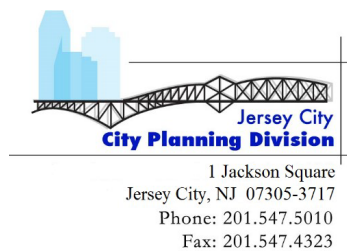


**Report Concerning the Determination of the  
Green Villa Redevelopment Plan: Expansion Study Area as an  
“Area in Need Rehabilitation”**

**Prepared by the City of Jersey City  
Division of City Planning**

**The original of this report was signed and sealed  
in accordance with N.J.S.A. 40:14A-12**

**1/3/2023**



## TABLE OF CONTENTS

- I. Survey of Conditions in the Study Area
  - A. Introduction
  - B. Boundary Description
  - C. Local Setting and Background
  - D. Transportation Access
  - E. Physical Survey and Analysis
    - E.1 Physical Survey Methods
    - E.2 Study Area Characteristics
- II. Criteria for Determination of Need for Rehabilitation
- III. Conclusion

### Appendix

Map	Study Area Boundary
Exhibit A	Letter from JCMUA

## **I. SURVEY OF CONDITIONS OF THE STUDY AREA**

### **A. Introduction**

The Municipal Council of the City of Jersey City, on October 26, 2022, adopted resolution number 22-767, authorizing the Jersey City Planning Board to:

1. Undertake a preliminary investigation and prepare a report pursuant to NJSA 40A:12A-6 to determine whether the Non-Condensation Study Area, the “Green Villa Expansion Study Area” meets the criteria set forth in NJSA 40A:12-5 as an area in need of redevelopment without the use of eminent domain or if the Non-Condensation Study Area meets the criteria set for in NJSA 12A-14 as an area in need of rehabilitation.
2. Conduct a public hearing in accordance with NJSA 40A:12A-6.
3. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning board will make a recommendation to the City as to the designation.
4. After the City Council designates the Study Area as an area in need of redevelopment without eminent domain or an area in need of rehabilitation, the Planning board shall prepare a redevelopment plan pursuant to NJSA 40A:12A-7 for the expansion of an amendment to the Green Villa Redevelopment Plan.

### **B. Boundary Description**

The Green Villa Expansion Study Area contains the following Block and lots:

Block 22405 Lots 1, 2, 15

Block 20902 Lots 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85

Block 22305 Lots 2, 3, 4, 5, 6

The area as represented on the map is bounded by the western lot line of lot 3 in Block 22405, which is also the current westernmost boundary line for the existing Green Villa Redevelopment Plan. It then extends 823 ft to the west, across Kennedy Boulevard and ending at the western boundary line of lot 85 in Block 20902. The northern boundary of the study area is the southern boundary of the Hudson Bergen Light Rail Right of Way. The southern boundary east of John F. Kennedy Boulevard bisects Block 22405 to only include lots 1 and 2, and then moves south to also include lot 15. The southern boundary west of John F. Kennedy Boulevard follows the southern boundary line of Block 20902 westward until lot 85, except for a bump out southward that includes only lots 2 through 6 in Block 22305.

### C. Local Setting and Background

The Study Area is currently the site of former industrial/warehouse buildings, auto repair shops, and surface parking lots that are immediately adjacent to the Hudson Bergen Light Rail West Side Avenue line. Historically, the Central Railroad line ran where the light rail runs today, and the area has always been surrounded by industrial and warehouse uses.

