

ENOS JONES REDEVELOPMENT PLAN

Enacted by: Ordinance 18-011 at the March 14, 2018 Jersey City Council Meeting

Proposed for first reading at the City Council February 14, 2018 meeting

Amendments:

August 15, 2018 - Ord. 18-090

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

1. INTRODUCTION

On, June 14, 2017, the Jersey City Municipal Council adopted a resolution declaring the Brunswick Triangle Study Area 2 as an area in need of rehabilitation. While the study area was known and referred to as the Brunswick Triangle, the redevelopment plan is renamed the Enos Jones Redevelopment Plan.

This redevelopment plan focuses on historically industrial neighborhood adjacent to the New Jersey Turnpike, Enos Jones Park, in the western part of downtown Jersey City. The area includes 64 parcels equaling approximately 13 acres, 6 of which are Enos Jones Park. Development in this western portion of downtown Jersey City has come a slower rate than along the waterfront or within designated historic districts. The land today remains mostly improved with buildings that are over 50 years old and industrial/commercial warehousing in use in need of substantial repair. However, the population increase has created a demand for more residential uses, and the former industrial, commercial warehouse uses are obsolete and deleterious on lots adjacent to residential and public open space.

The redevelopment plan area is on land created by the drying and filling of the Mill Creek, beginning in 1837, finished approximately by 1890, to allow for the construction of the New Jersey Railroad (later known as the Pennsylvania Railroad). The Mill Creek was a tidal creek that ran through marshlands separating Harsimus Cove from the rest of Bergen. The Mill Creek was composed of the Harsimus Creek and the Bergen Creek. The creek emptied into Communipaw Bay as well as the Hudson River at the Hoboken border at the north. Later the Communipaw Bay was filled in by the Central Railroad of New Jersey Terminal and rail yards. The Mill Creek continued southward, and then both creeks met up around Christopher Columbus Boulevard. All of the land in between these two creek beds was marshland. The plan area accounts for some of the lowest elevations in downtown Jersey City.

The whole of the Redevelopment Area is encompassed in a Special Flood Hazard Area (SFHA) labelled on FEMA's Flood Insurance Rate Map (FIRM) as the AE Zone, a High Risk Flood zone. The base flood elevation is the 100-year flood (1% annual flood), which is the flood or rain fall that has a 1% chance of being equaled or exceeded in any given year. Any building in this area must be raised above the base flood elevation in order to keep any form of habitable living space out of the flood zone.

The flood danger in the redevelopment area is compounded by a few other challenges: 1) the combined sewer system, 2) the porous soil conditions due to the historic filling of a tidal creek, and 3) infrastructure, including but not limited to, the Turnpike Extension.

The Mill Creek combined sewer outfall was a major path for storm surge during Hurricane Sandy in 2012. The water's eventual path due to topography is into the Study Area, making the area not only susceptible to rainfall flooding, but also to storm surge flooding. The Jersey City sewer system is well over 100 years old, with one sewer drainage pipe which handles both stormwater and sanitary demands. Jersey City is one of 21 municipalities in New Jersey that have combined sewer systems. As a result, the system regularly overflows during period of heavy rain events or snow melts, releasing untreated sewage and water into the Hudson River. The EPA and DEP have placed a high priority on mitigating combined sewer overflows (CSOs) because of the associated environmental and health impacts, along with the flooding. Jersey City is under a consent decree to mitigate the amount of untreated sewage released into local waterways under the Clean Water Act. It is estimated that the cost of reducing CSOs to comply with the mandates will cost BILLIONS OF DOLLARS. Water system retrofits are forecasted to take decades, placing a tremendous burden on Jersey City.

2. BOUNDARIES

- A) A map of the boundary, entitled, Map 1: Boundary Map, dated December 12, 2017 is attached and shall govern the boundaries of this redevelopment plan.
- B) The Study Area encompasses an area that is irregularly bounded by 9th Street to the north, 6th Street to the south, Brunswick Street to the east, and the I-78 extension/New Jersey Turnpike to the west.

3. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Renewal activities will be undertaken in conformity with, and will be designed to meet, the following goals and objectives the Redevelopment Plan:

- A) To comprehensively redevelop the Enos Jones Redevelopment Plan Area by the elimination of negative and blighting influences and by providing new construction, site improvements and infrastructure improvements where appropriate.
- B) To encourage and foster both green and grey infrastructure improvements to facilitate the mitigation of the associated environmental and health impacts caused by the inability of the combined sewer system to handle pluvial and coastal flooding.
- C) To provide for a variety of residential uses and housing types for both existing residents and prospective occupants in order to meet the housing needs of low, moderate, and upper income households.
- D) To provide for the improvement of the functional and physical layout of the project area for contemplated redevelopment and the removal of impediments for land disposition.
- E) To encourage and facilitate public improvements of Enos Jones Park.
- F) Make sustainability, resiliency, and smart growth a theme of future development and redevelopment that guides land use and transportation decisions.

- G) To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.
- H) Creation of new employment, housing, educational, recreational, commercial and retail opportunities for the residents of Jersey City.
- I) To provide necessary site improvements for both proposed and existing uses including, but not limited to, new streets and sidewalks, off street parking, open space, recreational areas and new trees. Furthermore, to foster those site improvements to use creative and best management practices to forward the resiliency goals for this Redevelopment Plan and Jersey City Master Plan.
- J) Reduce automobile dependency by encouraging high density development in close proximity to mass transit and neighborhood services with low automobile parking ratios and with bicycle parking requirements.
- K) Make walking and biking easy, safe, desirable, and convenient modes of transport.
- L) To maximize developer participation and contribution in the Brunswick Triangle Redevelopment Plan.
- M) Establish minimum stormwater management requirements and controls for development in order to reduce pollution from municipal sewer systems, direct discharges to surface waters, and combined sewer overflows, and to reduce flooding and erosion, enhance groundwater recharge, and promote rainwater harvesting.
- N) Provide for urban amenities such as housing variety, open space, and community facilities that will attract new employers and a range of new residents to the area while sustaining existing neighborhoods and residents.
- O) Coordination of redevelopment activities, reinforcing already existing adjacent renewal programs and in accordance with the Master Plan for the City overall.

- P) Provide for the conservation and preservation of select structures with historic or architectural significance, and provide opportunity for adaptive reuse for future generations.
- Q) Provide for redevelopment without public acquisition or relocation of residents and business concerns.
- R) Utilize setbacks, architectural design elements, and building massing regulation to maintain light and air to the street and adjacent properties.
- S) To promote pluvial and coastal flood control, and achieve a minimum of a 10% reduction in total runoff volumes from impervious surfaces.
- T) To promote the coordinated development of new structures that will be raised above base flood elevation requirements to ensure the health and safety of future residents and to reduce the occurrence of repetitive flood loss.
- U) Reflect the goals and objectives of the New Jersey Municipal Land Use Law (M.L.U.L.).

