

GREENVILLE INDUSTRIAL

REDEVELOPMENT PLAN

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INTRODUCTION

The Greenville Industrial Redevelopment Area is located at the southeastern corner of Jersey City, with its southern boundary line bordering the City of Bayonne. The Study Area was originally blighted and included as the South Tract, Tract II of the Liberty Harbor Redevelopment Area; the area along the Hudson and Upper New York Bay from the Tide Water Basin south to the Bayonne border.

Enacted in 1973, the Liberty Harbor Redevelopment Plan was based on a federal program, New Towns in Town. It was envisioned that the northern portion of the Redevelopment Area would consist of a mix of residential and commercial uses to create a "new town" environment and the southern portion would remain industrial in nature. The federal program was phased out several years later and the Redevelopment Area was never developed as envisioned.

Since that time portions of the original Redevelopment Area were amended and sectionalized resulting in the Liberty Harbor North and Caven Point Redevelopment Plans.

The Greenville Industrial Redevelopment Plan will provide for comprehensive development regulations to strengthen the industrial nature of the Redevelopment Area. It is anticipated that private development along with public efforts will redevelop the area. The focus of redevelopment will be on the creation of industrial parks to provide for an improvement in the working environment and to provide new jobs for Jersey City residents.

I. BOUNDARY DESCRIPTION

Beginning at the point of intersection of the eastern right-of-way of the New Jersey Turnpike Extension and the northeastern block limit line of Block 1507, and proceeding southeasterly along the northeastern block limit line of Block 1507 to the bulkhead line, and continuing southeasterly to the pierhead and bulkhead line adopted March 6, 1939, then proceeding southwesterly along the pierhead and bulkhead line to the point of intersection with the city limit of the city of Bayonne, then proceeding northwesterly along the city limit of the city of Bayonne to the intersection of the city limit with the southeastern right-of-way of the New Jersey Turnpike Connector (which is the northeastern block limit line of Block 1514.1), then proceeding northwesterly along the southwestern right-of-way of the New Jersey Turnpike Connector to its point of intersection with the eastern right-of-way of the New Jersey Turnpike Connector to its point of intersection with the eastern right-of-way of Route 169, then proceeding northerly along the eastern right-of-way of Route 169 to the point of intersection with the eastern right-of-way of the New Jersey Turnpike Extension, then proceeding northeasterly along the eastern right-of-way of the New Jersey Turnpike Extension to the point of beginning.

II. REDEVELOPMENT PLAN OBJECTIVES

Renewal activities for Greenville Industrial (hereinafter referred to as "The Project") will be undertaken in conformity with, and will be designed to meet the following objectives of the Redevelopment Plan:

- A. The elimination of vacated, deteriorated and obsolete structures, including unused buildings, which by their blighting influences adversely affect the feasibility of amenable neighborhood physical change and the further development of an emerging industrial area.

- B. The improvement of the functional and physical layout of the project area for contemplated new development and the removal of impediments to land disposition.
- C. The overall improvement of traffic circulation through the development and the removal of impediments to land disposition.
- D. Coordinate redevelopment activities to provide a uniform attack on blighting influences with a plan that integrated the Greenville Industrial area with the rest of Jersey City.
- E. Preservation and adaptive reuse of existing structures shall be encouraged.
- F. Provide land in parcels of sufficient size and configuration so as to permit economic redevelopment.
- G. Provide site improvements for the beautification of the project area and surrounding areas.
- H. Creation of major new employment opportunities for the residents of Jersey City.
- I. Coordinate redevelopment activities within the Greenville Industrial Redevelopment Area with adjacent redevelopment areas, especially former sections of the original Liberty Harbor Redevelopment Plan area.
- J. The environmental remediation of contaminated industrial land.

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Greenville Industrial area through a combination of redevelopment actions. These will include, but not be limited to:

- A. Clearance of dilapidated, deteriorated, obsolete or under utilized structures where necessary.
- B. Assembly, into development parcels, of vacant and under utilized land.
- C. Construction of new structures and complimentary facilities.
- D. Provision for public infrastructure necessary to service and support the new development.

IV. DESIGN OBJECTIVES AND GUIDELINES

- A. Building Design Objectives
 - 1. Building design shall be guided by the general characteristics of a modern industrial park.
 - 2. 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 and bulk.

3. Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
4. Buildings should be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside the project area.
5. All major mechanical equipment located on the roof of any building shall be screened from view from within the site with materials harmonious with those used in the building's facade.
6. All electronic communication equipment shall be mounted in such a way that it does not negatively impact the appearance of the building on which it is placed.
7. Access by the elderly, physically handicapped and/or disabled shall meet, at a minimum, barrier free design regulations as specified in the Uniform Construction Code.
8. All existing structures and uses shall be grandfathered. All proposed expansions of these uses will be subject to the provisions of this plan and will be subject to Planning Board review and approval.
9. All trash receptacles shall be adequately secured and enclosed.
10. Chain link fencing shall be prohibited on public streets.
11. All utility distribution lines and utility service connections from such lines to the project area's individual use shall be located underground (where feasible).

