

325 Palisade Avenue

Redevelopment Plan

City of Jersey City

Division of City Planning

Adopted by Ordinance 06-087, July 19, 2006

Amended 08/01/12 – Ord. 12-100

Signage Threshold Updates - Amended: October 13, 2022: Ord 22-084

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325 PALISADE AVENUE REDEVELOPMENT PLAN

I. INTRODUCTION

The 325 Palisade Avenue complex is located in the Heights section of Jersey City within the Riverview neighborhood. The Study area is comprised of a mix of partially improved parking lots and a 3-1/2 story brick building, known as 325 Palisade Avenue. Previously utilized as City offices, this building has been mostly vacant for over a year, with minimal use of a portion of the first floor.

This Palisade Avenue neighborhood contains a mix of uses, with medical offices located across the street from 325 Palisade and a supermarket located next door. Two vacant lots currently used for parking are adjacent to a 1-1/2 story residential building and a two story industrial building. Another partially improved parking lot fronts on Palisades Avenue. It is located between two six- family homes of three and a half stories in height. Both buildings contribute architecturally to the neighborhood. A 2-story commercial/office building is located across the street from the parking lot.

Residential uses, commercial uses and pocket parks dominate the balance of the surrounding neighborhood. Further south along Palisade Avenue is the Christ Hospital Campus that has attracted around it a wide selection of doctor's offices and pharmaceutical services.

Clearly, it is now time for the City to take a more pro-active role in guiding the re-use and redevelopment of the underutilized building and parking lots. The purpose of this Plan is to provide a comprehensive redevelopment plan that will allow and encourage the redevelopment of the building and parking lots within the project area in a manner that recognizes the character and scale of the neighborhood; as well as the existing building and its potential for adaptive re-use, as well as its context in the fabric of the surrounding neighborhood.

II. BOUNDARIES

The 325 Palisade Avenue Redevelopment Area consists of tax lots found on tax Blocks 4504, 5003, and 5201. The following are the specific lot numbers which are included in the Area.

Block	Lots
4504	1
5003	1
5201	13

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

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

- A. The planning and development of the Redevelopment Area as a primarily residential mixed-use area.
- B. The Rehabilitation and adaptive re-use of the former city offices recognizing the size, scale and architectural merit of the existing building, to better reflect the new uses to be housed within and the historic character and texture of the building and surrounding neighborhood.
- C. Require infill development on vacant lots fronting on Palisade Avenue to create a more continuous streetscape and eliminate the gap now created by the existing parking lots on those lots.
- D. Provide for parking to be located on the lots fronting on Ferry Street to serve the use within the 325 Palisade Avenue building.
- E. To improve the pedestrian environment and streetscape within the Redevelopment Area, with the provision of new side walks, street trees and other pedestrian amenities within the existing sidewalks and rights-of-ways.
- F. To promote the responsible Rehabilitation of the existing 325 Palisade Avenue building through the use of the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*.
- G. To promote the principles of "Smart Growth" i.e. sustainable economic and social development, including a variety of housing choices, providing pedestrian friendly streets and public rights-of-way, minimize automobile use by maximizing the appeal of mass transit, encourage reduced parking and shared use parking solutions, and creating a livable community with convenient access to commercial facilities.

IV. PROPOSED REDEVELOPMENT ACTIONS

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

- A. The consolidation and re-subdivision of land within the Redevelopment Area into suitable parcels for development for the new residential and commercial land uses where necessary.
- B. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Area and adjacent areas.

- C. The Rehabilitation, and adaptive re-use of the existing structure and the construction of new structures and complementary facilities that are consistent with the scale of the existing adjacent buildings of architectural merit and the positive character and use patterns in the surrounding neighborhood.

V. GENERAL ADMINISTRATIVE REQUIREMENTS

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

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change to the interior floor plan of any structure, (e) any change in the use of any structure or parcel, or (f) any change in the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No temporary or permanent Building Permit shall be issued for any work associated with A. through F. above, without site plan review and approval of such work by the Planning Board.
- B. The provisions of this Plan specifying the redevelopment of the Area and the requirements and restrictions with respect thereto shall be in effect for a period of twenty (20) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- C. Prior to commencement of construction, architectural drawings, specifications and site plans for the construction of improvements to the redevelopment area shall be submitted by the developers for review and approval by the Planning Board of the City of Jersey City.

