

# **8 Erie Street**

# **Redevelopment Plan**

**Adopted:**

**May 31, 2011 - Ordinance No. 11-058**

**AMENDED:**

**May 13, 2015 - Ordinance No. 15-053**

**May 08, 2019 - Ordinance No. 19-038**

**JERSEY CITY  
DIVISION OF CITY PLANNING  
1 Jackson Square, 2<sup>nd</sup> Floor  
Jersey City NJ 07305**

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## I. INTRODUCTION

The 8 Erie Street Redevelopment Area (hereinafter the Redevelopment Area or the Area) has been determined to be “an area in need of redevelopment”, pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.) by Municipal Council Resolution adopted April 26, 2011.

The Study Area is located in downtown Jersey City, one block north of Newark Avenue and less than two blocks west of the Grove Street Path Station. The property is currently occupied by the Jersey City Police Department Headquarters and consists of an existing building at the corner of Erie and Bay Streets and a surface parking lot which has 25 feet of frontage on Bay Street and 125 feet of frontage on First Street. The parking lot is currently used by the Jersey City Police Department. The Study Area is located within a largely residential area and is located nearby Newark Avenue’s commercial corridor.

The building at 8 Erie Street, formerly the *NY & NJ Telephone Company Building* and most of the adjacent parking lot are located within the Harsimus Cove Historic District which consists mostly of mid and late nineteenth century townhouses and tenements with occasional corner storefronts and other mixed uses. The lots along First Street are bookended by a monumental Italianate tenement row to the east and two originally mixed use Italianate buildings to the west. The lot on Bay Street is situated between two nineteenth century buildings, one a two and a half story gabled Greek Revival frame building to the east and the other a three and one half story masonry Greek Revival townhouse to the west. For much of Jersey City’s history, the area that is now the 8 Erie Street Redevelopment Area was the residential edge of the Harsimus Cove neighborhood as it transitioned into commercial sites along Newark Avenue. This edge condition is now characterized by the governmental offices at 8 Erie street and the adjacent surface parking. Although the former Telephone Company building maintains its historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association, the police office and parking uses are not in keeping with those uses permitted in the zone plan for the Area nor are they recommended in the Master Plan.

It would now appear to be appropriate for the City to take a more pro-active approach to redevelopment in this Area, so as to bring the Area into greater compliance with the recommendations of the Master Plan and redevelop the Area in a manner that is more consistent with redevelopment activities in the surrounding community.

## II. BOUNDARIES

The 8 Erie Street Study Area consists of seven (7) tax lots found on one Tax Block in Downtown Jersey City.

Block	Lot
242	14, 20A, 24, 25, 26, 27, 28

The boundary of the Study Area is also depicted on Map 1, “Study Area Boundary Map.” In the event of a discrepancy between lots listed in the chart and the Map, the Map takes precedence.

### **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 with ground floor commercial uses where appropriate along Erie Street.
- B. To provide opportunities for the rehabilitation and adaptive re-use of the Police Headquarters Building, formerly the *NY & NJ Telephone Company Building*, for residential use with some ground floor retail and to permit new residential construction on the parking lot in a manner consistent with the surrounding Historic District.
- C. The improvement of the pedestrian environment and traffic circulation for the contemplated new development by curb cuts, and the provision of new sidewalks, street trees and other pedestrian amenities within the existing street rights-of-way.
- D. Remove the substandard parking lot and other blighting influences associated with the area and appropriately rehabilitate the architecturally and historically significant former *NY & NJ Telephone Company Building* currently used as police headquarters.
- E. To identify and preserve significant historic buildings in the Redevelopment Plan Area.
- F. To ensure that historically appropriate and sensitive development, consistent with JCLDO 345.71 Historic Design Standards and the *Secretary of the Interior’s Standards for The Treatment of Historic Properties* is required in the *Harsimus Cove Historic District*.

### **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. These will include but not be limited to:

- A. Acquisition of vacant land, and structures, determined to be impediments to sound and comprehensive redevelopment.

- B. The consolidation and of land within the Redevelopment Area into suitable parcels for development for the new residential land uses where necessary.
- C. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Area and adjacent areas.
- D. Construction of new structures and complementary facilities that are compatible with the land use patterns in the surrounding area.
- E. Preservation and rehabilitation of existing historic resources, including but not limited to buildings, structures, objects, etc. in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

## V. GENERAL ADMINISTRATIVE REQUIREMENTS

The following provisions shall apply to all property located within the 8 Erie Street Redevelopment Area.