4. GENERAL REQUIREMENTS

- A) 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.
- B) Any project requesting a deviation from the maximum parking standards shall submit a traffic impact study. All traffic impact studies shall incorporate, as part of the study, all projects approved or proposed in the immediate area. A listing of the projects may be obtained from the Division of City Planning.
- C) Adverse Influences - No use or reuse shall be permitted, which when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste,

undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

- D) Restriction of Occupancy or Use -There shall be no restriction of occupancy or use of the project area on the basis of race, creed, color or national origin.
- E) IMPACT FEE: Redevelopment shall provide adequate water, sewer and other necessary utilities to the site, to the satisfaction of the Municipal Engineer and the Municipal Utility Authority. All costs necessary for infrastructure improvements associated with a development project, off-site as well as on-site, are the responsibility of the developer or redeveloper.
- F) GREEN INFRASTRUCTURE REGULATIONS AND CONTROLS: All new development, regardless of lot size or area of disturbance, shall be subject to the following regulations. A report from a professional engineer and/or landscape architect, licensed by the State of new Jersey, shall provide the following details;
 - i. Soil Assessment, which shall include:
 - 1. The predominate soil on the site and the soil hydrologic soil group classification.
 - 2. Depth to restrictive feature
 - 3. Natural drainage class
 - 4. Runoff class
 - 5. Capacity of the most limiting layer to transmit water (Ksat)
 - 6. Depth to water table
 - 7. Frequency of flooding
 - 8. Frequency of ponding
 - 9. Available water storage in profile
 - ii. A Site Plan Assessment, which shall include:
 - 1. Stormwater flow pattern
 - 2. Slope
 - 3. The proposed amount of impervious cover

4. Opportunities for disconnection
5. Locations of stormwater catch basins in and around the site
6. Areas of flooding or stormwater ponding in and around the site
7. Proposed and existing trees or landscaping features.
8. The location of existing utilities
9. The streetscape conditions (for example, is the street heavily used by pedestrians, vehicles; the width of sidewalks and crosswalks; street width/directions; the conditions of existing street trees, plantings, curbs, furniture, etc, within the sidewalk area.)

G) Unless the provision of green infrastructure is determined to be infeasible by the reviewing Engineer, three or more of the following methods, including but not limited to, those in Table A. below, shall be employed both on the site and within the sidewalk/streetscape realm, based on site and soil assessments.

Table A.

Premise	Qualifier	Action
Sidewalk width 5 ft or less		Permeable sidewalk/concrete
Sidewalk width greater than 5 ft		
	Next to street	Stormwater planter or tree filter box
	Next to building	Bioswale or Rain garden
Rooftop		
	Lots under 4,999 sq ft	Cistern or Downspout Planter
	Lots over 5,000 sq ft	Extensive Green Roof System

H) The portion of any building below the ABFE, that is visible from any public right-of-way, shall have a required buffer planting using the green infrastructure techniques provided in the following chart.

I) Green Infrastructure shall be designed and constructed in accordance with the. “Green Infrastructure Guidance Manual,” by Rutgers Cooperative

Extension Water Resources Program (Appendix A), or other acceptable standard of construction as approved by the reviewing Engineer.

J) STORMWATER REGULATIONS AND CONTROLS:

All new development of 5 or more units, regardless of lot size or area of disturbance, shall be considered a Major Development for the purposes of Jersey City's Stormwater Management Requirements (Jersey City Municipal Code §345-74), and shall be subject to all regulations included therein; furthermore, all new development in the Redevelopment Plan Area are subject to the regulations below.

K) FLOOD CONTROL REQUIREMENTS:

- i. All portions of any building having the ability to be viewed from any public right-of-way shall provide a buffer in the form of stormwater planters, rain gardens, or a living wall.
- ii. All construction materials installed below the 100-year flood elevation should be resistant to mold damage.
- iii. Backflow-prevention valves ("check valves") or other construction techniques (such as overhead sewers) to prevent sewer backup overflows are required for all new construction
- iv. Mechanical, electrical, and plumbing services for all new construction must be located out of the ABFE, plus two (2) feet to account for future sea level rise. Necessary connections at ground level should be flood proofed. Electrical Service should be via a waterproof underground connection where feasible.
- v. Where alleys exist, catch basins in the rear yard connecting to the municipal sewer system are required.
- vi. Any stormwater control facilities must be maintained and kept functional by the property owner and any future owners. This shall be enforced by the City Zoning Officer in coordination with the Jersey City Municipal Engineer and the Municipal Utility Authority.
- vii. All commercial/non-residential portions of a mixed use building shall be dry floodproofed.

- viii. Where on-site conditions present an unusual hardship for stormwater capture, applicants shall apply to construct offsite improvements (such as bumpouts, right-of-way bioswales, permeable streets, etc.) as approved by the relevant City agency within the Redevelopment Plan area to capture an equivalent volume of stormwater. It shall be the responsibility of the applicant to demonstrate that the volume of stormwater offset by such improvements is equivalent. Such applications shall be evaluated on a case-by-case basis by the Planning Board.
- L) The Design Engineer, who shall be a professional engineer licensed by the State of New Jersey at the time of construction, shall provide a certification that the site complies with Jersey City Stormwater Control Ordinance as regulated by this Redevelopment Plan and the Green Infrastructure Standards as listed in this section, as a condition of Site Plan Approval and within 30 days of completion of the connection to sewer. This certification shall also be required to receive a Certificate of Occupancy.

5. DESIGN REQUIREMENTS

- A) All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights-of-way and off-street parking, height, bulk, and street alignment.
- B) Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials and shall be encouraged to incorporate historic elements found throughout the surrounding area.
- C) Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside of the project area. Front façades, façades which are visible from a public right-of-way, and all façades that are significantly taller than adjacent buildings or are visible as

part of the skyline shall be treated with equal importance in material selection and architectural design.

- D) Large blank walls without fenestration surrounding large residential or commercial uses such as theatres, parking garages, big box retail, or similar uses must incorporate façade relief, an expressed structural system, sculpted, carved or penetrated wall surfaces, architectural lighting, vegetated “green walls,” or other architectural techniques to provide visual interest.
- E) Access by the elderly, physically handicapped and/or disabled shall meet barrier free design regulations as specified in the New Jersey and Federal ADA Standard Uniform Construction Code.
- F) All utility distribution lines, including multi-media telecommunication lines and utility service connections from such lines to the project area’s individual use shall be located underground.
- G) Roof deck enclosures: 20% of ADA accessible roof deck areas may be an enclosed amenity space. Enclosed roof deck amenity space must be a minimum of 10 feet from the edge of the roof or parapet, and be centered on the roof to minimize view of the enclosure to the greatest extent practical. All walls of the enclosed amenity space shall be a minimum of 80% glazing. Maximum floor to top of roof structure shall be 12 feet. Any enclosure larger than 20% shall be considered an additional story.
- H) Roof treatment, Mechanical Screening and Electrical Equipment
 - i. All mechanical equipment located on any roof of a building shall be screened from view from all vantage points, with a material complementary with the façade of the structure. The screening shall not resemble a utility or rooftop elevator or stair tower.
 - ii. A roof plan must be developed and submitted for approval. Roof plans shall include mechanical equipment, trellises to obscure view, colored roof patterns and landscaping. Parking deck roofs may also be used for recreational amenity space. All remaining rooftop areas

not being used for required mechanical equipment or recreational roof deck area shall be developed as a green roof.

- iii. All electrical communication equipment shall be located in such a way that it does not negatively impact the appearance of the building nor create objectionable views as seen from surrounding structures.
- iv. Transformers and primary or and back-up generators shall be located interior to the building or vaulted underground within the pavement area of an adjacent street. Location upon the sidewalk, between the sidewalk and the building, or anywhere outside at grade is not permitted.
- v. The placement of all new or reconstructed signal boxes is required to be below grade.