Site plan review shall be conducted by the Jersey City Planning Board pursuant to NJS 40:SSD-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Site plan review shall be conducted by the Planning Board, pursuant to NJSA 40:55D-1 et. seq., pursuant to the requirements of the Jersey City Land Development Ordinance and this Plan. Final site plan approval for any phase may be conditioned upon submission of performance guarantees for unfinished site improvements in accordance with NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City and in the form approved by either the Corporation Counsel of the City of Jersey City or the Attorney for the Jersey City Planning Board, as determined by the Planning Board.

The amount of such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of improvements within one (1) year of final site plan approval.

- D. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements and the Jersey City Land Subdivision Ordinance.

- E. No development or redevelopment of any parcel in the Redevelopment Area that will result in an increase in wastewater from that parcel shall be permitted unless and until the planned project wastewater piping and systems for the removal of effluent and storm water are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority; and the municipal wastewater piping and systems for the removal of effluent and storm water are certified by the City of Jersey City Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as determined by the Division of Engineering.
- F. All interim uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall only permit uses that it finds will not have an adverse effect upon surrounding existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board. The Board shall establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional one (1) year renewals of interim uses upon application, review, and approval. Commuter or commercial surface parking lots and commuter or commercial parking garages are specifically prohibited and shall not be permitted as interim uses.
- G. 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 adopted pursuant to this 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 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 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 this Plan. No deviations may be granted which will result in permitting: (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a non-conforming use, (3) an increase in height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district, (4) an increase in the permitted floor area ratio, (5) an increase in the permitted density.

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.

- H. No covenant, lease, conveyance or other instrument shall be effected or executed by the Jersey City Redevelopment Agency or by a redeveloper or any successors or assignees, whereby land within the Redevelopment Area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.
- I. No building shall be constructed over an easement in the Redevelopment Area without site plan review and approval of the Jersey City Planning Board and prior written approval of the Redevelopment Agency and the Division of Engineering.
- J. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

VI. GENERAL DESIGN REQUIREMENTS AND RESTRICTIONS

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

- A. All utility distribution lines; utility service connections from such lines to the Redevelopment Area's individual uses; and transformers, utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted in sidewalk areas or exterior to the building. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- B. Chain link fencing shall be prohibited within the Redevelopment Area, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- C. No Billboard shall be permitted on any property contained within the Redevelopment Area.
- D. No signage shall be permitted within the Redevelopment Area, which includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations.
- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way.
- F. All trash dumpsters and/or compactors shall be located within the buildings. All outdoor storage shall be prohibited.

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

VII. URBAN DESIGN REQUIREMENTS

A. Building Design Requirements

- 1. All new structures within the Redevelopment Area shall be situated with proper consideration of their relationship to other buildings of architectural merit, both existing and proposed, in terms of material, light, air and usable open space, access to public rights of way and off-street parking, height, setback and bulk. Buildings shall be designed to be attractive from all vantage points, such that the same façade materials and detailing are used on all facades.
- 2. The building at 325 Palisade Avenue, of architectural merit and eligible for individual listing on the national Register under criterion C, shall be retained. Its Rehabilitation shall be in compliance the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* for conformance with this plan.
- 3. Buildings shall be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment. Main-building entries shall be prominent, easily identifiable, and connect directly to the public street and sidewalk and shall not occur simply as voids within or between buildings.
- 4. Buildings shall have a clear base, middle and top. Architectural devices, such as providing stringcourses, cornices and sub-cornices, lintels and sills, and/or horizontally differentiating surface treatments, can be used to achieve the necessary transitions.
- 5. The windows and glazing of a building are a major element of the style which gives character to a building and shall be appropriately and sensitively chosen with respect to the existing resource at 325 Palisade Avenue and surrounding buildings of architectural merit. The windows of 325 Palisade Avenue shall be treated according to the Secretary of the Interior's Standards and Guidelines for Windows
- 6. Balconies and terraces may extend from the building when facing into interior courts. However, all balconies facing onto streets shall be prohibited.
- 7. EIFS (Exterior Insulating Finishing Systems, stucco, artificial stone, CMU size/type block, vinyl and/or aluminum siding and artificial brick veneer such as permastone or brickface and/or plastic type artificial siding materials may not be used as façade

cladding within this Redevelopment Area. Façade material to be used shall be primarily of brick, Standard, Modular and Norman sizes only.

8. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable standards as defined by the State of New Jersey.
9. All electronic communication equipment shall be totally screened from view. This shall be achieved through creative disguises within the basic architecture of the building, such that it does not negatively impact the appearance of the building. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment. Said equipment shall be located so as to minimize or eliminate the need for screening. Cellular antennas / wireless communication antennas and facilities are not permitted within this Redevelopment Area. Reference shall be made to the Wireless Communications section of the Jersey City Land Development Ordinance for appropriate permitted locations for these facilities. There shall be no rooftop louvers utilized as screening.
10. All mechanical equipment, generators, HVAC equipment and similar equipment shall be totally screened from view, both from the street and existing or planned neighboring buildings. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same or complimentary materials used in the construction of the building, such that the screening appears to be an integral part of the building. Interior locations must be utilized where mechanically possible

B. Streetscape, Open Space and Landscape Requirements

1. A streetscape plan, acceptable to the Division of City Planning is required for all projects and shall include proposed sidewalk and curbing materials and treatments, street trees, tree pit grates and/or treatments, and any proposed street furniture, lighting or other features to be provided. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval, as part of the project site plan application and implemented as part of the construction of the project.
2. Sidewalk areas must be provided along the street rights-of-way and shall be properly sized for the safe and convenient movement of pedestrians through and around the Redevelopment Area.
3. Sidewalk areas shall be attractively landscaped and durably paved in Scofield *Charcoal* or equivalent concrete. Decorative paving materials may be incorporated into the design. Additional decorative elements shall be introduced at building entrances to accent and channel pedestrian flow.
4. All plant material used must be able to withstand the urban environment and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. All landscaping shall be guaranteed for a period of two (2) years. Any

landscaping which is not resistant to the urban environment or that dies shall be replaced by the developer or property owner.

5. Street trees shall be planted along all curb lines of streets within the Redevelopment Area at a maximum of 35 feet on center. Each tree pit shall be at least four foot by four foot in area and contain a decorative metal grate or tree guard.
6. Outdoor landscaped open space areas shall be provided for all new construction within the Redevelopment Area and shall occupy any required yard areas. Additional open space areas may be provided after Planning Board review and approval. All areas not covered by a building or necessary paved areas shall be landscaped with trees, shrubs, groundcovers or other appropriate plant material.
7. Lighting within the Redevelopment Area shall sufficiently illuminate all areas to prevent "dark corners". All lighting sources must be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot-candles.

C. Off-street Parking Design and Loading Requirements

1. Minimum Parking Requirements

- All Residential Uses: 1 per unit
- Medical Offices: .5 - per exam room
- General offices: 1.0 space per 1,000 sq.ft.

2. Where parking is located within a building, the parking use shall be screened to the greatest degree possible. The exterior wall of the parking structure shall be architecturally designed to mimic and reflect the occupied portions of the building in terms of style and materials. Façade areas related to parking levels partially below grade may be treated and designed as would a traditional basement level. All openings in the parking structure facade shall be of the punched style. These openings shall be consistent with the rhythm of the window openings serving the principal uses within the building. They shall be covered by glass or metal in such a way that the exterior design is compatible with the design of the building and the actual windows of the building. The glass tint and/or reflectivity may be different so as to decrease the visibility of the garage use within. In lieu of glass, the openings may be covered by a hinged solid metal plate/shutter, or recessed decorative grill over a louvered opening as described below. Blind windows, to continue appropriate rhythms where appropriate shall also be permitted. Where louvers are needed or proposed, decorative grills shall be installed over functional louvers. The intent of the above regulations is that no exposed garage exterior wall shall be detectable as a garage.
6. In order to preserve the maximum number of on-street parking spaces possible, driveway widths and curb cuts shall be limited to the minimum width and number necessary. Driveway / curb cut widths leading to parking areas containing less than twenty (20) cars shall be no more than twelve (12) feet in width. The width of driveways and curb cuts

leading to parking areas for twenty (20) cars or more shall be limited to twelve (12) feet for one-way traffic and twenty (20) feet for two-way traffic.

7. All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep. The placement of a curb up to two (2) feet within the required 18 foot depth of the parking space is permitted, provided that there is adequate area for an automobile occupying the parking space to over-hang said curb a like distance without infringing on required landscaping or pedestrian areas. All aisles shall be a minimum of 22 feet wide. Compact spaces may be provided only with the approval of the Planning Board and shall be a minimum of 8 feet wide by 16 feet deep.
8. Off-street parking and loading areas shall be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.
9. Light sources within any parking level shall not be visible from the exterior of the building either from the street or from other surrounding buildings and properties. Identification of the internal light fixtures and their location shall be provided in order for any application to the Planning Board for site plan to be deemed complete.
10. Developers shall demonstrate to the Board's satisfaction that sufficient off-street loading is provided to meet the needs of the proposed uses.
11. Valet parking may be allowed if it can be demonstrated that an efficient, safe means of operation will be provided.