Block	Lot	Address	Property Size	Property Description
22405	1	2188 Kennedy Blvd	21.2x230 IRR	1S-B-G
22405	2	315 Bergen Ave (rear)	82.3x82x58x81	Vacant
22405	15	2186 Kennedy Blvd	79x12.1 IRR	2S+BT-B&F-3C-2U
22305	2	210 Orient Ave	25x83	Vacant
22305	3	208 Orient Ave	25x83	Vacant
22035	4	206 Orient Ave	25x83	Vacant
22035	5	204 Orient Ave	25x83	Vacant
22035	6	202 Orient Ave	25x83	Vacant
20902	74	34-36 Morton Pl	33x51 IRR	Vacant
20902	75	38 Morton Pl. N.	25x47	2S-F-D-1U-H
20902	76	40-42 Morton	60x43	2.5S-F-D-2U-H
20902	77	46 Morton Pl. N.	46.8x37x55x20	Vacant
20902	78	2175 Kennedy Blvd	86.2x31	1S-B-C-H
20902	79	37 Morton Pl. S.	25x85	2S-F-D-2U-H
20902	80	39 Morton Pl. S.	25x85	Vacant
20902	81	41 Morton Pl. S	25x85	1S-F-D-1U-H
20902	82	43 Morton Pl. S	25x85	2S-B-O-G-H
20902	83	45 Morton Pl. S	21x86x36x85	Vacant
20902	84	47 Morton Pl	39.7x95x23x96	Vacant
20902	85	49-51 Morton Pl	155x262x75x278	3S-B-IN-O-H

## **D. Transportation Access**

The Area has multiple mass transit options. It is serviced by several bus lines, including: NJT 80 Bus, NJT 119 Bus, NJT 10 Bus, and the City's Via service. From the intersection of Kennedy Boulevard and Morton Place, it is .2 miles to the West Side Avenue Light Rail and .3 miles to the MLK Drive Light Rail Station.

## **E. Physical Survey and Analysis**

**E.1. Physical Survey Methodology** – The following methods were used in gathering information and preparing a physical condition survey of the Study Area.

- A. The area was visually inspected, and a review of the tax records was completed.
- B. A certification of the state of the water and sewer infrastructure for the Study Area was requested from the Jersey City Municipal Utilities Authority to determine the state of repair of utilities in the area, as confirmed in Exhibit A of this document.

## **E.2. Study Area Characteristics**

In terms of infrastructure and services, more than 50% of the water and sewage infrastructure of the Study Area is at least 50 years old, and the water and sewage utilities in the area are in need of repair or substantial maintenance, as certified in a October 25, 2022 letter from the Jersey City Municipal Utilities Authority (Exhibit A of this document).

Lots 1, 2, and 15 in Block 22405 are all zoned R-1-, One- and Two-Family Housing District. The remaining lots within the Study Area are all zoned R-3, Multi-Family Mid-Rise Housing District. The Bergen Avenue corridor is zoned R-3 and the nearby West Side Avenue is zoned NC – Neighborhood Commercial. Properties to the north and south of the study area are primarily zoned R-1.

The Jersey City Master Plan adopted in 2022, identifies this area as one of its neighborhood vision plans “The West Side Avenue Small Area Vision Plan.” The properties within the Study Area were identified to be included in redevelopment. The Master Plan recommends this area be studied as a continuation of the Water Street Redevelopment Plan. However, the Study area is separated by the Neighborhood Commercial zoning along West Side Avenue and Planning believes this to be the appropriate zoning for this corridor. The Study Area is immediately adjacent to the Green Villa Plan and is within the same neighborhood as Green Villa where the Water Street Plan is a completely separated neighborhood.

## **II. CRITERIA FOR DETERMINATION OF NEED FOR REHABILITATION**

The Study Area may be determined to be in an area need of rehabilitation if, after investigation, notice and hearing, as provided within NJSA 40A:12A-14, the governing body concludes by resolution that within the study area, any of the following conditions are found:

- a. A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions such that (1) a significant portion of structures therein are in a deteriorated or substandard condition; (2) more than half of the housing stock in the delineated area is at least 50 years old; (3) there is a pattern of vacancy, abandonment or underutilization of properties in the area; (4) there is a persistent arrearage of property tax payments on properties in the area; (5) environmental contamination is discouraging improvements and investment in properties in the area; or (6) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.
- b. A delineated area shall be deemed to have been determined to be an area in need of rehabilitation in accordance with the provisions of this act if it has heretofore been determined to be an area in need of rehabilitation pursuant to P.L.1975, c.104 (C.54:4-3.72 et seq.), P.L.1977, c.12 (C.54:4-3.95 et seq.) or P.L.1979, c.233 (C.54:4-3.121 et al.).
- c. (1) A municipality may adopt an ordinance declaring a renovation housing project to be an area in need of rehabilitation for the purposes of Article VIII, Section I, paragraph 6 of the New Jersey Constitution if the need for renovation resulted from conflagration.  
(2) For the purposes of this subsection, "renovation housing project" means any work or undertaking to provide a decent, safe, and sanitary dwelling, to exclusively benefit a specific household, by the renovation, reconstruction, or replacement of the household's home on the same lot by either a charitable entity organized to perform home renovations or by a for-profit builder using 75% or more volunteer labor-hours to accomplish the construction for the project. The undertaking may include any buildings; demolition, clearance, or removal of buildings from land; equipment; facilities; or other personal properties or interests therein which are necessary, convenient, or desirable appurtenances of the undertaking.
- d. (1) A municipality may adopt an ordinance declaring a renovation housing project to be an area in need of rehabilitation for the purposes of Article VIII, Section I, paragraph 6 of the New Jersey Constitution if at least half of the number of people occupying the dwelling as their primary residence qualify for a federal income tax credit pursuant to 26 U.S.C. s.22 as a result of being permanently and totally disabled and the improvements to be made to the dwelling are made substantially to accommodate those disabilities.

(2) For the purposes of this subsection, "renovation housing project" means any work or undertaking to provide a decent, safe, and sanitary single-family dwelling, to exclusively benefit at least half of the number of people occupying a dwelling as their primary residence, by the renovation, reconstruction, or replacement of that dwelling on the same lot by either a charitable entity organized to perform home renovations or by a for-profit builder using 75% or more volunteer labor-hours to accomplish the construction for the project. The undertaking may include any buildings; demolition, clearance, or removal of buildings from land; equipment; facilities; or other personal properties or interests therein which are necessary, convenient, or desirable appurtenances of the undertaking.

### **III. CONCLUSION**

A review of the unique characteristics of the Study Area indicates that it qualifies as an "Area in Need of Rehabilitation" as defined in NJSA 40A:12A-14; meeting the criteria of subsection a(6).

Subsection "a(6)" speaks to the state of the water and sanitation infrastructure of the area, both in terms of age and state of repair. Under a(6), an area is classified as in need of rehabilitation when "a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance." In exhibit A, the Jersey City Municipal Utilities Authority has determined that the Study Area falls under this condition, and that a program of rehabilitation would rejuvenate water and sanitation assets and prevent further deterioration of these systems.

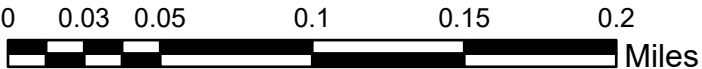
We conclude that the conditions of Criterion "a(6)" are met.

It is the recommendation of City Planning staff that the aforementioned Study Area be determined as an "area in need of rehabilitation" without the authorization to use eminent domain, as it qualifies for such a determination under subsection a(6) of NJSA 40A:12A-14.

Prepared by:

Tanya Marione, PP, AICP  
Director, City Planning Division

# Green Villa Redevelopment Plan: Expansion Study





# Resolution of the City of Jersey City, N.J.

File No. Res. 22-767  
Agenda No. 10.14  
Approved: Oct 26 2022



## **RESOLUTION OF THE JERSEY CITY MUNICIPAL COUNCIL AUTHORIZING THE PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION OF THE CONDITIONS OF THE GREEN VILLA REDEVELOPMENT PLAN EXPANSION STUDY AREA FOR DETERMINATION AS AN AREA IN NEED OF REDEVELOPMENT WITH OR WITHOUT THE POWER OF CONDEMNATION OR AS AN AREA IN NEED OF REHABILITATION, PURSUANT TO N.J.S.A 40A:12A-1 ET SEQ AND TO SUBSEQUENTIALLY RECOMMEND THE EXPANSION AND AMENDMENTS TO THE GREEN VILLA REDEVELOPMENT PLAN**

### **COUNCIL offered and moved adoption of the following resolution:**

Whereas, the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq, (the "Act") authorizes municipalities to determine whether certain parcels of the land in the municipality constitute an area in need of redevelopment or areas in need of rehabilitation; and

Whereas, to determine whether certain parcels of land constitute an area in need of redevelopment, under the Act the City Council must authorize the Planning Board to conduct a preliminary investigation of the area and make recommendations pursuant to N.J.S.A. 40A:12A-5-6; and