B. Open Space Guidelines

1. All new development shall provide improved publicly accessible open space on all parcels as required in the appropriate district.
2. Where possible, new structures surrounding or enclosing open space should be designed and sited to allow penetration of sunlight onto open space area.
3. Open space shall provide visual and functional elements such as benches, low walls, drinking fountains, refuse containers, and planters. Suggested materials for open space amenities include stone pavers, brick, asphalt pavers and broom finish concrete.
4. Adequate lighting shall be provided to encourage active uses and a sense of security in the open space.
5. Open spaces shall be so located as to provide for maximum usability and to create a harmonious relationship between buildings and the open space throughout the project area.
6. Through creative design, open space features shall address the need for human comfort and enjoyment and provide both active and passive leisure uses for secure and pleasant outdoor and indoor settings to meet public and private use requirements.

7. Open spaces shall be oriented to focus on and maintain existing views of New York.
8. All open space, including plazas, shall be designed with lawns, trees, shrubbery, attractive paving materials, street furniture, lighting and other architectural and artistic amenities to produce and provide pleasant environments at street level to compliment the building and project area. Open space and plazas shall be designed at a human scale.

C. Landscaping and Lighting Guidelines

1. Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, loading spaces, or outdoor storage areas. All proposed site plans shall include proposals for landscaping indicating the location, size and quantity of the various species to be used.
2. Greenspace (trees, shrubs, flowers, etc.) shall be used as buffers and to accent entrances, arcades and sidewalks.
3. All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of four (4) feet high 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.
4. Any landscaping which is not resistant to the environment or that dies within two (2) years of planting shall be replaced by the developer.
5. Trees and shrubs shall be planted along curblines of streets at a maximum of 40 foot centers or groupings, in a regular pattern or spaced alternately on either side of streets, to further enhance the aesthetic quality of the redevelopment area.
6. Lighting within the site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent "dark corners".
7. All lighting sources must be adequately shielded to avoid any glare. The area of illumination shall have a fairly uniform pattern of or least one-half (0.5) footcandles.
8. Lighting fixtures shall be in scale with the street and size of the project.

V. TRAFFIC CIRCULATION OBJECTIVES AND GUIDELINES

- A. Parking and service access should be separated from main traffic oriented streets. These access areas shall be clearly designated and designed so as to avoid the backing in and out of vehicles onto the street right-of-way.
- B. Sight triangle areas at all intersections shall be kept clear of plantings and structures by limiting heights to a maximum of thirty (30) inches. Sight triangle areas shall meet the provisions in Article IV Section 28-22 of the Jersey City Zoning Ordinance.
- C. The use of public transportation by employees and visitors of the Redevelopment Area shall be encouraged.

- D. 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 Urban Research & Design.
- E. Truck parking may be provided according to a developers demonstration of need. The total area used for all parking shall not exceed the maximum lot coverage as specified in each district. All truck parking areas shall be subject to review and approval by the Jersey City Planning Board.
- F. Any pedestrian circulation system shall be integrated with the roadway circulation network and shall encourage safe and improved pedestrian circulation through the following:
 - 1. The focus of landscape improvements along primary pedestrian corridors;
 - 2. Encourage design features, materials and activities at the street level which creates an attractive and interesting pedestrian environment;
 - 3. Insure the safety of pedestrians by providing adequate sidewalk space and clearly defined pedestrian crossings;
 - 4. Direct new development to minimize pedestrian and traffic conflicts.
- G. Sidewalk areas shall measure between 5 and 10 feet and shall be durably paved and smoothly surfaced to provide for free movement of pedestrians through and around the site. Adequate lighting and attractive landscaping shall be provided.
- H. All sidewalks and pathways must be designed to provide ease of access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks. Design standards shall meet, at a minimum, barrier free design regulations as specified in the Uniform Construction Code.

VI. OFF-STREET PARKING AND LOADING REQUIREMENTS

Provisions A through E. apply to automobile parking.

- A. Light Industrial uses shall provide a minimum of one (1) space per 750 square feet of gross floor area.
- B. Warehousing, distribution, wholesaling, terminal facilities and other storage facilities shall provide a minimum of one space per 5,000 square feet of gross floor area.
- C. Office, retail and other commercial uses shall provide a minimum of one (1) space per 400 square feet of gross floor area.
- D. Public/semi-public uses shall provide a minimum of one (1) space per 1,000 square feet of gross floor area.
- E. Golf courses shall provide off-street parking up to a maximum of 120 spaces for a 9-hole golf course, 200 spaces for an 18-hole golf course and 1 space per stall for driving ranges.
- F. All required parking spaces must be a minimum of 9 feet wide by 18 feet deep, as measured

from the curb stop. All aisles shall be a minimum of 22 feet wide. Compact parking stalls (8 x 15) may be provided, up to 50%, in lots that are used for long term or all day parking.