I) Streetscape

- i. All buildings shall be designed to front on a public street to create a street wall and a pedestrian environment at a human scale.
- ii. Main entrances into buildings shall be located on all public streets. Secondary entrances shall also be provided from parking areas and/or as necessary according to the design of the structure.
- iii. Entrances shall be designed to be attractive and functional. Indicators such as awning, changes in sidewalk paving material or other indicator consistent with the design, proportions, material and character of the surrounding area shall be provided.
- iv. Automobile parking between the building line and a public right-of-way is expressly prohibited, even where surface parking is a permitted use. Parking is not permitted in any front yard.
- v. Porte-cocheres and drop-off lanes are prohibited.

- J) All façade vents for air conditioning or heating units must be incorporated into the window design such that vent grills and windows appear as a single unit. This is best achieved by lining up vent grills with the vertical or horizontal edge of the adjacent window and matching the window's length or width or using a spandrel panel to fill any voids.

K) Facade Composition Requirement: Windows or window bays (a definable shape within the facade composition which includes a window, along with portions of the exterior wall) shall be sized, aligned, and spaced apart such that the facade area between windows or window bays form a visual column or spandrel. The Planning Board may grant a waiver from this method for superior design

- i. All new sidewalk concrete shall be tinted charcoal grey or equivalent. The Planning Board may grant a waiver for superior design which relates to adjacent architecture or other public purpose.
- ii. All storefronts shall incorporate a cornice element or horizontal projection above the storefront glazing separating ground floor uses from the building above.
- iii. Ground floor storefront bulkheads below the display windows shall be a maximum of 16 inches in height above sidewalk grade.
- iv. Storefront windows shall not be blocked by any interior display case or other form of barrier. Pedestrians on the street shall have the ability to see into the shop and view the activity within.
- v. Windows shall be large to maximize natural day lighting.
- vi. Some portion of all windows shall be operable to ensure natural ventilation and air circulation.
- vii. The percentage of glazing in a building façade shall be a minimum of 50% except at street-level retail frontages, where it must not be lower than 75%.
- viii. All ground floor entryways shall be recessed or designed to avoid door swings into any public right-of-way.

L) BUILDING MATERIALS REQUIREMENTS

- i. Any stucco material used must be fine grained with a smooth stipple finish to reflect a more stone like appearance and qualities of light reflection.
- ii. Split face concrete block or other concrete masonry units may only be used as an accent material, not to exceed 15% of any facade.

- iii. Front cantilevered balconies may project no more than 12 inches from the façade.
- iv. Use of chain link fencing, razor wire, barbed wire, or other similar security devices is expressly prohibited. Chain linked fencing may be temporally utilized during construction only.
- v. Security Gates: All front security gates shall be completely composed of the open mesh type, except for two feet at the bottom of the gate which may be solid. Storage boxes for all security gates shall be mounted on the interior of the building. Gate tracks shall be recessed into the glazing reveal and the gate housing shall be flush with the plane of the storefront. No storage box, tracks or mechanical devices related to the gates may project from the plane of the storefront.

6. CIRCULATION AND OPEN SPACE DESIGN

- A) Unless paved, all open space areas shall be landscaped and maintained in an attractive condition and include stormwater infiltration areas according to the “Green Infrastructure Regulations and Controls” and “Stormwater Regulations and Controls,” found in Section 4 “General Requirements” F-J.
- B) Open spaces for both residential rehabilitation and new construction shall be provided where feasible and be so located as to provide for maximum usability by tenants, and to create a harmonious relationship of buildings and open space throughout the project area;
- C) Sidewalk areas shall be adequately provided for the movements of pedestrians through and around the site;
- D) Sidewalk areas shall be attractively landscaped and durably paved, where feasible with permeable materials, and shall be provided with adequate lighting;

- E) Trees and shrubs shall be planted along the curblines at not more than twenty five (25) foot centers or in groupings, in a regularly spaced pattern to further increase the aesthetic quality of redevelopment activities. All street trees shall be in accordance with the design standards in Chapter 345-66 of the Jersey City Municipal Code. In the event a street tree is removed for construction, required repair/replacement, or for any other purpose, restoration of a street tree is required in accordance with the design standards in Chapter 345-66 of the Municipal Code;
- F) Areas designated as improved open space shall be in addition to all parking, loading, yard and setback requirements.

7. OFF STREET PARKING AND LOADING

- A) Parking is not permitted to front along any right-of-way at grade level. All parking uses must be screened creating a façade of compatible material that is used throughout the development or adjacent structures and shall be designed to provide visual interest.
- B) All garage entry doors shall be set back into building façade a minimum of 4 feet to provide a site triangle to pedestrians on the sidewalk. The entry shall be flanked by planter boxes, bollards, or other feature acceptable to the Planning Board no greater than 24 inches in height and no less than 5 feet in length along the sidewalk to protect the site triangle and keep pedestrian traffic flow a safe distance in front of the garage entry.
- C) Parking structures shall be designed to eliminate headlight glare by the provision of opaque screening for head lights and placement of interior garage lighting to be directed into the structure and/or mounted on the interior side of columns so as to prevent glare from such lighting to be visible from the street or adjacent property. Light fixture details and location shall be included within the garage floor plan at the time of site plan application.

- D) All openings must be screened with glass or decorative façade materials. Any openings shall be in a vertical proportion. Open horizontal bands along the façade of any parking structure are prohibited.
- E) Exterior lighting of the screening materials on a parking structure façade may be required by the Planning Board in order to provide additional visual interest in terms of light and shadow and to further mask the interior lighting of the parking structure and headlight glare.
- F) Parking stall and aisle size requirements are pursuant to the regulations found in the Jersey City Land Development Ordinance.
- G) Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction of pedestrian walks and thoroughfares.
- H) Surface parking lots (as an interim use) and all loading areas shall provide a screen planting of dense evergreens along any street line and along all property lines except those instances where a building intervenes or where the proposed planting may interfere with sight triangles. Within the parking area, a minimum of three percent (3%) of the parking area shall be landscaped and maintained with shrubs no higher than three (3) feet and trees with branches no lower than six (6) so that the landscaping is dispersed throughout the parking area.
- I) The number and design of off-street loading spaces shall be demonstrated by an applicant according to an anticipated need. All freight loading activities are encouraged to be restricted to early morning and/or late evening hours. The design and number of off-street loading shall be regulated by the Jersey City Land Development Ordinance.
- J) For through lots there shall be shall be no more than two vehicular access points, one from each right-of-way. All other lots shall have no more than one vehicular access point.
- K) All developments which propose valet parking shall submit a parking management plan. Such plan shall include but not be limited to: number of vehicles to be parked, number of rows of cars to be stacked, all parking stall

and aisle widths and any other information deemed necessary to effectively evaluate the management plan. All parking management plans shall be subject to review and approval of the Division of Traffic Engineering, the Division of City Planning and the Planning Board.

L) Bicycle Parking Provisions: Bicycle parking shall be provided pursuant to the requirements found in the Jersey City Land Development Ordinance.