Whereas, to determine whether certain parcels of land constitute an area in need of rehabilitation, under the Act, the City Council must authorize the Planning Board to conduct a preliminary investigation of the area and make a recommendation pursuant to N.J.S.A. 40A:12A-14; and

Whereas, the City Council hereby requests the Planning Board conduct an investigation with respect to the Study Area known as "The Green Villa Expansion Study Area" on Block 22405 Lots 1, 2, 15; Block 20902 Lots 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85; and Block 22305 Lots 2, 3, 4, 5, 6, on the tax map of the City of Jersey City, State of New Jersey, to determine whether the Study Area (the "Non-Condemnation Study Area") meets the criteria set forth in the Act specifically N.J.S.A 40A:12A-6 and N.J.S.A 40A:12A-14 and should be designated as an area in need of redevelopment or rehabilitation WITHOUT the power of an eminent domain; and

Whereas, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7.7(f) states that the Municipal Council may direct the Planning Board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area and that after completing the redevelopment plan, the Planning Board shall transmit the proposed plan to the governing body for its adoption; and

Whereas, all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by the affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan; and

Whereas, the Municipal Council of Jersey City adopted the Green Villa Redevelopment plan on January 17, 1984, and has been amended several times since, the last being September 13, 2012;

Whereas, the Study Area is consistent with the attached map labeled "Green Villa Redevelopment Plan: Expansion Study."

### **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JERSEY CITY AS FOLLOWS:**


1. The foregoing recitals are incorporated herein as if set forth in full;
2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the Non-Condemnation Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 to be designated as an area in need of redevelopment without condemnation, which designation would permit the City to utilize all of the redevelopment powers, except eminent domain;
3. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to N.J.S.A 40A:12A-6 to determine whether the Non-Condemnation Study area satisfies the criteria set forth in N.J.S.A 40A:12A-14 as an area in need of rehabilitation;

**Resolution of the Jersey City municipal council authorizing the Planning Board to conduct a preliminary investigation of the conditions of The Green Villa Redevelopment Plan Expansion Study area for determination as an area in need of redevelopment with or without the power of condemnation or as an area in need of rehabilitation, pursuant to N.J.S.A 40A:12A-1 et seq and to subsequently recommend the expansion and amendments to the Green Villa Redevelopment Plan**


4. As part of its investigation, the Planning Board shall prepare maps showing the boundaries of the Study Area and the location of the parcels contained therein, and appended thereto shall be a statement setting forth the basis of the investigation;
5. The Planning Board shall conduct a public hearing in accordance with the Act, specifically N.J.S.A. 40A:12A6, after giving due notice of the proposed boundary of the Study Area, the date of the hearing, and proposed designation to any persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment or rehabilitation. The notice of the hearing shall specifically state the redevelopment area determination would NOT authorize the City to exercise the power of eminent domain to acquire any property in the delineated area;
6. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area without the power of eminent domain or a rehabilitation area, as applicable. All objections to a determination that the Study Area is an area in need of redevelopment or rehabilitation, as applicable, and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record;
7. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designations are received and considered, the Planning Board shall make recommendations to the City as to whether the City should designate all or some of the Study Area as an area in need of redevelopment without the power of eminent domain or an area in need of rehabilitation pursuant to the Act, as applicable;
8. After the City Council designates the Study Area as an area in need of redevelopment or an area in need of rehabilitation, the Planning Board shall prepare a redevelopment plan pursuant to N.J.S.A. 40A:12A-7 for the expansion of and amendment to the Green Villa Redevelopment Plan. The Planning board during its preparation of an expansion and amendment will consider all local ordinances;
9. The Planning Board shall conduct a public hearing regarding an amendment or revision to the Redevelopment Plan;
10. After completing the Redevelopment Plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of N.J.S.A 40A:12A-7 subsection e.; and
11. This Resolution shall take effect immediately

Resolution of the Jersey City municipal council authorizing the Planning Board to conduct a preliminary investigation of the conditions of The Green Villa Redevelopment Plan Expansion Study area for determination as an area in need of redevelopment with or without the power of condemnation or as an area in need of rehabilitation, pursuant to N.J.S.A 40A:12A-1 et seq and to subsequently recommend the expansion and amendments to the Green Villa Redevelopment Plan