- 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 to pedestrian walks and thoroughfares. Developers shall demonstrate that sufficient off-street parking and loading will be provided to meet the needs of the proposed use.
- H. Parking lots for more than 10 vehicles, and all loading areas, shall provide a screen planting of dense evergreen not less than three (3) feet high 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, landscaping shall be maintained with shrubs no higher than three (3) feet and trees with branches no lower than six (6) feet so that the landscaping is dispersed throughout the parking area.
- I. Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light off the premises and shall be in accordance with the lighting requirements of the Zoning Ordinance Article IV. Section 28-16.
- J. All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded and paved with a durable dust free surface and adequately drained. All parking and loading areas shall be designed in accordance with the requirements of the Jersey City Zoning Ordinance.
- K. The off-street parking requirements shall apply to new construction.
- L. Off-street parking may occupy required front, side and rear yards or may be located underground, in all districts, unless otherwise specified.

VII. INTERIM USES

Interim uses may be established, subject to an agreement between the developers and 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 up to one (1) year in duration. Additional renewals of interim uses may be granted by the Planning Board. No commuter commercial parking shall be allowed as an interim use. Upon demolition of existing structures, the site shall be graded, planted, sodded and/or paved with a durable dust free surface.

VIII. GENERAL PROVISIONS

- A. 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 thereto.
- B. There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color, age, gender, marital status or national origin. No lease, conveyance or other instrument shall be executed by a developer or any of his successors or assignees whereby land within the project area is restricted upon the basis of race, creed, color, age, gender, marital status or national origin in the sale, lease, use or occupancy thereof.

- C. No building shall be constructed over public streets 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.
- D. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the project 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.
- E. 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 disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- F. The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this plan by the City Council of the City of Jersey City, provided however that any development or redevelopment projects that are commenced and/or completed within said forty (40) year period shall be deemed to comply with all applicable laws, as long as they comply with the provisions of this redevelopment plan.
- G. 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.

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 Corporation 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.

- H. Any subdivision of lots and parcels on land within the Redevelopment Area shall be in accordance with the requirements of this plan and the Land Subdivision Ordinance of Jersey City.
- I. All operations, activities and storage (except off- street parking and loading) may be conducted within completely enclosed buildings.

IX. SPECIFIC LAND USE PROVISIONS

Land use regulations have been developed for the Terminal District and the Modern Industrial Park District.

A. Terminal District

This district is intended to provide for a range of development activities compatible to those which currently exist in the area. Most of the existing uses in this district are related to the provision of rail, truck and water borne transportation including storage and containerization.

Through the encouragement of design guidelines and performance standards, new development and rehabilitation in this district shall respect, reinforce and preserve existing characteristics in the entire redevelopment area.

1. Principal Permitted Uses

- a. Light Industrial
- b. Warehousing, distribution, wholesaling, other storage facilities and business office accessory thereto.
- c. Terminal facilities for rail, truck and water borne transportation including storage and containerization, but not including tank farms, nor transfer stations for solid waste of any sort.
- d. Roadways
- e. Public/Semi-public
- f. Parks/Open Space: including public or private recreation and open space (including golf courses, driving ranges and associated golf facilities)
- g. Utilities, except that natural gas transmission lines shall be prohibited
- h. Retail and service establishments, including day care
- i. Appropriate mixed use of the above.

2. Accessory Uses

- a. Off-street parking and loading facilities (rail, truck and shipping)
- b. Fences and walls
- c. Guardhouses and employees cafeteria
- d. On-site service and maintenance operations for equipment and operations
- e. Signs

3. Maximum Height

Maximum height shall not exceed 110 feet which shall include rooftop equipment. Antennas shall be exempt from height calculations.

4. Area, Yard and Bulk Requirements

a. Floor Area Ratio

The maximum floor area ratio shall not exceed 1.0.

b. Maximum Lot Coverage

Maximum lot coverage shall not exceed 85 percent for buildings and parking structures (inclusive of on-grade parking) rail lines and outdoor storage. The

remaining 15 percent shall be open space.

c. Minimum Lot Size

Minimum lot size shall be 3 acres, except for utilities which may be located on lots of any size or on easements.

d. Setbacks

- 1.) All buildings shall provide a minimum front yard setback of 35 feet as measured from the property line.
- 2.) All buildings shall provide minimum side yard setbacks of 20 feet from the property line.
- 3.) All buildings shall provide a minimum rear yard setback of fifteen (15) feet from the rear property line.
- 4.) Utilities shall be exempt from the above setback requirements provided that landscaping and/or decorative fencing is provided as a buffer to screen the utility structures from abutting public rights-of-way.

5. Linden Avenue East Remediation Bonus

This plan recognizes that the property located at Block 24701 Lot 35 has been identified as in need of environmental remediation, and in certain instances that the environmental remediation process and services are facilitated if the improvements on the properties are demolished or removed during the environmental remediation process or services. Furthermore, the intersection of Caven Point Road and Linden Avenue East, which abuts this property, needs major improvements to support the traffic safety needs of growing industrial and freight transportation activity in the plan area.

The owner/developer of Block 24701 Lot 35 shall be entitled to utilize the following zoning standards if the developer improves and dedicates the land necessary to widen the Linden Avenue East right-of-way to 60 feet and widen the Caven Point Road right-of-way to 75 feet as approved by the Planning Board.