M) All non-enclosed parking areas, including surface parking, parking spaces, driveways, and any type of patio, shall be constructed using pervious paving materials. The following are acceptable materials:

1. Interlocking concrete blocks
2. Permeable Pavers
3. Open-celled pavers
4. Porous pavement, concrete or asphalt
5. Reinforced lawn
6. Other material deemed appropriate by Planning/Zoning Board.

8. LANDSCAPE DESIGN

A) All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material unless said open space is specifically designated for other activities which require paving or other treatment. Other plant materials shall be heavy, and of specimen quality determined as above. All trees shall be a minimum of three and one half (3.5) inches in caliper. All plants, trees and shrubs shall be installed in accordance with Chapter 321- Trees, and Chapter 345-66 of the Land Development Ordinance.

B) At least 50% of the portion of the lot not covered by building footprint shall be landscaped with one of the following materials:

- i. Green ground cover, including plantings. Plants shall be native, non-invasive and proven drought resistant in an urban environment. In no

instance shall any pavers, blocks, porous pavement/asphalt, or reinforced lawn meet this requirement.

- ii. Rain gardens/Bioswales(bioretenion systems)
 - iii. Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
- C) Street trees shall be planted along curb lines of streets in a regular pattern, spaced at one-half the mature spread of the tree canopy to further enhance the aesthetic quality of the redevelopment area. All trees shall be a minimum of three (3) inches in caliper.
- D) All landscaping bordering on a public right-of-way shall be fully enclosed by curb or seating wall constructed of a masonry or metal material with a minimum of 6 inch in height. Landscaping shall be elevated to match the height of the curb or seating wall.

9. LIGHTING

- A) Lighting shall satisfy all requirements in the Land Development Ordinance 345-69

10. SIGNAGE

- A) Signage Approval Process
- ~~i. All signs are subject to site plan review when included as part of a major site plan application.~~
 - ii. All temporary banner signs for marketing projects on site shall be approved by the Planning Board, and must be removed one (1) year from the date each banner is installed or at such time as the building achieve eighty (80) percent occupancy.
 - iii. 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 forty (40) square feet.

- iv. All new signage that complies with the redevelopment plan shall not require site plan approval.
- v. Minor Site Plan application with deviation must be submitted to the Planning Board for all non-conforming sign proposals.

B) Number and Size of Signage

- i. The building address is required to be placed on either the main entry door, transom window, building, or awning flap at a maximum font height of 10 inches.
- ii. Sign requirements for ground floor uses:
 - a. Each use fronting on a public street may be permitted one (1) exterior sign per store front bay on each street frontage.
 - b. Maximum sign height shall be 32 inches or the height of the architectural sign band in the building's facade or transom window.

C) Sign requirements for all other uses:

- 1. Each use fronting on a public street may be permitted one (1) exterior sign per entryway per street frontage. Buildings with multiple uses shall have no more than one (1) sign per use.
- 2. The total exterior sign area shall not exceed the equivalent of 5 percent of the first story portion of the wall to which it is attached. In no case shall a sign on any structure exceed 20 square feet.

D) Sign Design Requirements

- 1. Window signs, lettering or logos shall cover no more than twenty (20%) of the window area.

E) Parking Garage Signage

- 1. One (1) sign shall be provided per entrance to garages indicating the parking facility by the international parking symbol and direction arrow. The sign area shall not exceed

twenty (20) square feet. If applicable, one (1) sign per entrance may be allowed indicating parking rates, not to exceed eight (8) square feet.

- a. Portable signs are not permitted for parking garages.

2. Prohibited Signs

- a. Billboards.
- b. Portable advertising signs not associated with use within 10 feet are strictly prohibited.

11. RESIDENTIAL DENSITY BONUS

A) All redevelopers are eligible to receive the height or density bonus, if the redeveloper agrees to contribute to the development or enhancement of and exclusive use for Enos Jones Park located within the Plan Area, as set forth more below in Table B. Bonus Zones are determined by their designation specified in Map 2. entitled, “Brunswick Triangle Density Bonus Map.”

Table B. Maximum Bonus Density and Height

Zone	Maximum Bonus Density	Maximum Bonus Height
Bonus A	Additional 70 units an acre for a total density of 150 units an acre	6 stories total, 65 feet
Bonus B	N/A	6 stories, 68 feet
Bonus C	N/A	7 stories, 78 feet A minimum 8 ft setback is required above the 6 th story

Zone	Maximum Bonus Density	Maximum Bonus Height
Bonus D	N/A	8 stories, 88 feet A minimum 8 ft setback is required above the 6 th story
Bonus E	An additional 45 residential dwelling units above the Initial Residential Bonus Density.	No change in feet; One mezzanine permitted

- B) In all instances, Base Flood Elevation + 1 is exempted from the Maximum Height in feet, but NOT in stories. Any stories in the Base Flood Elevation, even if they are only used for storage, shall count as a story. **Any** additional height in feet or number of stories above what is allowed in the Specific Land Use Provisions is required to satisfy this bonus requirement.
- C) Any redevelopment utilizing this bonus provision must comply with all applicable criteria of the area, yard, and bulk standards regulated by Section 13. Specific Land Use Provisions.
- D) The bonus requirement shall be satisfied by any one or combination of the following methods as approved by the Planning Board as part of a Site Plan:
 - i. Redeveloper donation of actual improvements to Enos Jones Park; such improvements shall be determined by the Division of Architecture and specified in a redevelopers agreement with the Jersey City Redevelopment Agency.
 - ii. Monetary contribution to the Jersey City Redevelopment Agency to be established in a separate account for the exclusive purpose of developing and enhancing Enos Jones Park within the plan area.
- E) The amount of monetary contribution or value of an equivalent in-kind

contribution of land shall be calculated as follows:

1. For Zone A, \$35,000 for each bonus residential dwelling unit constructed under this provision over the base density.
2. For Zones B, C, and D, \$35,000 for every residential dwelling unit constructed under this provision in every bonus story.

F) The bonus requirement for redevelopment in Bonus Zone E shall be satisfied by the following methods as approved by the Planning Board as part of a Site Plan:

1. Monetary contribution to the City of Jersey City in the amount of eight-hundred thousand dollars (\$800,000) to be established in a separate account for the exclusive purpose of developing and enhancing Enos Jones Park within the Plan area.
2. Inclusionary and Affordable Housing Units: The redeveloper shall provide for two (2) residential work force units (up to 120% AMI) and two (2) Moderate Income Affordable Units (60 to 80 percent AMI) in the project, or provide for said units within other existing development projects owned and controlled by the redeveloper within Tax Block 6902. One of the work force units shall be at least a two-bedroom unit. The other work force unit may be a 1-bedroom unit. The two (2) Moderate Income Affordable Units may be 1-bedroom units. The Inclusionary and Affordable Housing Units shall consist of similar material finishes to market rate units within the development and be of similar unit sizes (square feet) that are reflective of the unit mix within the development. The four Inclusionary and Affordable Housing Units shall be deed restricted for a period of thirty (30) years, and shall be provided by the redeveloper prior to the issuance of any first certificate of occupancy for any redevelopment project using this bonus provision.

G) Satisfaction of 50% of the contribution requirement is a required pre-

condition for the issuance of any first building permit associated with the project. The remaining 50% shall be paid prior to any first Certificate of Occupancy. All payments shall be paid to the Jersey City Redevelopment Agency and placed in the established separate account for the exclusive purpose of developing and enhancing Enos Jones Park.

