

Bright Street Redevelopment Plan

DIVISION OF CITY PLANNING

Adopted by City Council March 26, 2008 – Ord 08-029

Amended April 13, 2011 – Ord 11-039

Amended May 13, 2015 -- Ord 15-053

Amended May 09, 2019 – Ord 19-038

Amended September 24, 2020 – Ord 20-072

I. INTRODUCTION

The Bright Street Redevelopment Area (hereinafter the Redevelopment Area or the Area) was 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 resolution of the Jersey City Municipal Council following a recommendation by the Jersey City Planning Board.

The Bright Street Redevelopment Area consists of 19 tax lots along Bright and Grand Streets in downtown Jersey City. To the south of the Redevelopment Area is the Liberty Harbor North Redevelopment area, a plan which seeks to redevelop 86 acres south of Grand Street into a new mixed use neighborhood by extending the street grid of the Van Vorst Park Historic District into formerly industrial and vacant properties along the old Morris Canal route. The Van Vorst Park Historic District to the north of the Redevelopment Area consists mostly of mid and late nineteenth century townhouses and tenements with occasional corner storefronts and other mixed uses. For much of Jersey City’s history, the area that is now the Bright Street Redevelopment Area was the residential edge of the Van Vorst neighborhood as it transitioned into industrial sites along and south of Grand Street. This edge condition is now characterized by vacant land, dilapidated buildings, over crowded lots, and properties in generally poor and blighted conditions lacking historic integrity and context (with one notable exception of the Passaic Hose Building at 14 Bright Street), and marginal land-uses which are not in keeping with those uses permitted in the zone plan for the Area nor 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. The Master Plan calls for “station areas” around the new HBLRT stations to be up-zoned to include higher density residential, neighborhood retail, restaurants and other uses combatable with a mixed use transit oriented station area. In additions, parking requirements are to be reduced “to capitalize on the availability of high quality mass transit” and to increase building coverage, floor-area-ratios, and a residential density of over 61 units per acre, which can be supported near transit facilities.

II. BOUNDARIES

The Bright Street Redevelopment Area consists of 19 Tax Lots found on three Tax Blocks in the Downtown section of Jersey City. The following are the Lot numbers on each of the Blocks which are to be included in the Redevelopment Plan Area.

Block	Lots
270	20A
269	T
234	Entire block; lots 190, 189, 188, 187A, 186A, 191, 183, 182, 181, C
235	168, 169, O1, N1, 161, 162, 163

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

Block 270, lot G2 was included in the Bright Street “Area in Need of Redevelopment” Study Area; however, it is not to be included within the Bright Street Redevelopment Area.

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.
- C. To provide opportunities for existing property owners to redevelop their properties in a manner consistent with this Plan and to provide for the assemblage of smaller individual lots and parcels within the Area in order to create suitable sites for more comprehensive development.
- D. Minimize on-site parking and maximize the use of mass transit in order to take advantage of local bus routes, the new Hudson-Bergen Light Rail station located just to the south, and the PATH trains which are within walking distance.
- E. To integrate new development within the Area into the surrounding community by encouraging the creation of a viable residential community that will complement the existing historic and proposed new development in adjacent redevelopment areas and historic districts.
- F. 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.

- G. Remove substandard and dilapidated structures and the other blighting influences.
- H. To identify and preserve significant historic features in the Redevelopment Plan area.
- I. To Ensure historically appropriate and sensitive development, consistently 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 Van Vorst Park Historic District section of the Area and recommended throughout the Area.
- J. Retain Rehabilitate and appropriately re-use the historic Passaic Hose IV Firehouse, a significant mid-nineteenth century, Renaissance Revival, Italianate two story firehouse.

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/or acquisition and demolition of structures, determined to be impediments to sound and comprehensive redevelopment.
- B. 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.
- 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, sites, structures, objects, etc.