- a. Principal Permitted Uses – All principal uses permitted in the Terminal District shall be permitted in developments utilizing this bonus.
- b. Accessory Uses – All accessory uses permitted in the Terminal District shall be permitted in developments utilizing this bonus
- c. Maximum Height – Buildings utilizing this bonus shall have a maximum height of 85 feet and 4 stories.
- d. Area, Yard, and Bulk Requirements
 - (i) Floor Area Ratio – There shall be no minimum or maximum Floor Area Ratio for developments utilizing this bonus. Building

envelope, lot coverage, and building coverage shall govern the allowed building size.

- (ii) Maximum Lot Coverage – Maximum lot coverage shall not exceed 85% for all buildings, structures, pavement, and other impervious surfaces. Pervious pavement shall not count towards the lot coverage requirement.
- (iii) Maximum Building Coverage – Maximum building coverage shall not exceed 75%.
- (iv) Minimum Lot Size – All existing lots shall be considered conforming. New lots shall conform with the standards of the Terminal District.
- (v) Setbacks
 - a) All buildings shall provide a minimum front yard setback of ten feet from the adjacent curb.
 - b) All buildings shall provide a minimum setback of fifty (50) feet from the property line corner located at the intersection of the property lines running alongside Caven Point Avenue and Linden Avenue East.
 - c) No side yard or rear yard setbacks shall be required.

e. Design, Parking, and Loading Standards

- (i) Sidewalk Width – Developments utilizing this bonus shall provide sidewalks with a minimum width of 8 feet along Caven Point Road and Linden Avenue East.
- (ii) Building Facades
 - a) Buildings shall be designed and situated so that any environmentally sensitive areas may be left preserved and undisturbed.
 - b) Buildings shall be designed and situated to provide adequate visibility and safety for vehicles, pedestrians, and cyclists through the intersection of Linden Avenue East and Caven Point Road.
 - c) Mechanical equipment, including but not limited to rooftop equipment and structural supports, shall be adequately screened from within the site by materials and/or structures similar and in keeping with the design and materials used for the principal structures.
- (iii) Other Standards – When not in conflict with the standards specific to this bonus, all developments shall comply with the provisions of

Section X. "Design Guidelines" of this redevelopment plan.

f. Landscaping & Stormwater Control Standards

- (i) All developments shall provide a two (2) foot planting strip between the curb and the adjacent sidewalk along Caven Point Road and Linden Avenue East. This planting strip shall contain stormwater planters or rain gardens as a buffer wherever feasible.
- (ii) All developments shall provide street trees per the regulations of the Jersey City Forestry Standards in accordance with §321-10 of the Jersey City Municipal Code. Where possible, trees plantings shall include tree filter boxes.
- (iii) As all properties in this bonus overlay are in the Flood Overlay Zone, developments shall comply with the Green Area Ratio standards in accordance with §345-66.1 of the Jersey City Municipal Code.
- (iv) A report from a professional engineer and/or landscape architect, licensed by the State of New Jersey, shall provide the following details:
 - a) Soil Assessment, which shall include:
 - i. The predominate soil on the site and the hydrologic soil group classification
 - ii. Depth to restrictive feature
 - iii. Natural drainage class
 - iv. Runoff class
 - v. Capacity of the most limiting layer to transmit water (Ksat)
 - vi. Depth to water table
 - vii. Frequency of flooding
 - viii. Frequency of ponding
 - ix. Available water storage in profile
 - b) Site Plan Assessment, which shall include:
 - i. Stormwater flow pattern
 - ii. Slope
 - iii. The proposed amount of impervious cover
 - iv. Opportunities for disconnection
 - v. Locations of stormwater catch basins in and around the site
 - vi. Areas of flooding or stormwater ponding in and around the site
 - vii. Proposed and existing trees or landscaping features
 - viii. The location of existing utilities
 - ix. The streetscape conditions
- (v) 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 listed below, shall be

employed both on the site and within the sidewalk/streetscape realm, based on site and soil assessments.

- a) Permeable sidewalk/concrete
- b) Stormwater planters/tree filter boxes
- c) Bioswales/rain gardens
- d) Cistern or downspout planter
- e) Extensive Green Roof System

(vi) Green Infrastructure shall be designed and constructed in accordance with the “Green Infrastructure Guidance Manual” by Rutgers Cooperative Extension Water Resources Program, or other acceptable standards of construction as approved by the reviewing Engineer.

(vii) Flood Control Requirements

- a) All construction materials installed below the 100-year flood elevation should be resistant to mold damage.
- b) Backflow-prevention valves (“check valves”) or other construction techniques (such as overhead sewers) to prevent sewer backup overflows are required for all new construction.
- c) Where feasible, mechanical, electrical, and plumbing services for all new construction must be located outside of the Advisory Base Flood Elevation, plus 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.
- d) 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 Jersey City Municipal Utility Authority (JCMUA).
- e) 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.

(viii) 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 the 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 the sewer. This certification shall also be required to receive a Certificate of Occupancy.

B. Modern Industrial Park

This district is intended to provide for a range of development activities resulting in the creation of a physical environment that achieves consistency with community goals, efficient business and industrial operations, human scale and values, and compatibility with natural environments. Through the encouragement of design guidelines and performance standards, new development in this district shall improve the environment in the entire redevelopment area.

