoning Ordinance shall not apply.

(4) General Provisions

- a. 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 or in loan or grant agreements.
- b. 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.

- c. 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.
- d. 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.
- e. 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.
- f. No building shall be constructed over an easement in the project area without prior written notice to the Jersey City Redevelopment Agency.
- g. 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 of additions prior to, during and after completion of the improvements.
- h. The provisions of this plan specifying the land uses for the project area and the requirements and restrictions with respect there to 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.
- i. 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.
- j. 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.

- k. Any subdivision of lots, parcels of land or other real property within the area shall be in accordance with the requirements of this plan and the land subdivision ordinance of the City of Jersey City.

(3) Circulation Requirement

NDP Map No. 3 indicates the major streets which are necessary to assure adequate circulation. No major changes in the existing street system are contemplated as part of the Grove Street NDP, with the exception that Grove Street will be restricted to local traffic only.

(4) Urban Design Objectives and Controls

a. Design Review

All development proposals will be subject to design review, comment and approval by the Jersey City Redevelopment Agency prior to the commencement of construction.

b. Urban Design Objectives and Goals.

The Grove Street NDP provides the opportunity to develop a transition area between the existing residential neighborhoods to the west of Grove Street and the Henderson Renewal Project to the east and the Hudson River waterfront beyond, and to tie them together. The area has good proximity to the Newark Avenue commercial area and its transit stop to the south, an excellent view of the lower Manhattan skyline, and the potential to provide stimulus for similar up-grading and maintenance of the adjacent existing neighborhoods. The development of Grove Street could set the environmental character for the up-grading and revitalization of other similar streets in Jersey City.

Because of the presence of the Sixth viaduct which is a dividing point between the northern and southern portions of the Grove Street NDP, the

area can be divided, for development purposes, into two areas:

Grove Street North (north of the Penn Central Viaduct)

Grove Street South (south of the Penn Central Viaduct)

It is important that strong visual and pedestrian connection be made at the viaduct. This should be done by landscaping, special treatment of the pedestrian surface under the viaduct, lighting improvements and a general up-grading of the viaduct itself.

Area A (North of the Penn Central Viaduct)

Use: New residential and public/semi-public uses and rehabilitation of existing buildings where feasible with retention of their residential uses. Disposition parcel #9 (35,000 square feet) created adjacent to P.S. 37 on Pavonia Avenue is proposed for much needed playground and open space. The remaining reuse parcel will be for new residential uses. Also proposed is the relocation of the library presently on Pavonia Avenue. In developing this area, important design criteria include:

- Relationship to existing residential uses on Pavonia, Eighth, Seventh and Sixth Streets.
- Relationship to existing backyards of residential building on these streets, particularly where reuse parcels occur.
- Relationship to the new residential development in the Henderson Project across Grove Street.
- Separation of public and private spaces.
- Building massing relative to existing building “entrances” to the residential side streets and intersections of residential streets.
- Relationship to existing Hamilton Park.

Area B (South of Penn Central Viaduct)

Uses: A mixture of housing rehabilitation, where feasible and new residential and commercial or public/semi-public uses. The development of this area will require special design consideration for:

- Relationship to existing residential and institutional uses on Fifth, Fourth, Third, and Second Streets and the backyards of these buildings as the adjoin reuse parcels.

- Relationship to new residential development in the Henderson Project.
- Building massing relative to existing and new uses.

Circulations (Area A &B)

Pedestrian:

- Circulation along Grove Street.
- It is hoped that the future destination points of this pedestrian way will be the Pavonia Avenue PATH Station and the waters edge beyond on the north and the Grove Street PATH Station and the Newark Avenue shopping area to the south.
- Access to new open space development and to the existing Hamilton Park.
- Relationships where appropriate to the Henderson Street Project.

Vehicular:

- Provide Where possible, off-street parking for existing uses.
- Provide off-street parking for proposed new development.
- Re-study traffic movement and on-street parking on Grove Street to allow the pedestrian development of Grove Street.