V. GENERAL ADMINISTRATIVE REQUIREMENTS

The following provisions shall apply to all property located within the Bright 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. 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. However; in such cases where the property is within the boundaries of the Van Vorst Park Historic District, application shall be made to the HPC, Historic Preservation Commission, for recommendation to the Planning Board, in accordance MLUL 40:55D- et al.

- 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 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.
- C. 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

As part of final site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, and be in a form approved by the 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.

- 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 Development 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. 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 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.
- H. 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.
- I. 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.

- J. 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 Van Vorst Park Historic District (hereinafter referred to as the “VVPHD”) shall remain in full force and effect, except that this Plan shall supersede the provisions of the VVPHD that are specifically addressed herein. All previously existing zoning classifications, except the VVPHD, shall cease to exist and shall be replaced by the land use requirements of this Plan. 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 VVPHD. The Planning Board alone shall have the authority to grant development decisions and /or deviations from the requirements of this Plan, 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 Bright Street Redevelopment Area.
- K. The Planning Board may not consider any deviation within the Van Vorst Park Historic District prior to a recommendation noting determination of effect and appropriateness by the Historic Preservation Commission. Notice of the hearing by the Historic Preservation Commission shall be provided pursuant to the JC LDO.
- L. 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.
- M. 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 on parking meters, light poles, or on benches or other street furniture.
- F. Upon demolition of any existing structures, the site shall be graded, planted, sodded, and/or developed, as applicable, in accordance with this Plan.
- 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.

VII. URBAN DESIGN REQUIREMENTS

A. Building Design Requirements

1. All rehabilitation and new construction within the Van Vorst Park 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 Historic Design Standards; relating to the impact of new construction on adjacent or nearby contributing and significant structures.
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 street façade being of equal importance. A building's finish materials and details on facades may be similar or may change in order to create appropriate, interesting and contemporary facades that clearly indicate that the buildings are a product of their own time and location. 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. On street frontages where commercial uses are 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.
4. 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.
5. Tops of buildings shall be designed to create architectural interest through the use of a cornice element.
6. The windows and glazing of a building are a major element of style that gives character to the building. Windows and glazing on ground floor commercial uses should be broad and expansive providing views into the store and display areas. At least seventy-five (75%) percent of the storefront façade shall be glass. Corner buildings shall have windows on both street frontages. If security gates

are used on any part of the building or window, they shall be installed on the interior side of the window, within the building, hidden from view when closed, and be of the open grate style. Similarly, windows and doors into residential lobby areas should be broad and expansive allowing views to and from the adjoining streets.

7. Street facades shall be articulated in a contemporary manner utilizing materials such as masonry, glass curtain walls, composite metal panel systems etc. Walls shall not be left blank. Frontages shall have at least one window appropriately proportioned per structural bay. Buildings may utilize various types of materials and material changes for façade articulation, as long as the differentiating materials and details are well thought-out and integrated. The intent of this required articulation and modern design approach is to create appropriate, interesting and varied building façades such that the building facades do not read as uniform or continuous slabs along the streetscape.
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 Van Vorst Park Historic District.
9. EIFS (Exterior Insulating Finishing Systems), artificial stone and artificial brick veneer (“Permastone” & “Brickface”) materials vinyl siding, aluminum siding, may not be used on a street façade material within this Redevelopment Area.
10. 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.
11. All mechanical equipment shall be 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. The screening shall not impair the functioning of the equipment. Interior locations must be utilized where mechanically possible.
12. Wherever possible, ventilation equipment required for commercial uses shall be vented through the roof of the building and within the building, especially in new construction. 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.
 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. 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 tree should be selected to compliment the architecture and setting of the buildings. Evergreen trees and fruit trees may not be used as street trees. Street trees along Grand Street are only required where the side walk width is adequate for pedestrian traffic.
 17. Lighting 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.
- B. Off-street Parking Design and Loading 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 be shared between and among buildings within the Redevelopment Area. Parking may not be leased to commuters or other non-residents or non-tenants of the Redevelopment Area.
 3. Off-street parking is prohibited in the Van Vorst Park Historic District except for the firehouse where parking for one vehicle may be accommodated as part of a rehabilitation.