1. Principal Permitted Uses

- a. Light Industrial
- b. Scientific Research & Development Establishments
- c. Retail and Service Establishments, including day care
- d. Public and Semi-Public Uses
- e. Utilities, except that natural gas transmission lines shall be prohibited
- f. Warehouse, Distribution, Storage facilities
- g. Small business incubators
- h. Appropriate mixed-use of the above
- i. Offices

2. Accessory Uses

- a. Off-Street parking and loading facilities (rail and truck)
- b. Fences and Walls
- c. Guardhouses and employee cafeteria
- d. On-site service and maintenance operation for equipment and operations
- e. Signs
- f. Offices

3. Maximum Height

All buildings in this district shall have a maximum height not to exceed seventy (70) feet in total height, including rooftop equipment. Antennas shall be exempt from height calculations. Retail and service uses shall have a maximum height if 2 stories, not to exceed 30 feet in total height, which shall include rooftop equipment.

4. Area, Yard and Bulk Requirements

a. Floor Area Ratio

The maximum floor area ratio shall not exceed 1.0, except for Retail and Service establishments and Small Business Incubators which shall not exceed 1.5.

b. Minimum Lot Size

Minimum lot size shall be 2 acres (87,120 sq.ft.) except for retail and service establishments which shall be a minimum of 5,000 square feet, except for utilities which may be located on lots of any size or on easements.

c. Maximum Coverage

Maximum building coverage shall not exceed sixty-five (65%) percent, except if the lot area is in excess of five acres, then maximum building coverage shall not exceed seventy-five (75%) percent. Maximum building coverage for retail and service uses shall not exceed 75 percent for buildings. Maximum lot coverage for buildings and structures (inclusive of on-grade parking) shall not exceed ninety (90%) percent.

d. Setbacks

1. All buildings shall provide a minimum front yard setback of fifteen (15) feet from the front property line. Retail and service uses shall provide a minimum front yard setback of fifteen (15) feet.
2. All buildings shall provide a minimum rear yard setback of fifteen (15) feet from the rear property line. Retail and service uses shall provide a minimum rear yard setback of 15 feet.
3. All buildings shall provide minimum side yard setbacks of 20 feet for one side, and a total of 35 feet for both sides. Retail and service uses shall provide a minimum side yard setback of 5 feet for each side.
- 4.) Utilities shall be exempt from the above setback requirements provided that landscaping and/or decorative fencing is provided as a buffer to screen the utility structures from abutting public rights-of-way.

C. 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, or by reason of an extraordinary and exceptional situation 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 this redevelopment plan. Notice, pursuant to NJSA 40:55D-12.a. and b., shall be given by an applicant seeking such relief.

X. DESIGN GUIDELINES

A. Building Facades

1. Buildings shall be designed to be compatible with existing structures and shall have a uniform relationship with contiguous structures. The design and layout of buildings shall be subject to review and approval by the Planning Board.
2. Buildings shall be designed and situated so that any environmentally sensitive areas may be preserved and left undisturbed.
3. Mechanical equipment, including but not limited to, rooftop equipment and structural supports shall be adequately screened from within the site by materials and/or structures similar and in keeping with the design and materials used for the principal structures.

B. Parking and Loading

1. Within the Modern Industrial Park District, parking lots shall be located behind or on the side of buildings. Parking may also be provided below grade. The only parking permitted in front yard areas is for visitor parking which shall be limited to no more than 10 percent of required parking.
2. Within the Modern Industrial Park District, off-street loading shall be limited to the rear and/or side yards.
3. All uses in this district shall provide loading facilities in accordance with the following table:

Gross Floor Area in Square Feet	Required Number of Loading Berths	Required Size of Loading Berths
1,000 to 10,000	1	10 by 25 feet
10,000 to 40,000	1	10 by 60 feet
40,000 to 100,000	1	10 by 60 feet

For each additional 100,000 square feet of gross floor area, or any fraction thereof over 100,000 square feet of gross floor area, one additional loading berth shall be provided. Each additional berth shall be at least 10 feet wide and 60 feet long.

The above loading requirements shall be used as a minimum standard. Any deviation from this standard shall be reviewed by the Planning Board according to a determination of need. With regard to this standard, applicants shall demonstrate the loading requirement according to their proposed use.

C. General

1. Except where otherwise provided, storage areas, utility installations, and other unsightly elements shall be screened both from within and outside of the property.
2. Distribution and service lines for telephone and electricity shall be placed underground wherever technologically possible and wherever above ground lines do not predominate. Where this is not possible, utility lines may be placed above ground provided they are located so as to have a harmonious relationship to neighboring properties and the surroundings.
3. Any portion of a lot not devoted to structures, parking or loading areas or outdoor storage areas shall be developed as unsuitably landscaped open space. Required open space shall be landscaped with lawns, trees, shrubs, or other plant material.

D. Signage

1. Industrial

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. One use shall be permitted one (1) sign for each street frontage. Buildings with multiple uses shall have not more than one (1) sign per use provided the aggregate area of all signs does not exceed the maximum permitted for each street frontage.