(5) General Design Criteria

a. Exterior Lighting

Exterior lighting used to light doors, entrances, plazas, parking areas, and open spaces shall be located and shielded so as to prevent glare to adjacent properties.

b. On-Site Improvements

All buildings, open space, and other improvements shall be maintained in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including enclosures where appropriate shall be provided and properly maintained.

c. Open Space All public and private open space shall be suitably landscaped so as to provide a visually attractive and usable environment.

d. Parking Area

Parking areas include all spaces allocated for vehicular uses including service drives, maneuvering space and parking space. The design guidelines for parking areas are as follows:

- All open parking areas should have one tree for every six spaces.
- An open parking area in excess of 10 spaces should be visually screened with planting or appropriate fencing.
- Appropriate night lighting should be provided and so located as to be directed away from windows in residential structures.
- Access driveways should be a minimum of 15 feet in width.

e. Utilities

Utility easements, when necessary, shall be provided by developers and approved by the Jersey City Public Works Department.

- f. Vehicular Access to a parcel shall be determined at the time this Agency and developer agree upon a design solution.

g. Sign Regulations

The design, construction and display of all signs for all buildings, or structures, public or private, in the NDP area shall be subject to the following regulations:

- Signs relating solely to the identification of commercial premises may be affixed to the buildings in the NDP area provided such signs do not exceed 1 square foot in area for each front foot of building occupied by the enterprise displaying the sign. No occupant may erect or construct more than one sign for each exterior wall of his premises.
- No sign shall be painted on any exterior wall of a building, nor shall any sign be lighted by or contain flashing, revolving, or other pulsating sources of illumination.
- Temporary signs may be installed for the purpose of offering for sale, rent or lease of the premises or in the case of building construction underway on the site, for the identification of the building contractor, owner, architect, engineer, etc. No such temporary sign shall exceed 32 square feet in the area.
- Ground signs may be erected at the discretion of the JCRA. If accepted, they must be erected on suitable supports as approved by the JCRA and relate solely to the identification of the enterprise conducted on the premises, or they must be public service informational or directional signs. Identification signs shall be limited to one to each building for each public street on which the building is fronted.
- All signs must be integrated into the architectural design of the building on which it is placed and into the overall sign layout of the project in character and quality. To insure uniform design, the redeveloper must submit the design and specification of all signs to the JCRA for its approval.
- No signs or other notice types described herewith may be erected within approval of the JCRA.
- Exceptions to any of the sign regulations may be made only upon written approval of the JCRA.

- All signs must conform to the sign control provisions contained in the zoning ordinance and to the site plan review provisions of JCRA.

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 requirement of the City of Jersey City.
3. The following text referencing provision for the temporary relocation and permanent rehousing of persons residing within the NDP Urban Renewal Area 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 individuals 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 individual 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.