- H) All redevelopment projects within this Redevelopment plan that intend to utilize any density bonus, shall be pursuant to a redevelopment agreement approved by the Jersey City Redevelopment Agency. The agreements will be undertaken on a project-by-project basis, and shall be required as a condition of site plan approval to have entered into a fully executed redevelopment agreement with the Jersey City Redevelopment Agency. The applicant shall be deemed to have satisfied this condition only if the redevelopment agreement sets forth in detail all elements the applicant is obligated to grant to the City as a condition of the bonus incentive(s), including but not limited to the parties, schedule of conveyance of contributions, terms and conditions. Nothing herein shall be construed to deprive or dispossess the Jersey City Redevelopment Agency of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. including the designation of a redeveloper under the Act.

12. GENERAL PROVISIONS

- A) Upon demolition of existing structures, the site shall be graded and planted or sodded, with a durable dust free surface according to NJ DEP standards in the interim period prior to construction of new buildings.
- B) No building shall be constructed over public rights-of-way in the project area with the exception of freestanding structures ancillary to public plazas and/or pedestrian walkways, which shall be subject to review by the Planning Board.

- C) All residential redevelopment proposals and construction plans shall meet or exceed applicable FHA and building code minimum room size requirements prior to approval by the Planning Board.

- D) Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.

- E) As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Planning Board Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.

F) DEVIATION REQUESTS

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from

the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

No deviations may be granted which will result in permitting:

1. A use or principal structure in a district which does not permit such use or principal structure;
2. An expansion of a non-conforming use;
3. An increase in height of more than ten feet or 10% of the height in feet, whichever is less.
4. Right-of-way width, and pavement width beyond normal adjustments encountered during survey synchronization;
5. Non-completion of minimum open space, parks, or other type of phased improvements required to be implemented;
6. Deviation from the Impact Fees provisions set forth in this Plan; or
7. Non-compliance with the specific goals and objectives enumerated in the Plan.

- G) Planning Board may grant deviations from the Required Land Use Regulations in this plan to further the goals and objectives of this plan.
- H) Any deviation in the above categories or any other deviation that would otherwise constitute a "d" type variance or deviation constitutes a request for a legislative plan amendment cognizable only by the Governing Body. The Jersey City Zoning Board of Adjustment's powers are strictly limited to "a" and "b" appeals (N.J.S.A. 40:53D-70A&B).
- I) PROCEDURE FOR AMENDING THE PLAN:

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$5,000.00 plus all

costs for copying and transcripts shall be payable to the City of Jersey City for any request by a private entity to amend this plan. The City of Jersey City reserves the right to amend this plan.

- J) Severability: If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.
- K) Interim Use: Interim uses may be established, subject to agreement by the developers with the Planning Board, that such uses will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board, which may establish an interim use period of between one (1) year and three (3) years in duration, subject to the Planning Board's discretion. Additional renewals of an interim use may be granted by the Planning Board, subject to the same interim period limitations specified above.

13. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

- A) The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:
 - i. This Redevelopment Plan achieves the stated objectives of the Jersey City Master Plan by locating high density development in close proximity to mass transit facilities with low parking ratios to reduce the traffic impact of future high density development. Other uses such as retail and office uses compatible with a mixed use transit oriented station area are permitted.

- ii. This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses and prohibited uses in the redevelopment area. The plan also provides for density restriction through the use of lots sizes, maximum height limits, as well as setback and stepback requirements and various design controls.
- iii. There will be no displacement of existing residents through the implementation of this plan through condemnation, as this is an area in need of rehabilitation and condemnation is not permitted. Any condemnation action already commenced by the Jersey City Redevelopment Agency may continue. The condemnation of easements in areas previously declared in need of redevelopment may be pursued by the Jersey City Redevelopment Agency.
- iv. The Ocean Avenue South Plan proposes no new acquisition or condemnation of private property for private redevelopment purposes, however the condemnation of easements in areas previously declared in need of redevelopment may be pursued by the Jersey City Redevelopment Agency.
- v. Jersey City is designated as a "Planning Area 1" in the State Plan and is at the center of the Hudson County "urban complex." The development envisioned by this plan is in conformity with the "State Planning Act" P.L. 1985, c. 398 (C.52:18A-196 et al) as well as the master plan of Hudson County and all contiguous municipalities.
- vi. No affordable units are identified to be removed as part of the implementation of this redevelopment plan.

14. SPECIFIC LAND USE PROVISIONS

All zone locations are designated in Map 3. "Zones," dated December 14, 2017

1. Townhouse Transition Zone:

- A) Purpose: To recognize the low-rise townhouse character along and east of Brunswick Street and to provide a transition to buildings with greater height towards the Turnpike.
- B) Permitted principal uses are as follows:
 - i. Residential
 - ii. Live Work
 - iii. Home Occupations
 - iv. Retail sales of goods and services, only on the ground floor along Brunswick Street
 - v. Offices, only on ground floor along Brunswick Street
 - vi. Cafes, only on ground floor along Brunswick Street
- C) Uses incidental and accessory to the principal use, such as
 - i. Off-street parking
 - ii. Fences and walls
 - iii. Signs.
 - iv. Sidewalk cafes associated with café use.
- D) Density: 80 units an acre
- E) Heights: 4 stories, 42 ft
- F) Bulk Standards:
 - i. Lot Standards
 - 1. All existing lots of record at the time of adoption of this plan are considered conforming.
 - 2. Minimum Lot Size: 1,800 sq ft
 - 3. Minimum Lot Width: 18 ft
 - 4. Minimum Lot Depth: 100 ft

ii. Setback Standards:

1. Front Yard Setback: Must meet adjacent structure setback closest to the predominant blockfront setback
2. Minimum Side Yard: None; except where existing adjacent building has windows less than three (3) feet from the side lot line then three feet required starting from one foot in front of the first window to the rear building line.
3. Minimum Rear Yard: Twenty-five (25) feet, provided, however, that where lot depth exceeds 100 feet, the minimum rear yard shall be increased by five linear feet for every ten (10) ***full*** linear feet of increase in lot depth. Where parking is required, no rear yard setback is required on ***only*** the ground floor. All above floors must comply to the 25 ft minimum rear yard setback. In no instance shall any balconies or terraces be permitted on the rear façade.
4. Minimum Side Yard:
 - a. Where the adjacent building is less than four stories, the minimum side yard setback shall be 3 feet to match an adjacent 2 foot yard, 2 feet to match an adjacent 3 foot yard, or the required minimum to meet fire and building code to accommodate windows.
 - b. Where the adjacent building is greater than 4 stories, or where the adjacent building is built on the lot line, side yards are not permitted within 10 feet of a right-of-way except where required by fire or building code to accommodate adjacent windows.
5. Corner Lots:
 - a. All corner lots shall have two frontages. The front lot line with the lesser frontage shall be designated the

front primary façade. Secondary façade shall still adhere to front yard setback bulk standards.

G) Coverage Standards:

- i. Maximum Building Coverage: 75%
- ii. Maximum Lot Coverage: 80%
- iii. Where Parking is required and provided: 100% building coverage is permitted
- iv. At least 20% of every lot shall be landscaped with one of the following materials:
 1. Reinforced lawn
 2. Ground cover
 3. Rain garden
 4. Bioswales
 5. Plants that are native, non-invasive and proven drought resistant in an urban environment
 6. In the instance parking is required, the roof of the parking garage must be covered with an extensive green roof.