2. Retail and Service Uses/Office and other Commercial Uses

Each use fronting on public streets may be permitted one (1) exterior sign, not to exceed 5 percent of the storefront (ground floor) to which it is attached.

3. Real Estate Sales

One (1) sign may be permitted per lot not to exceed a sign area of twenty-four (24) square feet and shall be attached flush to the premises to which it applies.

4. Temporary Construction Signs

One sign for each project or development indicating the name of the project or development, general contractor, subcontractor, financing institution and public agency officials (where applicable). The sign area shall not exceed 20 square feet and shall be attached (where there is an existing structure) or freestanding (where there is a new structure).

5. Sign Standards

- a. All signs shall be mounted flush to the face of the building.
- b. No sign shall be animated or flashing.
- c. Roof signs, billboards and signboards shall be prohibited.
- d. Window signs are prohibited above the ground floor level and shall not exceed 20 percent of the window surface to which the display appears.

- e. Freestanding ground signs, excluding those indicating direction, transportation, circulation and parking shall not exceed four feet above grade in height or more than 20 square feet in area and must have appropriate landscaping. One (1) ground sign per building is permitted. Ground signs must be set back 15 feet from the property line.
- f. Internally illuminated signs are prohibited.
- ~~g. All signs are subject to site plan review.~~
- h. No sign shall exceed the maximum building height permitted in the district.
- i. No more than one sign along each street on which the building has frontage for each occupant thereof shall be permitted.
- j. Where a use abuts more than one street, one (1) sign may be oriented toward each street.

XI. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The "Redevelopment Agencies Law" NJSA 40:55C-1 et. seq. specifically, 40:55C-32 requires that a redevelopment plan shall;

"Conform to the general plan for the municipality as whole; and shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, conservation or rehabilitation as may be proposed to be carried out in the area of the project, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objective respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements".

In accordance with the State requirements, the following statements are made:

The proposals of this Plan conform with the general plan for the municipality, and is consistent with the Jersey City Master Plan.

This Plan provides an outline for the development and/or redevelopment of the Greenville Industrial Study Area and is sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements as proposed, planning changes, land uses, maximum densities, building requirements, and its relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, community facilities, and other public improvements.

The City of Jersey City, through the services of the Jersey City Redevelopment Agency staff, will provide displaced businesses with the opportunity of being relocated into decent, safe, and sanitary facilities which are within their financial means.

This office will be staffed by qualified personnel who will actively assist the families and

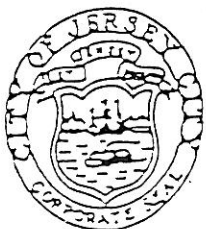
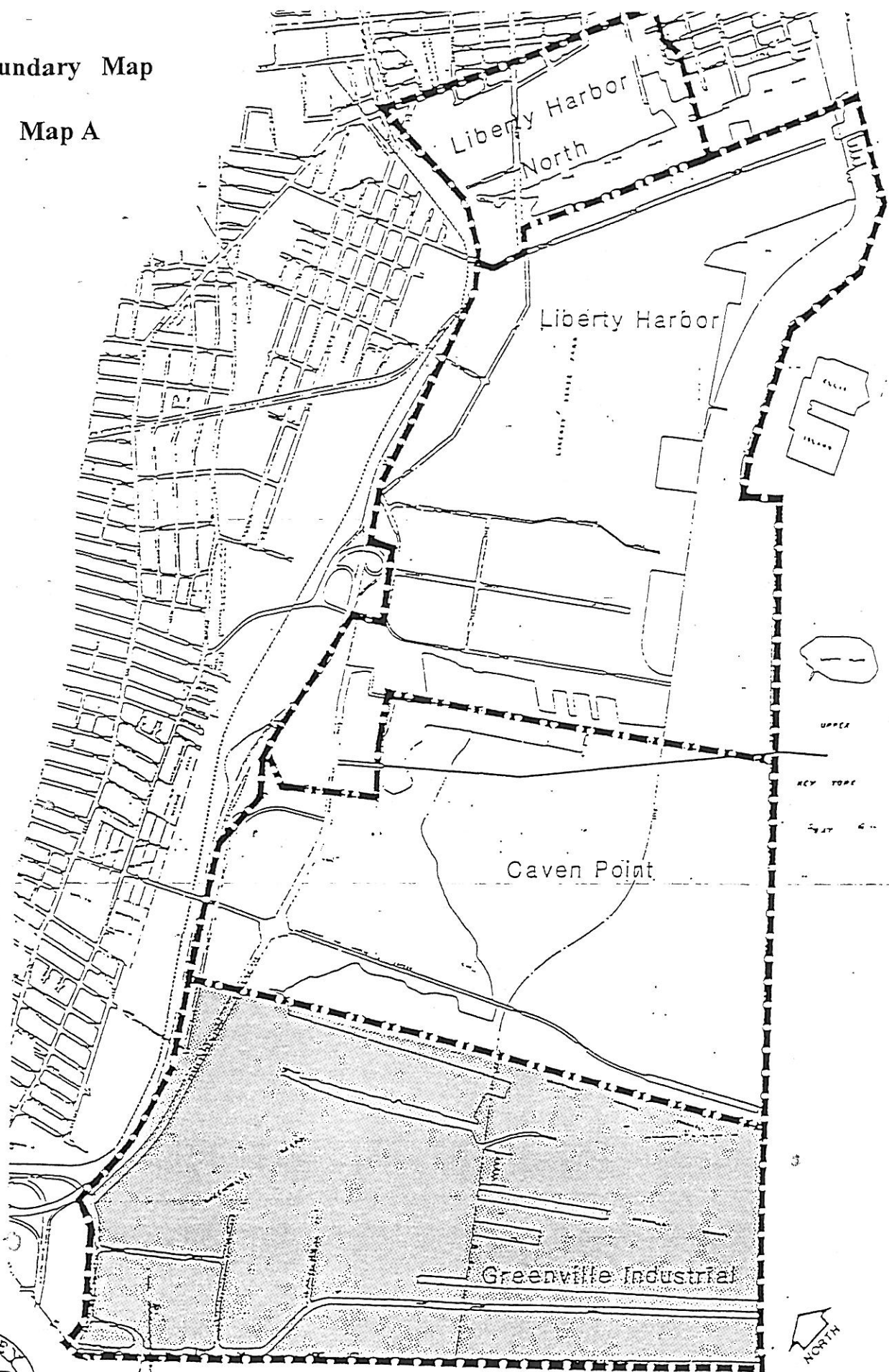
individuals being displaced in finding adequate accommodation. All businesses being displaced will be interviewed to determine their relocation requirements.