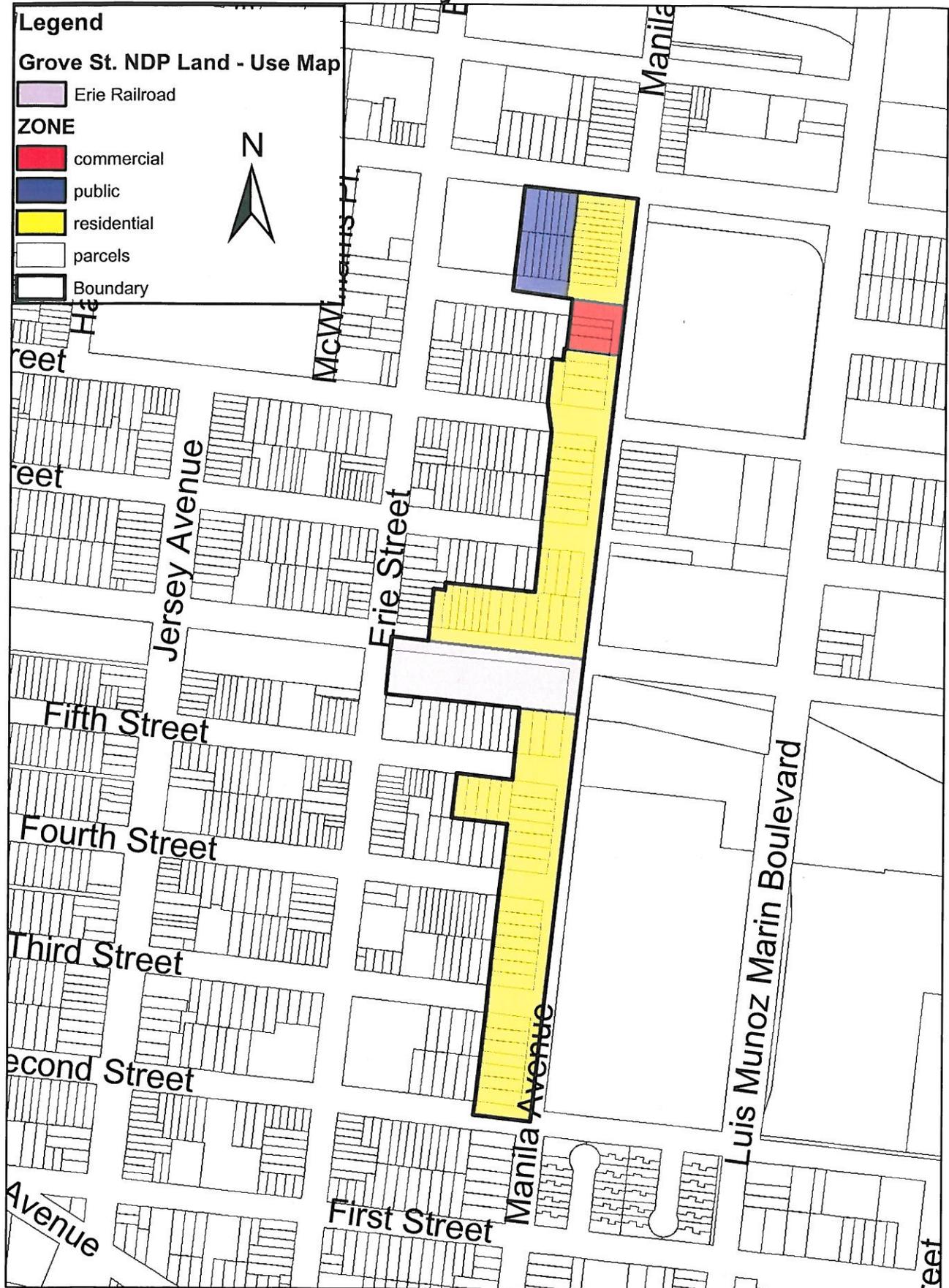
4. The Urban Renewal Plan proposes to attain identifiable local objectives as to appropriate land use, density of population and improved public utilities, traffic circulation, recreational and community improvements and other public improvements.