VIII. SPECIFIC LAND USE REGULATIONS

The Redevelopment Area is divided into five land-use districts, regulated as follows:

A. Zone 1: Triangle Development District

The purpose of this district is to provide for rehabilitation or new construction on a triangular shaped block which introduces unique development obstacles as every lot is a unique size and shape with multiple street frontages.

1. Principal Permitted Uses
 - a. Retail sales of goods and services on the first floor fronting Grand Street.
 - b. Offices on the first floor.
 - c. Financial institutions without drive-thru facilities on the first floor.
 - d. Restaurants on the first floor.
 - e. Residential, except for lot C.
 - f. Bars on the first floor.
 - g. Art galleries.
 - h. Appropriate mixes of the above.
2. Uses incidental and accessory to the principal use, including:
 - a. Signs fronting Grand Street.
3. Bulk and Density Standards
 - a. Minimum lot size: all existing lots at the time of adoption are conforming and shall not be reduced in size.
 - b. Minimum lot width: all existing lots at the time of adoption are conforming and shall not be reduced in size.
 - c. Minimum lot depth: all existing lots at the time of adoption are conforming and shall not be reduced in size.
 - d. Front and rear yard setbacks: zero. Portions of a building façade may be set back up to 4 feet for entryways.
 - e. Required side yard setback: zero.
 - f. Maximum building height: 4 stories and 42 feet, provided that where a property is located within the 100 year Flood Plain, the number of feet required to reach the base flood elevation plus one shall be added to the maximum permitted height of the building
 - g. Maximum building coverage: 100%
 - h. Maximum lot coverage: 100%
 - i. Maximum residential density: 90 dwelling units per acre
 - j. Parking requirement: none.
4. Design Standards:

- a. All buildings with a commercial first floor must include a cornice element above the first floor. Commercial first floors must be 12 feet floor to ceiling, and include at least 70% glazing which must begin at no more than 18 inches above the sidewalk level.
- b. All security gates must be inside any glass windows.
- c. Due to the narrow sidewalk along Grand Street, existing structures or enclosed front yard areas must be removed from the public right-of-way so as to provide as wide a sidewalk as possible. Entryways must be at grade or inset into the building so that all new stairs and ramps are provided on the property. Franchise agreements and ordinances are not permitted along Grand Street.
- d. 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 Grand street.
- e. Due to the through lot condition which does not allow for a year yard, buildings are required to include a roof top deck for occupants' recreation. Decks must be set back from the front and rear façade by 5 feet so as to be safe and not visible from public rights-of-way.

B. Zone 2: Corner Café / Residential (Van Vorst Park Historic District)

The purpose of this district is to provide for the rehabilitation of the existing building or for compatible new construction on a corner lot adjacent to an extra wide sidewalk which can easily accommodate a first floor café or restaurant.

- 1. Principal Permitted Uses:
 - a. Café/Restaurant on the first floor.
 - b. Residential.
 - c. Art galleries.
 - d. Sidewalk cafes on Bright Street.
 - e. Appropriate mixes of the above.
- 2. Uses incidental and accessory to the principal use, including:
 - a. Signs
- 3. Bulk and Density Standards:
 - a. Minimum lot size: all existing lots at the time of adoption are conforming and may not be reduced in size.
 - b. Minimum lot width: all existing lots at the time of adoption are conforming and may not be reduced in size.
 - c. Minimum lot depth: all existing lots at the time of adoption are conforming and may not be reduced in size.

- d. Front and rear yard setbacks: zero.
- e. Side yard setback: zero.
- f. Maximum building height: 4 stories and 40 feet.
- g. Maximum building coverage: 100%
- h. Maximum lot coverage: 100%
- i. Maximum residential density: 90 units per acre
- j. Parking requirement: none.

4. Design Standards:

- a. All buildings with a commercial first floor must include a cornice element above the first floor. Commercial first floors must be 12 feet floor to ceiling, and include at least 70% glazing which must begin at no more than 24 inches above the sidewalk level.
- b. All security gates must be inside any glass windows.
- c. Building and store front design should refer to historic district guidelines rules and regulations for new construction Chapter 345 Article V-Chapter 71 section H.