XII. PROCEDURES FOR AMENDING THE PLAN

This Plan may be amended from time to time upon compliance with the requirements of law. A fee of one thousand dollars (\$1,000), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan.

Boundary Map

Map A

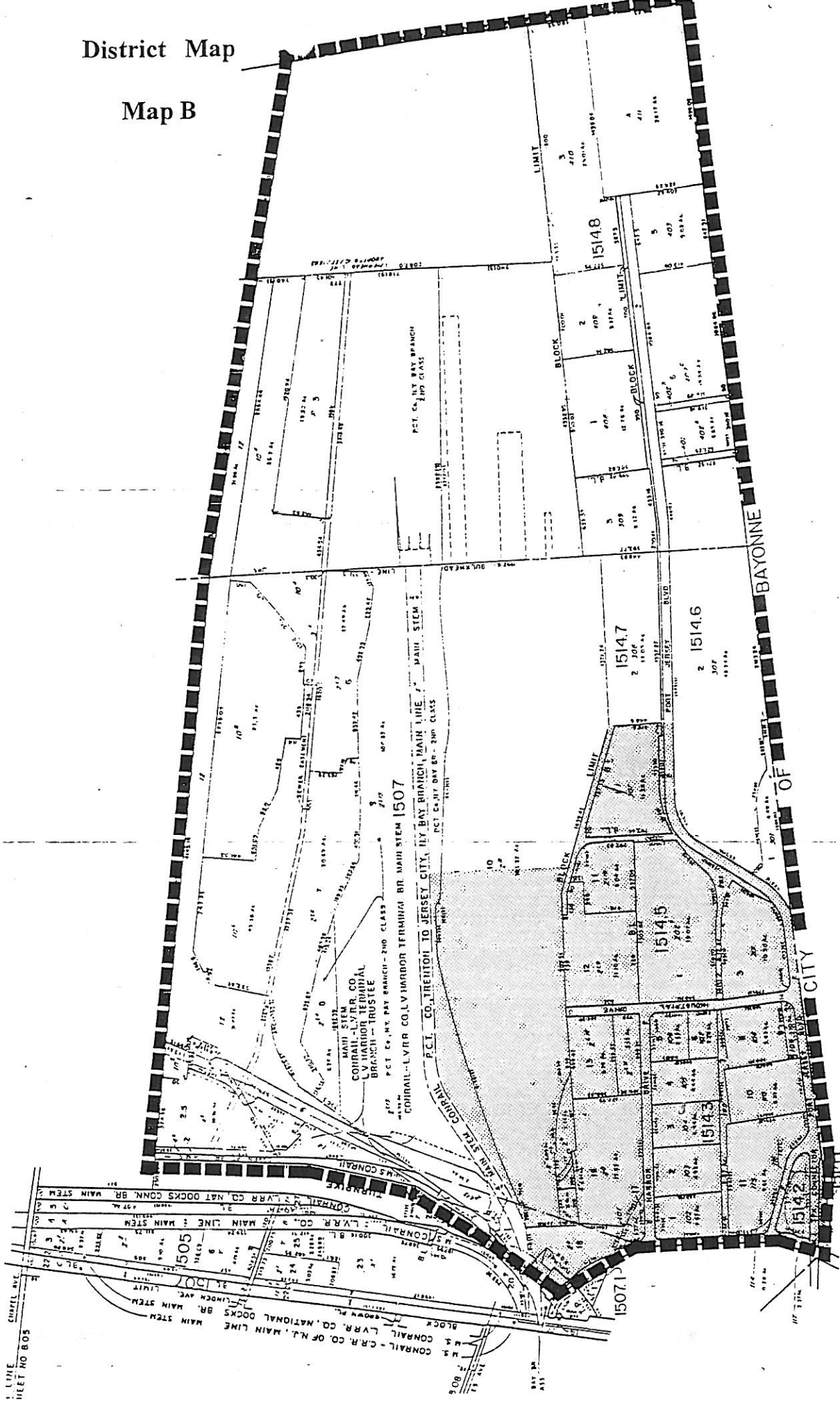


GREENVILLE INDUSTRIAL REDEVELOPMENT PLAN




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District Map