D. Signage

1. Permitted Signage
 - a. Each residential building shall display the street address of the building on the front facade or front door of the building such that it is visible from the adjoining street right-of-way.
 - b. Each major residential building, buildings on lots of 10,000 square feet or more, may have one (1) exterior sign flush mounted to the façade at the entrance to the building indicating the building's name, if any, not to exceed twenty (20) square feet.
 - c. Tenant directories are to be located within the lobby of a building.
 - d. Accessory Parking – Since commuter and commercial parking is not permitted, additional signage is not permitted for parking uses.
2. Additional Signage Regulations and Requirements, applied throughout all areas of the plan:
 - a. ~~All signs are subject to minor site plan review when not included as part of a major site plan application.~~
 - b. All signs shall be flush mounted although blade signs may be attached to the first floor façade.
 - c. Window signs (other than lettering as specifically permitted) shall be prohibited. Lettering shall be limited to decorative metal leaf, flat black or etched / frosted

glass style lettering and shall be limited to the name of the business occupying the commercial space / store front and shall cover no more than twenty (20%) of the window area.

- d. All signs shall be attached to the first floor level of the building only.
 - e. Permitted signage material includes: 1.) Painted wood; 2.) Painted metals including aluminum and steel; 3.) Brushed finished aluminum, stainless steel, brass, copper, or bronze; 4.) Carved wood or wood substitute.
 - f. Permitted lettering material includes: 1.) Lettering forms applied to the surface of the sign; 2.) Single colored lettering forms applied to the surface of the sign; 3.) Metallic solid body letters with or without returns; 4.) Painted acrylic or metal letter. 5.) Vinyl lettering attached permanently to a wood, wood substitute or metal signboard.
 - g. Sign Lighting: Signs may be lit from backlit halo, and up-lights. Internally lit signs and sign boxes are prohibited.
 - h. During construction, one (1) temporary sign indicating: the name of the project or development, general contractor, subcontractor, financing institution and public entity officials (where applicable) shall be permitted. The sign area shall not exceed Fifty (50) square feet.
4. Prohibited Signage: The following signs and devices shall not be permitted within the Redevelopment Area:

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

VIII. SPECIFIC LAND USE REGULATIONS

The Redevelopment Area is a relatively compact area. However, because of the varied conditions of the existing parcels within the Redevelopment Area, the Redevelopment Area has been further broken down into three (3) sub-districts as described below and as indicated on Map – 2, Sub-District Map, attached as part of this Redevelopment Plan. The Sub-Districts are as follows:

- **Rehabilitation District** – This sub-district contains the existing structure at 325 Palisade Avenue that is to be Rehabilitated. This Georgian Revival style building built *circa* 1923 is eligible for individual listing on the *National Register*, meeting Criterion C of the *Standards for Evaluation*. This building shall be rehabilitated and reviewed for inclusion as a City landmark building to insure that future development along its southern edge does not block windows along the property line or damage or destroy or obscure from view decorative or architectural ornament and relationships.

- **New Construction District (1)** – This sub-district located at the corner of Ferry Street and New York Avenue shall be comprised of Block 4504, Lots 1. It contains an unimproved parking lot. This site shall be redeveloped with residential development of a substantial character to compliment the existing building at 325 Palisade Avenue and the adjacent residential building to the west known as 329 Palisade Avenue.
- **New Construction District (2)** – This sub-district shall be comprised of Block 5201 Lots 13. It presently contains a surface parking lot. Development within this sub-district will consist of new infill construction designed to be compatible with the existing 6 family buildings that abut the property along Palisade Avenue, especially referencing Lots 12, 14, and 15. It is to be noted that the building on Lot 12, popularly known as 300 Palisade Avenue and as the *Clothilde Apartments* is eligible for individual listing on the *National Register* meeting *Criterion C* of the *Standards for Evaluation*.

A. Rehabilitation District

1. Principal Permitted Uses

- a. Multi-family Apartment Building
- b. General Offices
- c. Medical Offices

2. Uses incidental and accessory to the principal use and building, including:

- a. Home occupation
- b. Artist Studios
- c. Health Club
- d. Offices.
- e. Financial institutions.
- f. Child Care Centers.
- g. Off-street parking, only within the existing structure as part of the principal building.
- h. Private recreation facilities and areas, (indoor &/or outdoor) including pools, landscaped yards and decks, active recreation uses, gymnasiums, exercise rooms, etc.
- i. Community rooms.