APPROVED AS TO LEGAL FORM



Business Administrator




Corporation Counsel

☐ Certification Required


RECORD OF COUNCIL VOTE – Oct 26														8-0
	AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent
RIDLEY	✓				SALEH	✓				DEGISE	✓			
PRINZ-AREY	✓				SOLOMON	✓				RIVERA	✓			
BOGGIANO	✓				GILMORE	✓				WATTERMANN, PRES				✓

N.V. –  
(Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey.



President of Council



City Clerk

**Resolution of the Jersey City municipal council authorizing the Planning Board to conduct a preliminary investigation of the conditions of The Green Villa Redevelopment Plan Expansion Study area for determination as an area in need of redevelopment with or without the power of condemnation or as an area in need of rehabilitation, pursuant to N.J.S.A 40A:12A-1 et seq and to subsequently recommend the expansion and amendments to the Green Villa Redevelopment Plan**

**RESOLUTION FACT SHEET -**

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

**Project Manager**

Tanya Marione, Director of Planning	2015475010	tanyam@jcnj.org
Department	Department of Housing, Economic Development, and Commerce	
Division	Division of Planning	

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 1:00 p.m.)

Meeting	Regular Meeting of Municipal Council - Oct 26 2022
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**Purpose**

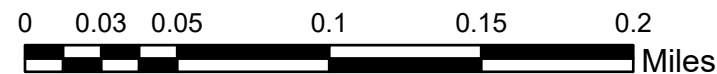
This resolution authorizes the planning board to study the expansion of the Green Villa Redevelopment Plan by designating the additional study parcels as an area in need of redevelopment or rehabilitation. Once the designation is completed, the resolution then authorizes the Planning Board to prepare the expansion and amendment of the Green Villa Redevelopment Plan.

**ATTACHMENTS:**

<a href="#">Green Villa Expansion Study Boundary Map</a>
--

Approved by	Status:
Tanya Marione, Director of Planning	Approved - Oct 04 2022
Annisia Cialone, HEDC Director	Approved - Oct 06 2022
Ray Reddington, Attorney	Approved - Oct 12 2022
John Metro, Business Administrator	Approved - Oct 19 2022

**CJERSEYCTV**  
PLANNING





# JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

13-15 LINDEN AVENUE EAST 1<sup>ST</sup> FLOOR-JERSEY CITY, NEW JERSEY 07305 • TEL: (201) 432-1150 • FAX: (201) 432-1576

**JOSE R. CUNHA, P.E.**  
EXECUTIVE DIRECTOR

**JOHN D. FOLK, C.P.A.**  
DIRECTOR OF FINANCE

## **BOARD OF COMMISSIONERS** **MAUREEN HULINGS, CHAIRPERSON**

**JEANNINE ZAMPELLA**  
VICE-CHAIRPERSON

**MAUREEN NALLY**  
SECRETARY

**MOFALC O. MEINGA**  
COMMISSIONER

**KATHLEEN HARTYE**  
COMMISSIONER

**DAVID MOORE**  
COMMISSIONER

October 25, 2022

Tanya R. Marione, AICP, PP  
Principal Planner  
Division of City Planning  
30 Montgomery Street, Suite 1400  
Jersey City, NJ 07302

RE: Block 22305 (Various Lots as per attached map) – Criteria for Redevelopment

Dear Ms. Marione:

This letter is to certify that the majority of water and sewer infrastructure serving the above referenced area, located at Morton Place is at least 50 years old. As is typical for infrastructure of this age, the Jersey City Municipal Utilities Authority (JCMUA) performs ongoing maintenance and repairs to keep the infrastructure assets from failing. Replacement or rehabilitation of these assets would prevent their further deterioration and promote the overall development of this community.

Please contact me at 201-432-1150 if you have any questions regarding this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Richard Haytas".

Richard Haytas  
Chief Engineer  
Jersey City Municipal Utilities Authority

Cc: Jose Cunha, P.E. Executive Director  
Joseph Coviello, Deputy Director