- A. Prior to the commencement of any new construction, reconstruction, or rehabilitation: a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. Also prior to the Planning Board hearing, an application shall be made to the Jersey City Historic Preservation Commission (JC HPC), for recommendation to the Planning Board, in accordance MLUL 40:55D- et al.
- B. No temporary or permanent Building Permit shall be issued for any work associated with any of the above actions, without prior site plan review and approval of such work by the Planning Board. Nothing in this section is intended to require site plan review and approval for minor modifications to the interior floor plan, such as the relocation or modification of non-bearing partition walls, which are commonly done to accommodate new tenancies or during lease renewals.
- C. 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 forty (40) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- D. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et seq. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Zoning Ordinance and this Plan. Applications may be submitted for an entire project or in phases.
- E. The Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of

the City of Jersey City, and be in a form approved by the Corporation Counsel or the Planning Board attorney. The amount of any such performance guarantees shall be determined by the City Engineer in conformance with applicable law, and shall be sufficient to assure completion of site improvements within one (1) year of final site plan approval, or such other time period as determined by the Planning Board if particular circumstances dictate a longer time frame.

- F. 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 Development Ordinance.
- G. 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.
- H. 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 a use that is not a permitted use within this Plan. An application requesting a deviation from the requirements of this Plan shall provide public

notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.

- I. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- J. 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.
- K. This Plan shall supersede all provisions of the Jersey City Land Development Ordinance (hereinafter referred to as the “LDO”) on matters that are specifically addressed herein. The provisions of the LDO that pertain to the Harsimus Cove Historic District (hereinafter referred to as the “HCHD”) shall remain in full force and effect, except that this Plan shall supersede the zoning provisions of the HCHD that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the LDO for clarification. No variance/deviation from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Historic Preservation Commission shall retain all authority granted pursuant to the LDO to make recommendations to the Planning Board regarding the appropriateness or effect of proposed development applications within the HCHD. Notice of the decision of the Historic Preservation Commission shall be provided pursuant to the JC LDO. The Planning Board alone shall have the authority to grant development decisions and /or deviations from the requirements of this Plan, upon recommendation from the JCHPC as provided herein. Upon final adoption of this Plan by the Jersey City Council (“City Council”), the City’s Zoning Map shall be amended to show the boundary of the 8 Erie Street Redevelopment Area.
- L. The Planning Board may not consider any deviation within the Harsimus Cove Historic District prior to a recommendation noting determination of effect and appropriateness by the Historic Preservation Commission. Notice of the decision of the Historic Preservation Commission shall be provided pursuant to the JC LDO.
- M. 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 Division of Engineering.
- N. 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 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 Billboards shall be permitted on any property contained within the Redevelopment Area.
- D. No signage shall be permitted within the Redevelopment Area that 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 in or on windows, on parking meters, light poles, or on benches or other street furniture.
- G. All trash dumpsters and/or compactors shall be located within the buildings. All outdoor storage shall be prohibited.
- H. 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.
- I. No junked motor vehicles, or parts thereof shall be permitted to be stored on any lot within the Area. Outdoor parking of vehicles that are inoperable or unregistered shall be prohibited. Commercial or private surface parking on any property within the plan area shall be prohibited.