Map B



Legend

-  Redevelopment Area Boundary
-  Terminal District
-  Modern Industrial Park District

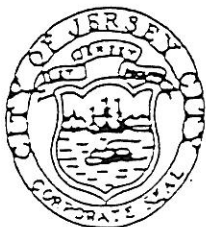
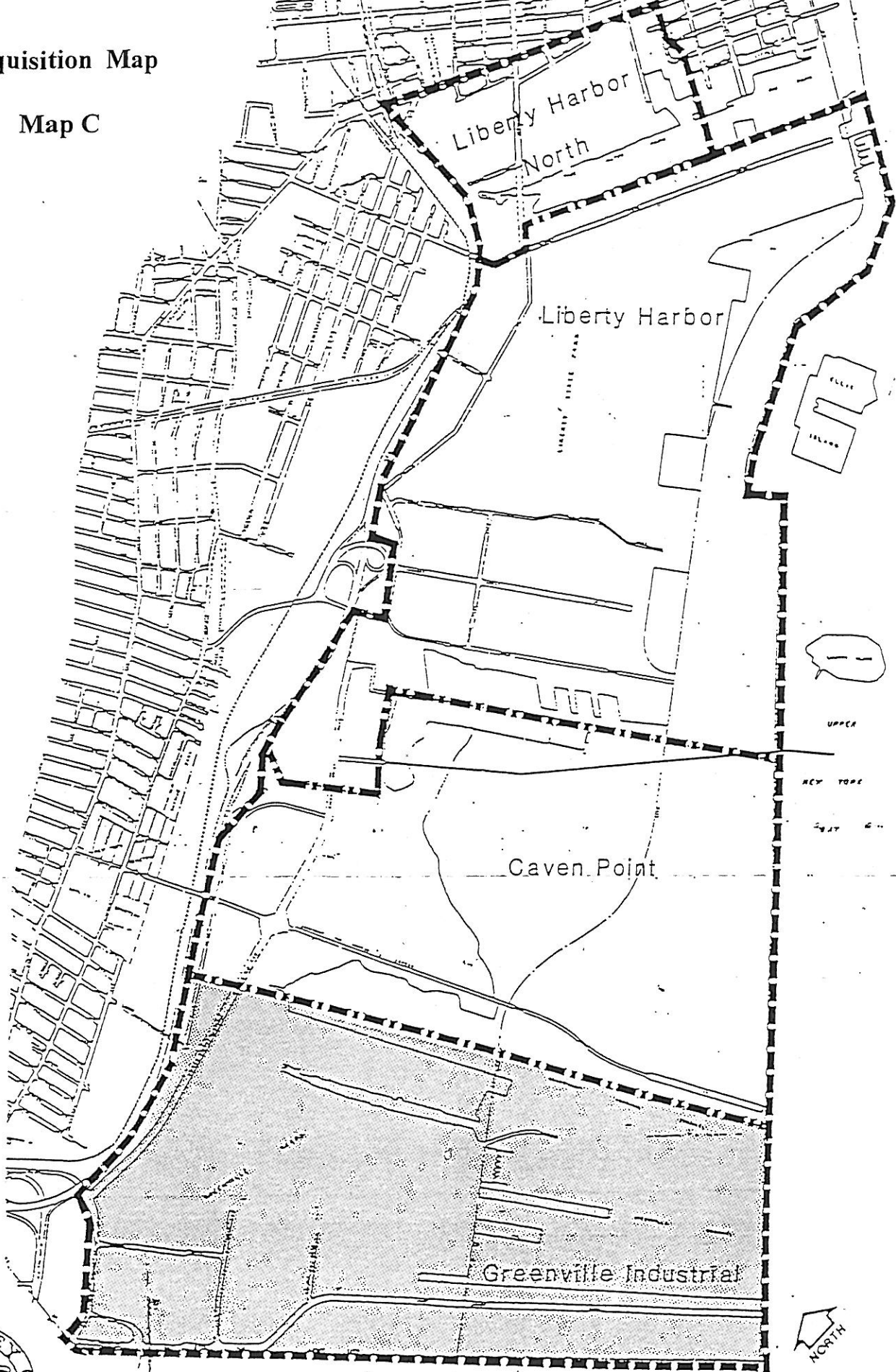
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Acquisition Map

Map C



GREENVILLE INDUSTRIAL REDEVELOPMENT PLAN

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TO BE ACQUIRED