C. Zone 3: Residential Infill (Van Vorst Park Historic District)

The purpose of this district is to provide for appropriate new infill construction and to redevelop the area as townhouses, four family dwellings, and multi-family residential consistent with the historic pattern of construction on this block and proximate historic resources within the district. Given the permitted bulk and lot size in this zone for residential buildings with 5 or more units, 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, and Three family townhouses.
- b. Four unit multifamily.
- c. 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. Off-street parking
- f. Professional Office, less than 2000 square feet.
- g. Office, Medical, less than 2000 square feet.

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 and 40 feet.
 - h. Maximum building coverage: 70%
 - i. Maximum lot coverage: 80%
 - j. Maximum residential density: 75 units per acre
 - k. Parking requirement: Not permitted.
4. Design Standards for residential buildings with up to 4 units:
- a. All buildings must be designed with a flat roof and cornice line to match those found on this block.
 - b. A stoop of similar size and proportion and front areaway as those found on this block must be incorporated into the design.
 - c. Window, Door, lintel, and sill sizes and proportions must match those found on this block.
 - d. 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.
5. Bulk and Density Standards for residential buildings with 5 or more units:
- a. Minimum lot size: 10,000 square feet.
 - b. Minimum lot width: 100 feet.
 - c. Minimum 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 feet.
 - g. Maximum building height: 5 stories and 57 feet.
 - h. Minimum building height: 4 stories and 40 feet.
 - i. Maximum building coverage: 75%.
 - j. Maximum lot coverage: 80%.
 - k. Maximum permitted parking: 0.5 spaces per unit .
 - l. Minimum bicycle parking: 1 space per unit .
 - m. Maximum residential density: 110 dwelling units per acre.
6. Bulk and Density Standards for mixed use buildings with 5 or more units:
- a. Minimum lot size: 10,000 square feet.
 - b. Minimum lot width: 100 feet.

- c. Minimum lot depth: 100 feet.
 - d. Required front yard setback: must match prevailing setback of historic buildings on this block.
 - e. Minimum rear yard setback: 5 feet.
 - f. Required side yard setback: zero feet within 15 feet of a right-of-way.
 - g. Maximum building height: 5 stories and 60 feet.
 - h. Minimum building height: 4 stories and 40 feet.
 - i. Maximum building coverage: 90%.
 - j. Maximum lot coverage: 90%.
 - k. Maximum permitted parking: 0.5 spaces per unit .
 - l. Minimum bicycle parking: 0.5 space per unit .
 - m. Maximum residential density: 180 dwelling units per acre.
 - l. Minimum rear building step back above the ground floor: 20 feet.
7. Design Standards for residential buildings with 5 or more units or mixed use buildings:
- a. Front façade design shall be consistent with the design and architecture of proximate historic resources within the Van Vorst Park Historic District with an emphasis on compatibility with late nineteenth century architectural proportions and architectural detail.
 - b. 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, slate or simulated slate shingles, tile, terra cotta or other similar and appropriate materials. The use of polyurethane, vinyl, and asphalt shingles at facades visible from the street is prohibited.
 - c. 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.
 - d. 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 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 19th 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.
- d. A single decorative carriage house style garage door is permitted. The garage door must be partly glazed at the top, and made of wood.
 - e. Appropriate decorative mounted light fixtures are required.
 - f. A minimum of two entry stoops are required on the Bright 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.
 - g. A minimum of one bay window is required on the Bright Street facade, which shall extend to the ground and project a maximum of 36" beyond the building face and shall be constructed of brick, stone and or cast stone decorative metal panels on a masonry base of stone cast stone or brick. Oriels with decorative metal paneling, facing and roofing above the first floor shall be permitted.
 - h. Front landscaping and stoops may project into the right-of-way to align with stoops and other landscaping found on this block and curbed of a minimum of four inches high and four inches wide.
 - i. 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.
 - j. Floors 2, 3, 4, and 5 shall 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.
 - k. The rooflines shall be clearly defined through the use of decorative cornice lines, detailed brick work, mansard roofs with slate or simulated slate, gables of brick or stone, and dormers with brick, stone or metal detailing and cornices of metal, fiberglass or another appropriate and durable substitute.
 - l. 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.
 - m. The building must include an elevator.
 - n. 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.