## **VII. URBAN DESIGN REQUIREMENTS**

A. Building Design Requirements

1. All rehabilitation and new construction within the Harsimus Cove Historic District shall be designed to ensure conformance with the Secretary of Interior's Standards for the Treatment of Historic Properties and JCLDO 345.71
2. All structures within the Redevelopment Area shall be situated with proper consideration of their relationship to other buildings, both existing and in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk. Buildings shall be designed to be attractive from all vantage points, with each building face (front, side and rear) being of equal importance. Buildings with multiple street frontages must be designed so that each façade has windows, cornices, bays, or other architectural elements and avoid blank walls visible from any public right-of-way.
3. Buildings shall be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment, particularly where building lots front on multiple street.
4. In new construction, individual residential stoops shall be provided for all residential units fronting on a street and closest to ground level. Stoop width shall be at least 5.5 feet
5. On Erie Street frontages where commercial uses shall be provided, at least seventy (70) percent of the frontage shall be dedicated to commercial uses and/or pedestrian access areas such as retail sales of good and services, restaurants, banks, offices, building entrances and lobbies; which shall have direct access from the sidewalk area. Main-building entries shall be prominent and easily identifiable, and shall not occur simply as voids within or between buildings. Canopies may be provided at main entrances and must be constructed of materials similar to or compatible with the overall building design.
6. The base of all buildings shall meet the pedestrian level in a human scale and manner. The height of the base must relate to other buildings as well as existing historic architecture and design developed within this Area and must be proportional with the building's overall height.
7. Tops of buildings shall be designed to create architectural interest through the use of a cornice element.
8. Balconies and terraces may extend from the building when facing into rear yards. However, all balconies facing onto streets shall extend from the façade by no more than 12 inches and may be semi-recessed into the building. Primary façade balconies are prohibited within the Harsimus Cove Historic District.

9. EIFS (Exterior Insulating Finishing Systems), artificial stone and artificial brick veneer (“Permastone” & “Brickface”) materials vinyl siding, aluminum siding, are prohibited.
10. All mechanical equipment, generators, HVAC equipment and similar equipment shall be located internally to the principal building. They 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.
11. All mechanical equipment that must be on the exterior for ventilation shall be attached to the principal building and 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 materials used in the construction of the building, such that the screening appears to be an integral part of the building.
12. Ventilation equipment required for commercial uses shall be vented through the roof of the building and within the building. All such equipment ventilated through the roof shall be screened. The necessary incorporation of ventilation grillwork within the storefront façade system shall be limited to no more than 15% of the possible glazing area. Such grillwork shall be architecturally incorporated within the storefront design so as to compliment and add to the overall aesthetic affect of the commercial façade. Exposed ventilation pipes and risers are prohibited.
13. 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 and maintain consistency and compatibility with neighboring sidewalks.
14. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Sidewalk concrete must be tinted an appropriate color, Scofield Charcoal or the equivalent. White concrete is not permitted.
15. 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.
16. 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 contain a decorative metal grate and/or decorative paving treatment. Tree species shall be selected which will achieve a mature height of 50 feet or above and a

medium spread. Fast growing trees tend to be weak wooded and inappropriate for street planting. Therefore trees shall be selected that have a medium growth rate. The crown shape of the trees should be selected to compliment the architecture and setting of the buildings. Evergreen trees and fruit trees may not be used as street trees.

**B. Off-street Parking Design Requirements**

1. All off-street parking shall be located within the building. Parking structures shall be incorporated into and be a part of the principal building. There shall be no separate parking structures
2. All parking provided within the Redevelopment Area shall be for the sole use of the residents or tenants of the Redevelopment Area. Parking may not be leased to commuters or other non-residents or non-tenants of the Redevelopment Area.
3. Off-street surface parking is prohibited.

**VIII. SPECIFIC LAND USE REGULATIONS**

The Redevelopment Area is a divided into two (2) land-use districts., regulated as follows:

**A. Residential Re-Use District**

The purpose of this district is to provide for historic rehabilitation and re-use of the existing building located at 8 Erie Street.

1. Permitted Uses
  - a. Restaurants, Retail sales of goods and services, offices and Art Galleries required on the first floor fronting Erie Street.
  - b. Residential multi-family, but not permitted on the Erie Street frontage of the ground floor
  - c. Roof-top open space and garden
  - d. Signage as permitted within the Harsimus Cove Historic District
2. Prohibited Uses
  - a. Parking
  - b. Ground Floor Financial services and banks
  - c. Medical offices and clinics
3. Bulk and Density Standards