H) Parking:

- i. Parking is not permitted on lots 50 ft wide or less
- ii. Minimum parking required: .5 spaces per dwelling unit

I) CONSOLIDATED LOT DEVELOPMENT STANDARDS: In the instance the individual lots are consolidated as a development of over 10,000 sq ft the following standards shall apply:

- i. Maximum Height Permitted (see Table C below):

Location	Height
Brunswick Street frontage	4 stories; 48 ft, must be clearly 4 stories for the first 25 feet from the front of the building at Brunswick Street to the west. Any more than 4 stories within this 25ft setback is prohibited.
8 th Street frontage	5 stories; 58 ft

Table C.

- ii. Front Yard Setback: Must meet adjacent structure setback closest to the predominant blockfront setback
- iii. Minimum Side Yard: None; except where existing adjacent building has windows less than three (3) feet from the side lot line then three feet required starting from one foot in front of the first window to the rear building line.
Minimum Rear Yard: The rear lot line shall be the property line that abuts the R-5 zone. Where parking is required and provided, no rear yard setback is required on only the ground floor, and all above floors must comply to the 25 ft minimum rear yard setback. In no instance shall any balconies be permitted on the rear façade.
- iv. Garage Roof Coverage: A 15ft setback shall be around the perimeter of all roof edges. That 15 ft setback shall be covered 100% with extensive greenroof, and inaccessible to tenants as an amenity.

v. Corner Lots:

All corner lots shall have two frontages. The front lot line with the lesser frontage shall be designated the front primary façade. Secondary façade shall still adhere to front yard setback bulk standards.

vi. Parking Requirements:

1. A minimum of .5 spaces per unit.
2. Parking may be provided in connection with commercial and retail uses along Brunswick Street.
3. Shared parking is permitted on a case by case basis at the discretion of the planning board. A parking plan shall be submitted to the Planning Board for review as part of the application.
4. Commercially shared vehicles are permitted and can be used as part of required parking total.
5. In the event that the parking spaces provided in the garage area are not being used by the occupants of the development, then those unused spaces may be offered to the public for commercial use.
6. In no instance shall parking be permitted between the front building line and street line.
7. Maximum width of curb cut: 14 ft; and in no instance shall provide less than 3 on street parking spaces along width of the lot.
8. ***Curb cuts are prohibited on Brunswick Street.***

2. Mid-Rise Transition Zone:

A) Purpose: To provide a transition from the building heights and bulk in Zone A to the much larger scale buildings closer to the Turnpike.

B) Permitted Principal Uses

- i. Residential
- ii. Retail sales of goods and services
- iii. Professional offices and medical offices
 - i. Restaurants, category one and two
 - ii. Cafes
 - iii. Art galleries
 - iv. Schools
 - v. Child and Adult Day Care Centers
 - vi. Government Uses
 - vii. Houses of worship
- viii. Parks and Playgrounds
- ix. Home Occupations
- x. Live Work
- xi. Any combination of the above

C) Uses incidental and accessory to the principal use, such as:

- i. Off-street parking. Parking is not permitted to front along any right-of-way at grade level. All parking uses must be screened from view.
- ii. Rooftop Recreation
- iii. Fences and walls
- iv. Signs
- v. Sidewalk cafes associated with category one and two restaurants
- vi. TV, radio, and/or stereo systems accessory to bars and restaurants

- vii. Live entertainment accessory to Category One restaurants only.
Subject to issuance of a “Restaurant Entertainment License,” by the
Division of Commerce and the restrictions attached to that license.

D) Bulk Standards:

i. Lot Standards:

1. All lots legally existing at the time of adoption of this
Redevelopment Plan are now conforming.
2. Minimum Lot Size: 2,500 square feet
3. Minimum Lot Width: 25 feet
4. Minimum Lot Depth: 100 feet

E) Setback Standards:

- i. Where parking is required and provided, the ground floor can occupy
100% lot coverage.
- ii. Minimum Front Yard: Must meet adjacent structure setback closest
to the predominant blockfront setback
- iii. Minimum Rear Yard: Fifteen (15) feet, provided, however, that where
lot depth exceeds one hundred (100) feet, the minimum rear yard
shall be increased by five linear feet for every ten (10) **full** linear feet
of increase in lot depth. No rear yard setback is required where
parking is required on the first floor; however, all above stories shall
adhere to a 15 ft minimum rear yard setback. The exposed roof of any
parking garage that extends into the rear yard shall be required to
provide an inaccessible true green roof.
- iv. Side Yard Setbacks: Zero feet, except where a window exists on an
adjacent structure, which in that case the required minimum is the
minimum established in the fire and building code to accommodate
windows.

F) Coverage Standards:

- i. Where parking is required and provided, 100% building coverage is permitted
- ii. Maximum Lot Coverage: 80%

G) Maximum Height (see Table D below):

- i. Table D

Approximate Lot Dimension	Lot Area up to: (square feet)	Minimum Building Height (stories)/(feet)	Maximum Building Height (stories)/(feet)
25x100	0 to 4999	3 / 32'	4 / 48'
50x100	5000 and up	3 / 32'	5 / 58'

- ii. Minimum Floor to Ceiling Height: 9 feet
- iii. One mezzanine is permitted as long as the total area of any such mezzanine floor does not exceed 33.3% of the total floor area in the story in which the mezzanine floor occurs.

H) Parking

Parking is required for new construction on lots 75 feet or wider, to the following requirements:

- i. In no instance shall parking be permitted between the front building line and street line.
- ii. Maximum width of curb cut: 14 ft; and in no instance shall provide less than 3 on street parking spaces along width of the lot.
- iii. Minimum parking requirements:
 - 1. Residential units: .5 space per dwelling unit

2. Offices (except medical offices): One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet of ground floor area.
 3. Medical offices: One space per five hundred (5,000) square feet, excluding the first two thousand (2,000) square feet of ground floor area
 4. Retail sales of Goods and Services: One space per six hundred (600) square feet, excluding the first five thousand (5,000) square feet of ground floor area.
 5. Financial Institutions: One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet of ground floor area.
 6. Restaurants: One space per four seats, excluding the first five thousand (5,000) square feet of ground floor area.
 7. Theaters and Museums: One space per four seats, excluding the first five thousand (5,000) square feet area.
- iv. Parking may be provided in connection with commercial and retail uses along Brunswick Street.
 - v. Shared parking is permitted on a case by case basis at the discretion of the planning board. A parking plan shall be submitted to the Planning Board for review as part of the application.
 - vi. Commercially shared vehicles are permitted and can be used as part of required parking total.
 - vii. In the event that the parking spaces provided in the garage area are not being used by the occupants of the development, then those unused spaces may be offered to the public for commercial use.

b. **Curb cuts are prohibited along Brunswick Street**

3. Preservation Zone

A. Purpose: Preservation of historical resources

B. Permitted Uses:

All uses at their existing location at the time of adoption of this Plan are permitted.

C. Lot Size and Dimension Requirements

i. All existing lots at the time of adoption of this plan are conforming lots.

ii. Subdivision is not permitted.