g.) Procedure for Amending the Approved Plan

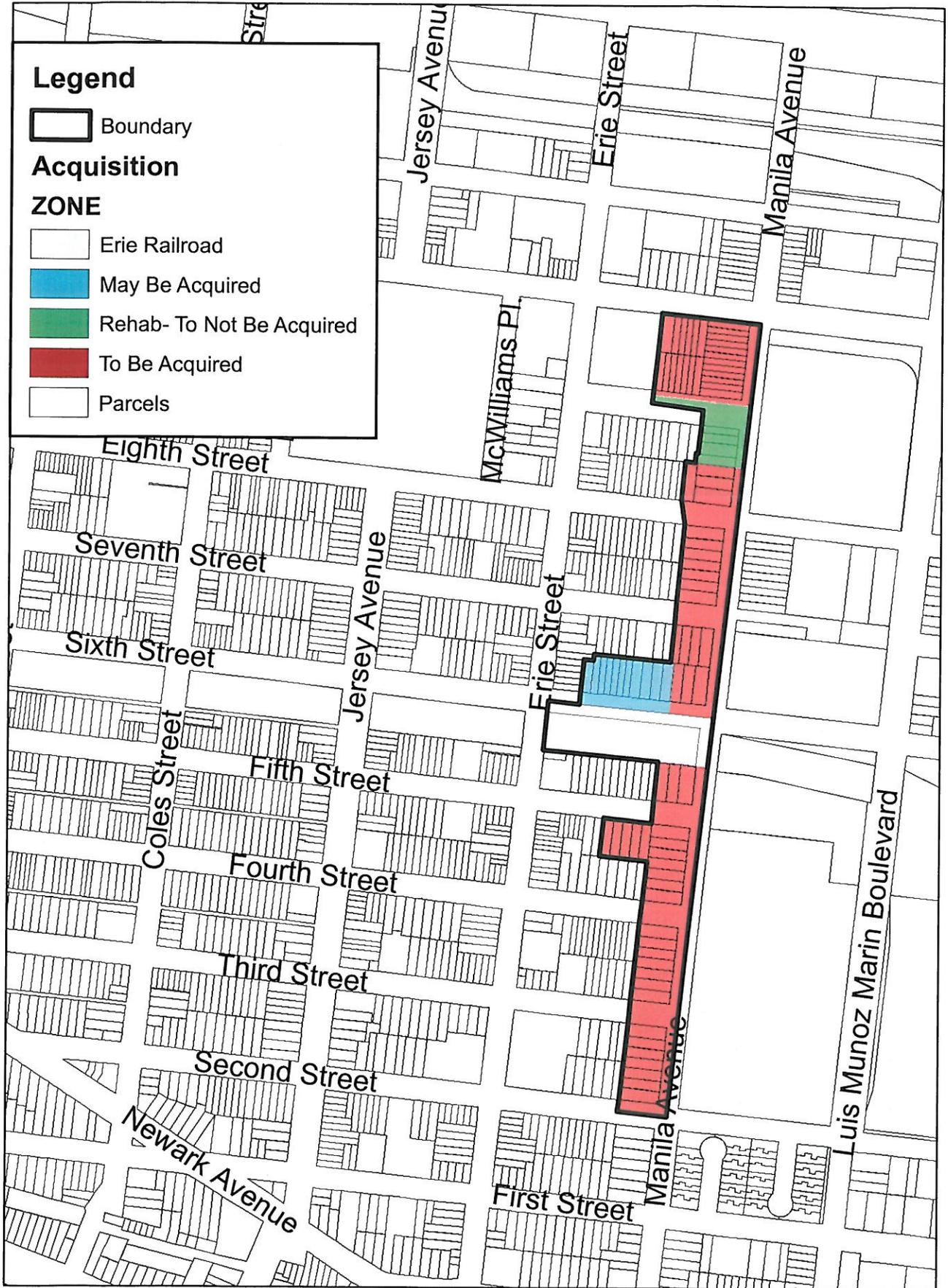
The Urban Renewal Plan may be amended from time to time upon compliance with requirements of law, provided that with respect to any land in the NDP Renewal Area that has been disposed of by the JCRA for use in accordance with the Urban Renewal Plan, the JCRA and the City of Jersey City first receive written consent from the owner of the land which is materially affected by such amendment.

Grove Street NDP Boundary Map

July 2005



JERRAMIAH T. HEALY, Mayor
 Jack Beirne, Director
 Department of Housing Economic Development and Commerce
 Robert D. Cotter, PP, AICP, Director
 Division of City Planning



Legend

 Boundary

Acquisition

ZONE

 Erie Railroad

 May Be Acquired

 Rehab- To Not Be Acquired

 To Be Acquired

 Parcels

Eighth Street

Seventh Street

Sixth Street

Fifth Street

Fourth Street

Third Street

Second Street

Newark Avenue

First Street

Jersey Avenue

Erie Street

Manila Avenue

McWilliams Pl.

Erie Street

Manila Avenue

Luis Munoz Marin Boulevard

Coles Street

Jersey Avenue