3. Maximum Density- 115 DU /AC

4. Area, Yard & Bulk –The redevelopment within this sub-district shall consist of rehabilitation of the existing building. The total floor area permitted within this sub-district shall not exceed the total floor area existing at the time of the adoption of this Redevelopment Plan. No new stories shall be added.

5. Minimum Parking Requirements – All accessory parking shall be located within the basement of the building. Partition walls shall be removed to accommodate vehicular circulation between existing columns. Minimum

parking size and aisle width requirements shall be waived if necessary to fit parking into the constraints of this existing space.

- All Residential Uses: .85 per unit
- Medical Offices: 1.0 - per exam room
- General offices: 1.0 space per 1,000 sq.ft.

6. **Design Requirements-** All exterior renovation shall conform to the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Specific exterior improvements shall also incorporate the following:

- Basement window openings shall be reopened and replaced with windows and decorative grates. Louvers shall be painted a dark color darker than the existing brick and covered with decorative grillwork.
- Brick façade shall be repaired, cleaned and spot pointed where necessary, while maintaining the original/historic color, texture, profile and depth of the existing mortar joints and the current brick work pattern. Any surface cleaning shall be done by the most conservative and gentlest means possible so as not to harm or destroy any original /historic building materials.
- Any window replacement shall not utilize a white or off-white frame.
- Front stoop on the primary façade shall be re-built to be more compatible with the architectural style of the building.
- Roof-top skylights shall be repaired, restored and or reopened where applicable.
- Roof-top amenity open space shall be incorporated on at least 50% fifty percent of the roof .
- The existing one story utility tower shall be reduced if possible or removed altogether.
- Existing garage entry /exit shall remain on New York Avenue.

B. New Construction District One (1)

1. Principal Permitted Uses

- a. Multi-family Apartment Building

2. Uses incidental and accessory to the principal use and building, including:

- a. Home occupation
- b. Artist Studios
- c. Off-street parking, only within structures as part of the principal building.
- d. Private recreation facilities and areas, (indoor &/or outdoor) including pools, landscaped yards and decks, active recreation uses, gymnasiums, exercise rooms, etc.
- e. Community rooms.

3. **Maximum Density-** 80 DU /AC
4. **Area, Yard & Bulk** – Development within this district shall be considered to be (1) one development parcel and developed as on building.
Required Front Yard Setback – NONE to be in line with 329 Palisade Avenue and within 5’ of the New York Avenue Property Line
Minimum Side Yard Setback perpendicular to Ferry Street – 15 feet
Minimum Side Yard Setback perpendicular to New York Avenue Street – 0 feet
Maximum Height - To be no higher than the roofline adjacent building at 329 Palisade Avenue

Maximum Stories – Four levels of Residences and 1 level of parking

5. **Minimum Parking Requirements** – All parking shall be located within the principal building a minimum of 50 % below grade provided depth to substrate/bedrock permits the parking submersion. Proof of bedrock elevation shall be required in order to waive this requirement.
- All Residential Uses: 1 per unit
6. **Design Requirements-** All exterior façade improvements shall incorporate the following into the façade:
- A roof-top cornice
 - Brick façade of Standard brick with accents of other natural materials such as stone, cast stone, or metal in aesthetic harmony with surrounding buildings of architectural merit, especially 325 Palisade Avenue
 - Balanced window placement respectful of and aesthetically harmonious with the surrounding buildings of architectural merit, especially 325 Palisade Avenue.
 - Floor to ceiling height of the first floor shall be two feet greater than the floors above.
 - Roof top open space shall be setback from the building frontage
 - The Primary Façade shall be considered to front onto Ferry Street and shall be in line with the adjacent building to the East.
 - The parking garage opening shall front onto New York Avenue and shall be designed as to not overwhelm the adjacent one and one half story building to the North.

C. New Construction District Two (2)

1. **Principal Permitted Uses**
- a. Multi-family Apartment Building
2. **Uses incidental and accessory to the principal use and building, including:**

- a. Home occupation
- b. Artist Studios
- h. Off-street parking, only within structures as part of the principal building.
- i. Private recreation facilities and areas, (indoor &/or outdoor) including pools, landscaped yards and decks, active recreation uses, gymnasiums, exercise rooms, etc.
- j. Community rooms.

3. Maximum Density- 80 DU /AC

4. Area, Yard & Bulk – Development within this district shall be considered to be (1) one development parcel and developed as one building.