- o. Grade level parking may be located within 20 feet of the front property line for a maximum of 60 linear feet along any public right-of-way.
- p. All secondary entryways, including fire exits and service entrances at the street frontages must be designed to be compatible with the surrounding architecture.
- q. 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.
- r. 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 Van Vorst Park Historic District. The use of modern design elements within this area is discouraged.

D. Zone 4: Fire House District (Van Vorst Park Historic District)

The purpose of this district is to provide for the rehabilitation of the fire house.

For over a century and a half the old Hose Number IV building has served the citizens of the City of Jersey City. Originally constructed for the Passaic house of the Jersey City Volunteer Fire Department circa 1855, the building became redundant with the incorporation of the Jersey City Fire Department on 6 June 1871. Since then the building has served a number of roles including public meeting hall (late 19th century), headquarters for the *Department of Municipal Relief and Overseer of the Poor* (late 19th and early 20th Century), storage for the Department of Parks (mid- twentieth century), and most recently, since 1974, as program space for *Jersey City Can Do*, and the *Jersey City Child Development Center*.

The Passaic Fire House is an outstanding example of Renaissance Revival Italianate vernacular architecture and possesses integrity of location, design, setting, materials, workmanship, feeling, and association to a high degree making the building a pivotal cultural resource within the Van Vorst Park Historic District. Any proposed rehabilitation of the firehouse shall respect this status and be performed in accordance with the 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.

1. Principal Permitted Uses
 - a. Residential rehabilitation of the fire house.
 - b. Office
 - c. Retail
 - d. Restaurant
 - e. Gallery
 - f. Theatre
2. Uses incidental and accessory to the principal uses, including:
 - a. Off-street parking.
 - b. Fences and walls.
3. Bulk and Other Standards
 - a. Required lot size: 2500 square feet.
 - b. Required lot width: 25 feet.
 - c. Required lot depth: 100 feet.
 - d. Required front yard setbacks: Existing setback of the firehouse must remain.
 - e. Required rear yard setback: 30 feet or existing, whichever is less.
 - f. Required side yard setback: existing side yard must remain.
 - g. Maximum building height: 3 stories; however, any addition must be set back 20 feet at a minimum from the front facade.
 - h. Maximum building coverage: 70% or existing, whichever is less.
 - i. Maximum lot coverage: 80%
 - j. Maximum residential density: 75 units per acre
 - k. Parking requirement: one car parking is permitted only inside the firehouse building where historically fire trucks/carriages were stored, utilizing the historic garage entryway.
4. Design Standards:
 - a. Any rooftop addition on the fire house must be set back 20 feet at a minimum from the building façade and provide for the full restoration of all significant historic architectural elements.
 - b. The primary façade, windows, cornice, key stones, wood addition and quoins and other architectural elements must be fully retained and restored or recreated where necessary.
 - c. Any rehabilitation is to be done in compliance with the *Secretary of the Interiors Standards and Guidelines for the Treatment of Historic Properties and the JCLDO 345-71 Historic Design Standards*.

- d. The garage door may be recreated and restored to allow for parking inside the building, or the garage opening may be restored as the primary entrance to the building or as a glazed window opening in an appropriate and historically sensitive manner.
- e. The front (south facing) façade of any roof top addition must include 90 % glazing which will minimize any impact the addition may have on the historic resource.

E. Zone 5: Tenement Infill (Van Vorst Park Historic District)

The purpose of this district is to provide for new construction on a vacant lot that will repeat the tenement building pattern already established on the adjacent lots to the East.