- a. The adaptive re-use of this building shall occur within the existing bulk of the building, no new additions except for an elevator head over flow, above the roof, shall be permitted.
  - b. Maximum building height: Existing
  - c. Maximum building coverage: Existing
  - d. Maximum lot coverage: Existing
  - e. Maximum residential density: 110 DU/AC
  - f. Parking requirement: Prohibited
4. Design Standards:
- a. All exterior rehabilitation shall restore the building in a manner that is consistent with *Secretary of the Interior's Standards and Guidelines for Rehabilitation* and the Historic Design Standards in the Jersey City Land Development Ordinance Chapter 345-71.
  - b. All security gates must be inside any glass windows.
  - c. All through-lots must front on both streets with entryways on both sides of the building. Commercial uses are required to have its primary front on Erie Street
  - d. Roof top deck for occupants' recreation is required. Decks must be set back from the Erie Street and Bay Street façade a minimum of 5 feet so as to be safe and not visible from public rights-of-way.
  - e. Blocked up windows at the rear facades shall be re-opened and new windows added provided they are consistent with the above referenced guidelines. A window easement of 3 feet and 1 inch shall be incorporated into the deed of the adjoining City parking lot to accommodate these changes.
  - f. The interior courtyard shall be irrigated and landscaped and the fire escape balconies repaired and restored for individual tenant use.

## **B. New Residential Construction District**

The purpose of this district is to provide for appropriate new infill construction and to redevelop the area as townhouses, and multi-family residential construction consistent with the historic pattern of construction in the area especially on Bay and First Streets respectively, and the proximate historic resources within the district. Given the permitted bulk and lot size in this zone, any building designed for and constructed in this area with five or more units must be particularly sensitive to the historic character of the neighborhood.

- 1. Principal Permitted Uses:
  - a. One, Two, Three or 4 family townhouses.

- b. Multi-family residential with 5 or more units.
2. Uses incidental and accessory to the principal use, including:
- a. Fences and walls and stoops.
  - b. Home occupations.
  - c. Decks, patios.
  - d. Swimming pools.
  - e. Signage as permitted within the Harsimus Cove Historic District
3. Bulk and Density Standards for residential buildings with up to 4 units:
- a. Required lot size: 2500 square feet.
  - b. Required lot width: 25 feet.
  - c. Required lot depth: 100 feet.
  - d. Required front yard setback: Must match prevailing setback of historic buildings on this block.
  - e. Minimum rear yard setback: 30 feet.
  - f. Required side yard setback: zero.
  - g. Maximum building height: 4 stories
  - h. Maximum building coverage: 70%
  - i. Maximum lot coverage: 80%
  - j. Maximum residential density: 75 units per acre
  - k. Maximum Parking: 1.0 per unit
4. Bulk and Density Standards for residential buildings with 5 or more units:
- a. Required front yard setback: must match prevailing setback of historic buildings on this block to the East.
  - b. Minimum rear yard setback: 30 feet for primary use, 15ft for underground parking that pierces the ground level by no more than 4 feet, as measure at the property line with adjacent properties.
  - c. Required side yard setback: zero feet.
  - d. Maximum building height: 4.5 stories and 55 feet.
  - e. Minimum building height: 4 stories and 45 feet.
  - f. Maximum lot coverage: 90%.
  - g. Maximum permitted parking: 1.0 spaces per unit.
  - h. Minimum bicycle parking: 1 space per unit.
  - i. Maximum residential density: 100 dwelling units per acre
  - j. Window easement required for 8 Erie Street building of 3feet and 1inch so windows along the common property line can be added and maintained in the existing building.

5. Design Standards for all new Construction
- a. All architectural design must be in accordance with the Historic Design Standards in the Jersey City Land Development Ordinance Chapter 345-71. However, the overall design of buildings in this area shall be consistent with historic design idioms, principals and proportions as demonstrated by residential historic resources in the approximate area within the Harsimus Cove Historic District. The use of modern design elements within this area is discouraged but may be permitted if found to be consistent with the Secretary of the Interior's standards.
  - b. Front façade design shall be consistent with the design and architecture of proximate historic resources within the Harsimus Cove Historic District with an emphasis on compatibility with late nineteenth century architectural proportions and architectural detail.
  - c. All buildings must be designed with a flat roof and cornice line to match those found on this block.
  - d. Front façade must be primarily brick of a historically appropriate color and size to be consistent with other town homes on this block, to be consistent with those used in paradigmatic nineteenth century resources in the district, and be consistent with the particular stylistic paradigm of the proposed architecture. The remainder of the front facade must be constructed of stone, cast stone, decorative metal, tile, terra cotta or other similar and appropriate materials. The use of polyurethane, vinyl, and asphalt shingles, vinyl or aluminum siding, or various forms of cementitious concrete stucco at facades visible from the street is prohibited.
  - e. Front façade must be primarily brick of a historically appropriate color and size with mortar color and tooling to match other town homes on this block.
  - f. Building facade shall be broken down in scale by dividing the façade into smaller sections to resemble a series of smaller buildings typical of resources in the historic district with an emphasis on vertical proportions.
  - g. Window, door, entrance, entablature, lintel, and sill sizes, proportions, and materials must be consistent with those found on this block and in compatible historic resources of note within the district. Windows shall be double or single hung, simulated double or single hung, although casement windows may be permitted where appropriate to the style of the building as an accent, and be