D. Height and Bulk Requirements

i. The existing building height, floor area, established setbacks and the exterior building envelope at of the adoption of this Plan shall constitute the development standards of each building. Any change to the above standards shall constitute a deviation from this plan.

E. Any rehabilitation is to be done in compliance with the Historic Preservation Officer who will be guided by the Secretary of the Interiors Standards and Guidelines for the Treatment of Historic Properties

F. All buildings must comply with all State or national historic register regulations.

G. Parking is not permitted in this zone unless present at the time of adoption of this redevelopment plan.

4. Enos Jones Park

A. Parks, plazas, and other types of public open space – passive or active - are the only permitted at grade use in this zone. Underground parking facilities are also permitted beneath the required at grade park

5. Ninth and Brunswick Zone :

Purpose: To redevelop the last phase(s) of development in the land area that was part of the former Ninth & Brunswick Redevelopment Plan area, and adjacent land area, to complete a transition of development to this redevelopment plan area and Enos Jones Park,

and to encourage development to benefit Enos Jones Park and the community. The zoning regulations and standards of the former Ninth & Brunswick Redevelopment Plan, with the exception of the parking standards set forth in this section, shall govern the prior completed development and the prior development approvals, and those development approvals shall be grandfathered as part of this Redevelopment Plan.

A. Permitted Uses

- i. Residential
- ii. Parks/Public Open Space
- iii. Public Utilities, except that natural gas transmission lines shall be prohibited

The following uses shall only be permitted on the ground floor, basement level, and the first full floor above base flood elevation:

- iv. Offices
- v. Medical Offices
- vi. Retail Sales and Services
- vii. Restaurants, category one and two
- viii. Child Care Centers
- ix. Health clubs
- x. Schools
- xi. Financial Services

B. Accessory Uses – customarily associated with, subordinate and incidental to the principal use, and located on the same lot:

- i. Garage on-Site/off-street Parking & Loading Facilities
- ii. Fences & Walls
- iii. Signs

- iv. Recreation rooms, exercise rooms, resident meeting rooms, roof top recreation areas, and other similar rooms and facilities for the use of building residents.

C. Area Yard, and Bulk Requirements (See Chart)

AREA, YARD & BULK CHART

	RESIDENTIAL
MIN. LOT AREA	20,000 sf
MAX. HEIGHT	65'
MAX. LOT COVERAGE ¹	95 %
MIN. LOT AREA IN SQ. FT. ³	2,000 sq. ft.
MAX. DENSITY ²	55 DU/AC
MIN. FRONT YARD	5'
MAX. FRONT YARD	10'
MIN. EACH SIDE YARD	0'
MIN. REAR YARD	0'

1 Total percentage, buildings and impervious surfaces

2 Dwelling units per acre.

3 Not including Park & Recreation Area space

D. Parking (which shall apply to the existing phases of developments and futures phases of development)

- i. Minimum parking requirements:
 1. Residential units: .75 space per dwelling unit
 2. Offices (except medical offices): One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet of floor area.
 3. Medical offices: One space per one thousand (1,000) square feet, excluding the first two thousand (2,000) square feet of floor area
 4. Retail sales of Goods and Services: One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet of floor area.
 5. Financial Institutions: One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet of floor area.
 6. Restaurants: One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet of floor area.
 7. Theaters and Museums: One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet floor area.
- ii. The shared use of parking is encouraged and shall be permitted where it can be demonstrated that the uses sharing the parking have distinct peak parking demand periods, such as would be the case with a school and residents of that building. A parking management plan shall be presented by the applicant as part of the site plan application demonstrating how the parking will be allocated and shared among the uses, and is subject to approval by the Jersey City Planning Board.
- iii. Any parking not utilized by a tenant shall be placed into a common pool of available parking spaces and may be leased by the building ownership to other tenants of the building or to residents within the community.
- iv. A parking management plan shall be implemented to ensure that all parking facilities are utilized in conformance with this redevelopment plan.

E. Initial Residential Density Bonus (pursuant to the prior Ninth & Brunswick Redevelopment Plan)

This provision, the “Initial Residential Bonus Density”, is applicable to all development and permits construction of up to 30 additional dwelling units per acre.

- i. All residential projects are eligible to receive an additional bonus density not to exceed an additional 30 DU/AC, if the developer agrees to contribute to green space located within the Plan Area, as set forth more specifically below.
- ii. The green space development requirement may be satisfied by any one or combination of the following methods approved by the Planning Board as part of the Preliminary Site Plan:
 - Monetary contribution to the City of Jersey City to be established in a separate account for the exclusive purpose of acquiring, developing and enhancing green space within the plan area.
 - Developer donation of real property for green space development; such property to be deeded to the City in perpetuity. The green space development may consist of a developer donation of private land as depicted in the Concept Dog Run and Park/Trail Map attached hereto (“Land Donation Area”; a 15 foot wide path) that shall be initially improved as a publically accessible dog run and park at the cost of the developer, and maintained by the developer for up to a ten year period. The Land Donation Area shall be preserved for future use, at the discretion of the City of Jersey City, as part of a future pedestrian and bike trail. The “Land Donation Area” shall be offered to the City for a nominal value of one dollar at the end 10-year maintenance period or at the discretion of the City of Jersey City.
- iii. The amount of monetary contribution or value of an equivalent in-kind contribution of land shall be calculated as follows:
 - \$7,500 for each additional bonus residential dwelling unit constructed under this provision over the base density permitted without this bonus.
- iv. Any development utilizing this bonus provision must comply with all applicable criteria of the area, yard, and bulk chart, or be granted the appropriate deviations pursuant to the requirements of this plan.
- v. Satisfaction of 50% of the green space contribution requirement is a required pre-condition for the issuance of any building permit associated with the project. The remaining 50% shall be paid to the City of Jersey City prior to the issuance of any Certificate of Occupancy.