- 1. Principal Permitted Uses:
 - a. 8 unit residential building with an elevator.
- 2. Uses incidental and accessory to the principal use, including:
 - a. Fences and walls.
 - b. Home occupations.
 - c. Decks, patios.
 - d. Swimming pools.
 - e. Off-street parking
- 3. Bulk and Density Standards:
 - a. Required lot size: 2000 square feet.
 - b. Required lot width: 25 feet.
 - c. Required lot depth: 80 feet.
 - d. Required front yard setbacks: must match the setback of 48-52 Bright Street.
 - e. Required rear yard setback: 15 feet or match average rear set back at 48-52 Bright Street, whichever is greater.
 - f. Required side yard setback: zero on the East side, the West side against the school building must be kept to a minimum.
 - g. Required building height: 4 stories and must match the height of 48-52 Bright Street.
 - h. Maximum building coverage: 88%
 - i. Maximum lot coverage: 88%
 - j. Maximum residential density: 180 units per acre
 - k. Parking requirement: none permitted.
- 4. Design Standards:

To match the adjacent buildings at 49-52 Bright Street, this building must:

- a. Use a red/orange brick and other building materials to match.
- b. Match the window size and pattern.
- c. Be designed with a flat roof and matching cornice.
- d. Be designed with a similarly proportioned entryway and stoop.
- e. Elevator penthouse may exceed the height requirement.
- f. Brick coursing and other decorative brick work does not have to be exactly replicated, however a modern interpretation of the decorative brick work found on 49-52 Bright Street must be incorporated into the design to have a similar effect and to join the buildings visually.
- g. All railings must be wrought or cast iron.
- h. The building must include an elevator.
- i. All architectural design must be in accordance with the Historic Design Standards in the Jersey City Land Development Ordinance Chapter 345-71.

IX. ACQUISITION PLAN

All property within this Redevelopment Plan is listed as “To Be Acquired.” Refer to the Acquisition Map at the end of this plan.

X. RELOCATION PLAN

It is anticipated that most acquisition within the Redevelopment Area will be conducted by private means, thereby reducing the amount of necessary relocation. However, should relocation of persons or businesses 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. 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. The Zone Plan permits residential land uses but not ground floor commercial uses as this Redevelopment Plan does. However, this Redevelopment Plan introduces commercial uses in keeping with the Master Plan recommendations for “station areas.” The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon

final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the 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 five thousand dollars (\$5,000), 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.