consistent with the vertical proportion of windows typical of the resources in the Historic District and common in late 19<sup>th</sup> century vernacular architecture and set in 4" (one brick width) from the face of the brick facade. Snap in and internal muntins and external window screens are not permitted.

- h. A single decorative carriage house style garage door is permitted on Bay Street as part of a larger multi family residential use on First Street. The garage door must be partly glazed at the top, and made of wood.
- i. A stoop of similar size and proportion and front areaway as those found on Bay Street must be incorporated into the design of the building façade facing Bay Street.
- j. Appropriate, decorative, mounted light fixtures are required.
- k. A minimum of three entry stoops are required on the First Street facade with stone or metal railings consistent with other railings in the Historic District. Cast or wrought iron shall be used for railings, fences and gates along the street frontage. The use of mild and tubular steel for fencing and rails is prohibited.
- l. Front landscaping and stoops may project into the right-of-way to align with stoops and other landscaping found on this block and be curbed a minimum of four inches high and four inches wide in an appropriate material such as tinted concrete or cast stone.
- m. A building base shall be clearly defined at the first floor level, using an appropriate design methodology such as an alternating brick pattern, shape, style, coursing and/or color and/or a variety of materials such as stone, cast stone and decorative window heads and sills.
- n. Floors 2, 3, and 4 may have an appropriate rich texture of brick using different patterns, shapes, colors mortar joints and coursing with decorative window heads and sills. The use of stone, cast stone and tile as design elements is permitted.
- o. The rooflines shall be clearly defined through the use of decorative cornice lines, detailed brick work, and cornices of metal, fiberglass or another appropriate and durable substitute.
- p. All doors and framing elements must be wood, have a glazing component, and may not be solid. The use of double doors, sidelights, transoms, pilasters, panels, styles and rails and/ or

entablatures, etc. in order to emphasize the importance of residential entryways is required.

- q. The building must include an elevator.
- r. Elevator penthouse may exceed the height requirement, but must have an appropriate facing material consistent with the character of the building and the utilitarian nature of the bulkhead. The use of stucco or vinyl or aluminum siding is not permitted.
- s. All parking shall be at least 50 percent below grade and ventilated.
- t. All secondary entryways, including fire exits and service entrances at the street frontages must be designed to be compatible with the surrounding architecture.
- u. All windows opening into a garage must be glazed and include the same treatments as applied to residential windows, such as lintels, sills, simulated divided lights, muntins, mullions etc. However the use of decorative, textured, stained, tinted, etched glass etc may be permitted at the garage windows where harmoniously integrated in the façade.
- v. The exterior upper level of any rear yard underground parking must be heavily landscaped with burned and tiered landscaped structures surrounding it, ringed with a partially opaque, architectural fence, primarily utilizing material of the principal building and incorporating elements of the principal building's design.
- w. Vehicular access must utilize the Bay street lot to access the parking area, however, the garage door shall be a silent & fast opening type. It shall be setback from Bay Street, at the same setback of the townhouse building on the west side of the Bay Street lot. There shall be a second door flush with the underground parking wall at the rear interior entrance to the underground parking. The surface treatment for vehicular travel to deliver the car to the garage entrance shall be of a decorative natural material, and shall be compatible with the adjacent sidewalk and lit in a residential style and foot-candle level. Any change in elevation adjacent to the driveway which would require fencing shall not be a fence, but instead a decorative wall, primarily utilizing material of the principal building and incorporating elements of the principal building's design.

- x. Changes in elevation involving building placement and driveway slope may not be appropriate given the paradigm of the historic streetscape and would be subject to review and approval.
- y. The garage entrance shall incorporate a decorative pedestrian walkway and pedestrian door with appropriate decorative ornamentation and design.

## **IX. ACQUISITION PLAN**

All property within this Redevelopment Plan is listed as “to Be Acquired.” Refer to the boundary Map for a Mapped depiction of all properties.