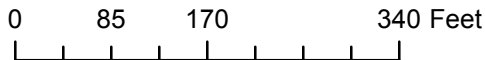


ENOS JONES PARK RDP
MAP 1: BOUNDARY

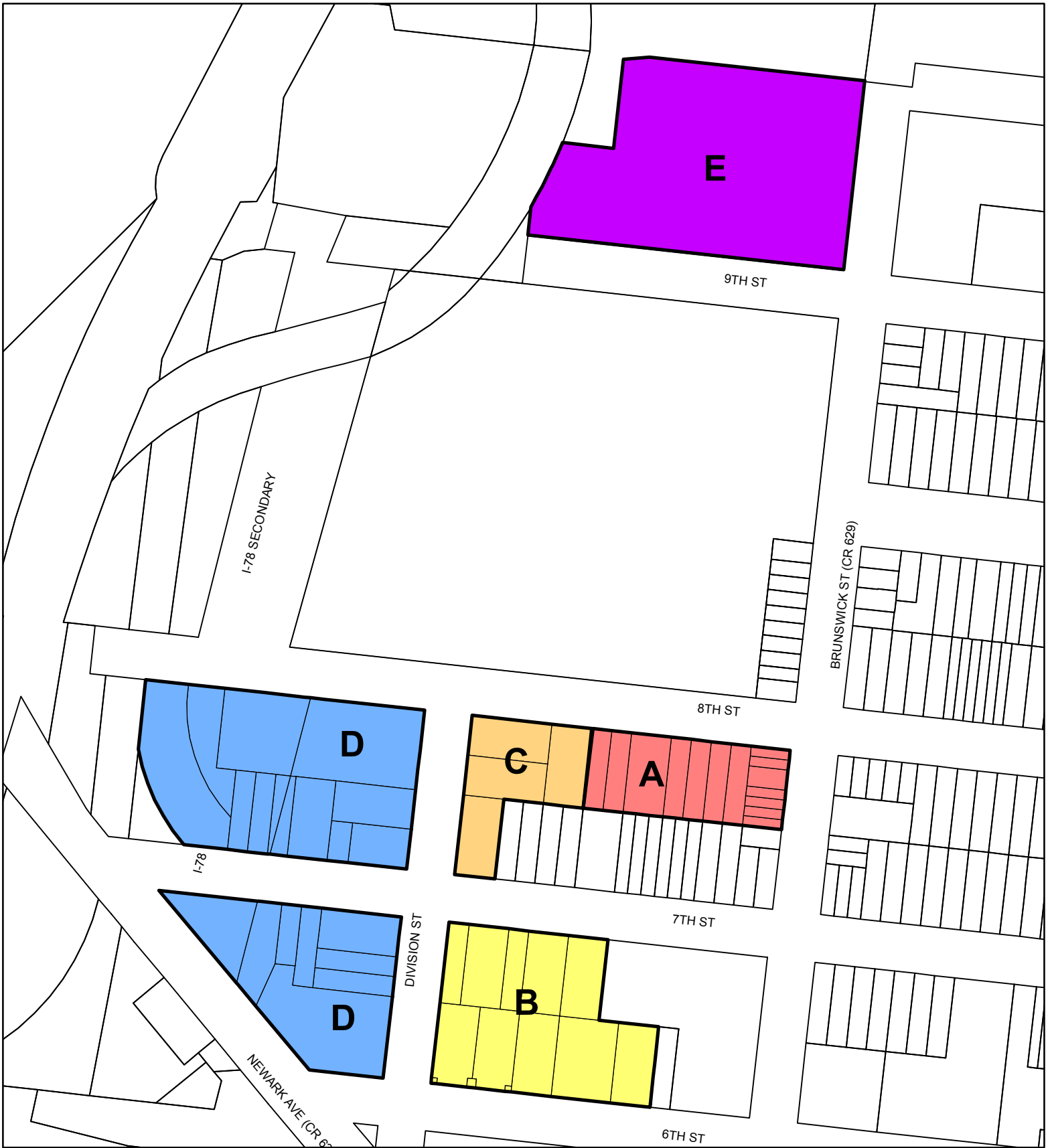
JUNE 8, 2017

 Plan Boundary

1 inch = 170 feet



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

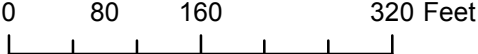


**ENOS JONES PARK RDP
MAP 2: DENSITY BONUS**

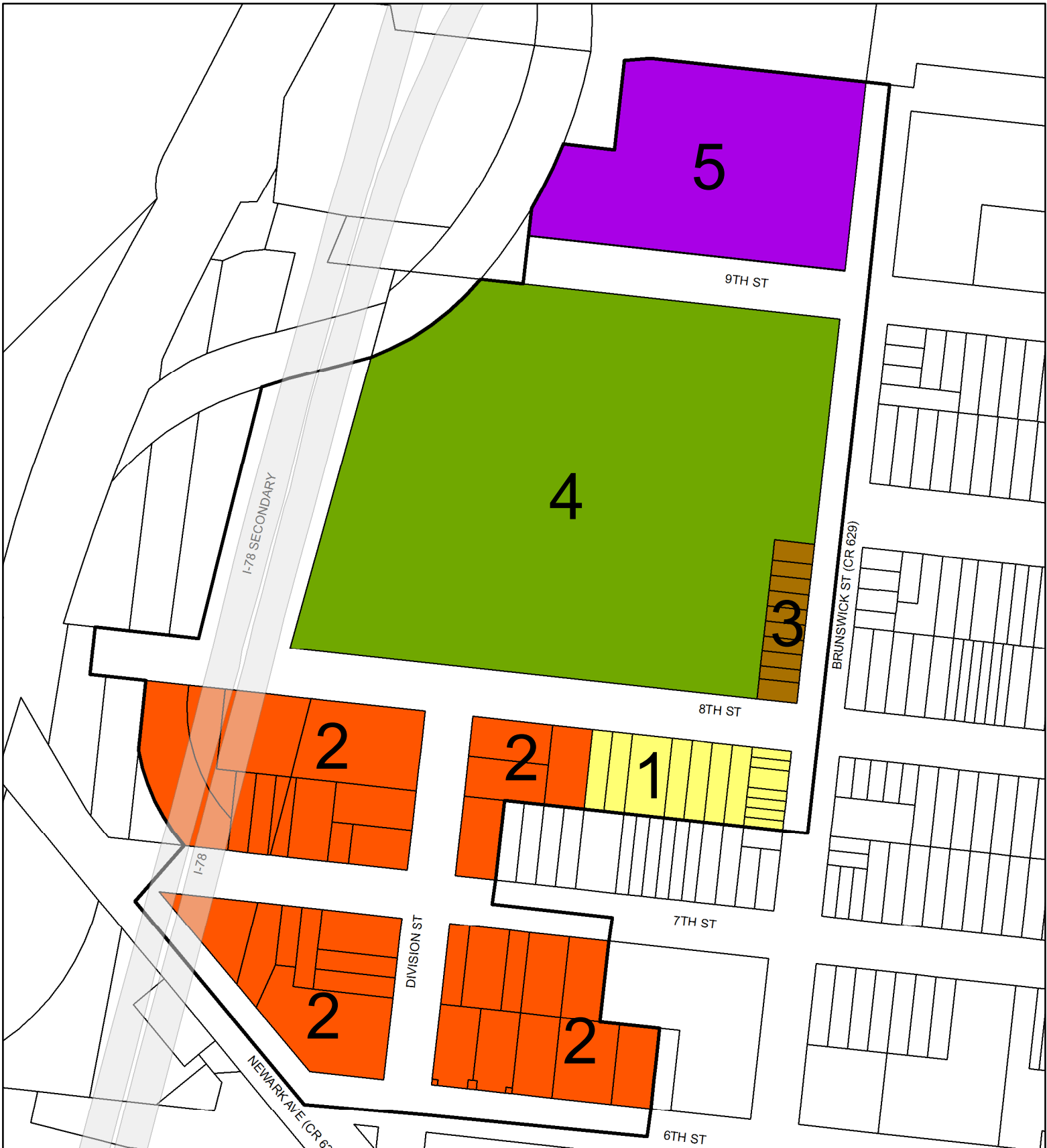
JUNE 8, 2017

- Bonus A
- Bonus C
- Bonus B
- Bonus D
- Bonus E






1 inch = 160 feet



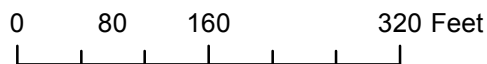
30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323



**ENOS JONES PARK RDP
MAP 3: ZONES**

- | | |
|--|--|
|  1 Townhouse Transition Zone |  4 Enos Jones Park Zone |
|  2 Midrise Transition Zone |  5 9th and Brunswick Zone |
|  3 Preservation Zone | |

1 inch = 160 feet



JUNE 8, 2017



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