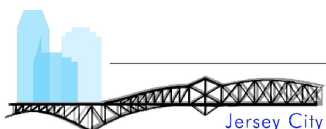


BRIGHT STREET REDEVELOPMENT PLAN AREA BOUNDARY MAP

FEBRUARY 20, 2008

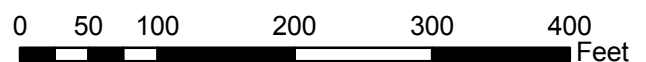
Legend

 Redevelopment Plan Area Boundary



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

1 inch equals 140 feet





BRIGHT STREET REDEVELOPMENT PLAN AREA ZONE PLAN

FEBRUARY 20, 2008



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

Legend

Historic District Boundary

Land Use Districts

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5



1 inch equals 100 feet


0 35 70 140 210 280 Feet

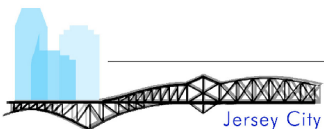


BRIGHT STREET REDEVELOPMENT PLAN AREA ACQUISITION MAP

FEBRUARY 20, 2008

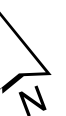
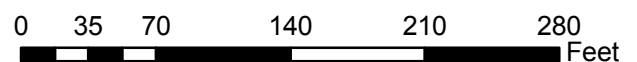
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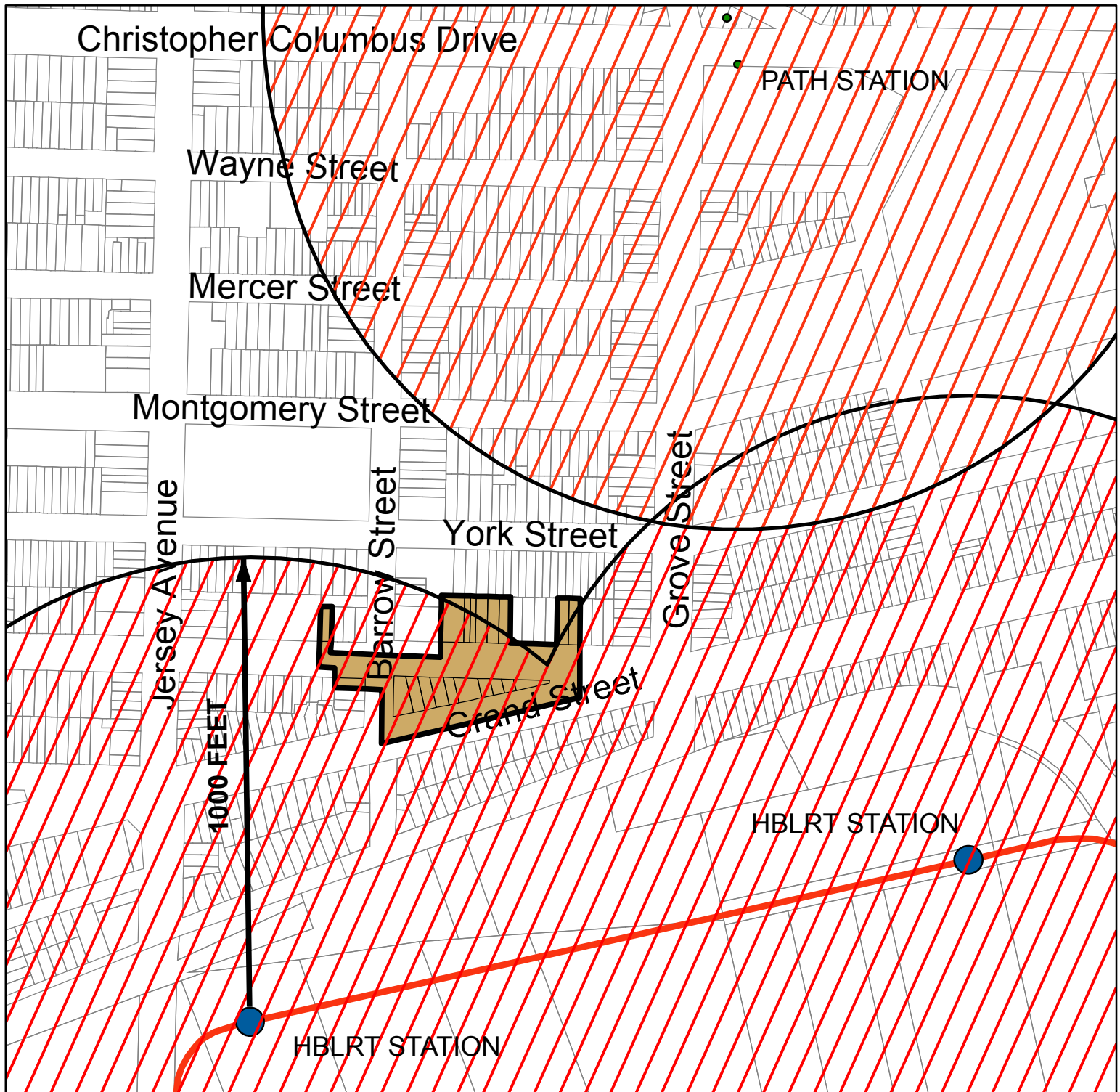
 To be Acquired



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

1 inch equals 100 feet







BRIGHT STREET REDEVELOPMENT PLAN AREA TRANSIT ACCESS MAP

FEBRUARY 20, 2008

Legend

-  Area within 1000 Feet of a transit station
-  Redevelopment Plan Area Boundary



30 Montgomery Street Suite 1400
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1 inch equals 300 feet