## **X. RELOCATION PLAN**

There is no relocation.

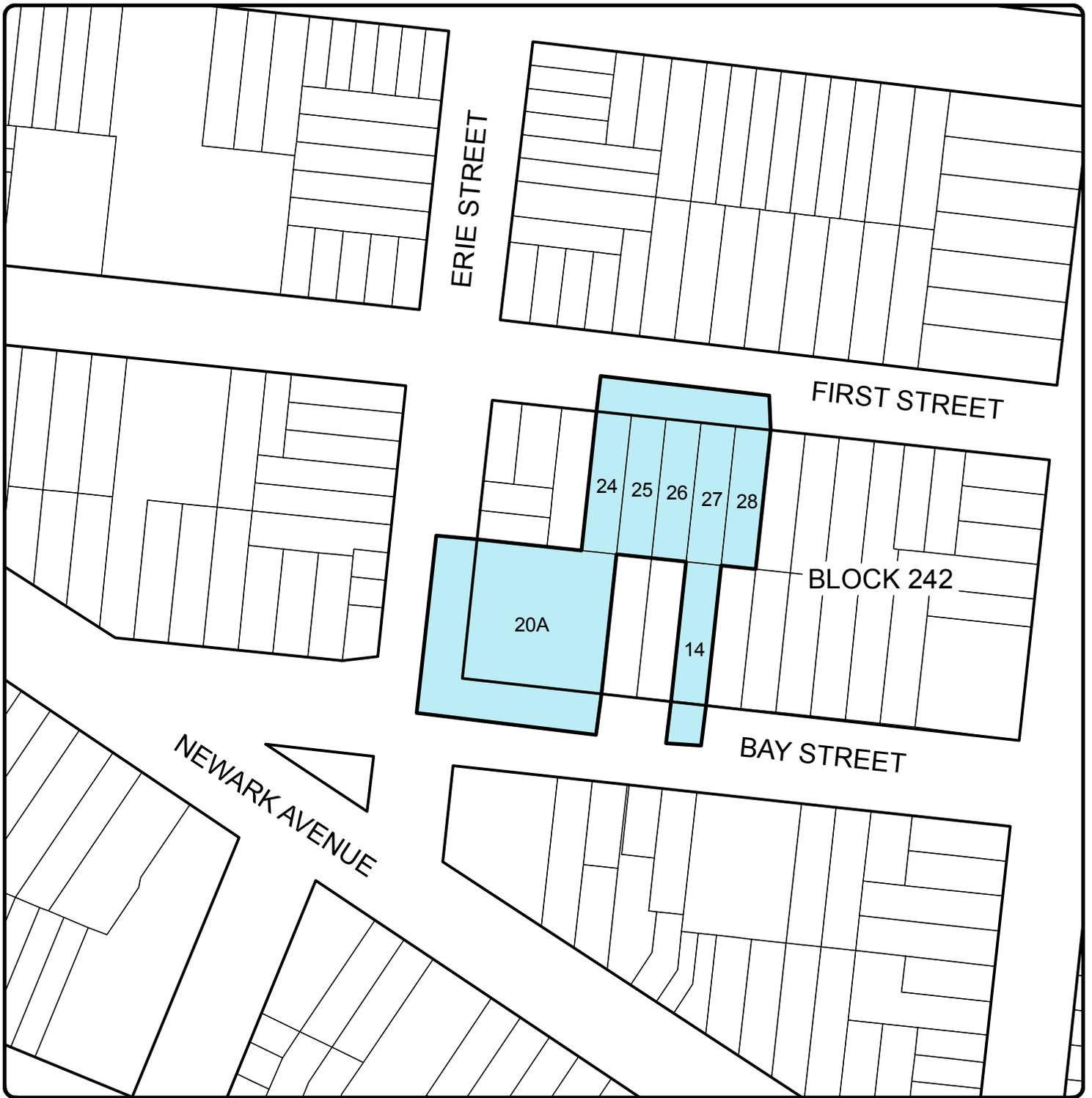
## **XI. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS**

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

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

## **XII. PROCEDURE FOR AMENDING THE PLAN**

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A 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.



8 ERIE STUDY AREA  
BOUNDARY MAP

MARCH 10, 2011