Required Front Yard Setback – The principal building shall be set back the same distance as the buildings to the north and south. If these distances vary slightly, the setback shall be consistent with the building set furthest back. Any areas between the property line and the building façade shall be appropriately fenced and landscaped.

Minimum Rear Yard Setback – The setback shall not be less than the setback of the principal building immediately adjacent to the North.

Maximum Height - Shall be consistent with the height of the adjacent structures located on Block 5201, Lots 12 and 14. Specifically, the roof line of the infill building shall not exceed the adjacent roof line of the former lot number 11. A penthouse of one story, which shall not be visible from the public right of way or interfere with the existing pattern of rooflines, shall be permitted.

Maximum Stories – Three levels of Residences (not including the penthouse) and 1 level of parking

5. Minimum Parking Requirements – All parking shall be located within the principal building a minimum of 50 % below grade provided depth to underlying substrate/bedrock permits the parking submersion. Proof of bedrock elevation shall be required in order to waive this requirement.

- All Residential Uses: 1 per unit

6. Design Requirements- All exterior façade improvements shall incorporate the following into the façade:

- A roof-top cornice
- Brick façade of Standard brick with accents of other materials such as stone, cast stone, or metal in aesthetic harmony with surrounding buildings of architectural merit, especially on lots 12 and 15.
- Front Stoop at a height and projection appropriately aligned with the adjacent stoops along Palisade Avenue
- If buildings are attached, light wells shall be provided and shall be in line with those existing at the adjacent buildings.

- Balanced window placement respectful of and aesthetically harmonious with the surrounding buildings of architectural merit, especially those on lots 12 and 15.
- Floor to ceiling height of the first floor shall be two feet greater than the floors above.
- Roof top open space setback from the building frontage shall not be visible from the Palisade Avenue R-O-W.

IX. ACQUISITION PLAN

No acquisition of property within the Redevelopment Area by the City of Jersey City or any of its agencies, including the Jersey City Redevelopment Agency is envisioned at this time.

X. RELOCATION PLAN

As noted above, there is not expected to be any acquisition of land by the municipality or other public agency. Therefore, there will not be any relocation of persons or businesses as a result of this Plan. Nonetheless, should relocation become necessary, the process of relocating the affected persons and businesses will receive the careful attention of local officials and the Jersey City Redevelopment Agency, and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.

XI. CIRCULATION PLAN

1. It is the intent of this Circulation Plan to provide a street layout for the Redevelopment Area which is adequate to meet the circulation needs of the Redevelopment Area in terms of vehicular traffic and pedestrian volume, while at the same time recognizing that it is a primary purpose of this Redevelopment Plan to promote the principles of Smart Growth. That is; to provide pedestrian friendly streets and public rights-of-way, to minimize automobile use by maximizing the appeal of mass transit and to encourage reduced parking and shared use parking solutions.
2. All existing streets and rights of way within the Redevelopment Area shall remain open to the public. All streets shall provide on street parking on both sides of the street unless restricted by local ordinance.
3. Sidewalk areas must be provided and shall be properly sized for the safe and convenient movement of pedestrians through and around the Area, taking into consideration the character of the adjoining uses. In general, sidewalks serving commercial areas should be wider than those serving residential uses.

XII. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

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

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- C. The Plan has provided proposed land uses and building requirements for the Redevelopment Area.
- D. The Acquisition Plan (Section IX) indicates that no property is to be acquired by public agencies as a result of this Plan.
- E. The Plan is in general compliance with the Jersey City Master Plan and the Master Plan of the County of Hudson. It 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 where adequate infrastructure and transportation alternatives exist.
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Land Development Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Land Development Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

XIII. PROCEDURE FOR AMENDING THE PLAN


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

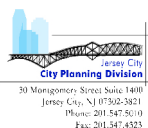
XIV MAPS



325 Palisade Avenue Redevelopment Plan Area Boundary Map

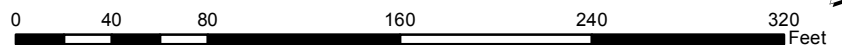
Legend

 Redevelopment Plan Boundary



May 17, 2012

1 inch = 80 feet








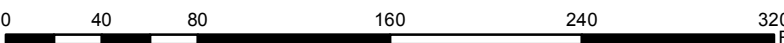
325 Palisade Avenue Redevelopment Plan Area Land Use District Map

May 17, 2012


Legend

-  New Construction District 1
-  New Construction District 2
-  Rehabilitation District

1 inch = 80 feet



0 40 80 160 240 320 Feet



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