HACKENSACK RIVER EDGE REDEVELOPMENT PLAN

Prepared by: Division of City Planning Department of Housing, Economic Development and Commerce September 27, 2006

> Amended: February 28, 2007 – Ord. #07-023 May 14 2008 – Ord. #08-053 June 25 2008 – Ord. #08-081 October 13 2022 – Ord. #22-084 Block & Lot Updates – October 15, 2012 February 13, 2013 – Ord. #13-009

TABLE OF CONTENTS

SECTION	TITLE	PAGE
I	Introduction	1
II	Boundaries	1
III	Redevelopment Objectives and Requirements	1
IV	Proposed Redevelopment Actions	3
V	General Administrative Requirements	3
VI	General Design Requirements	6
VII	Building Design Requirements	7
VIII	Specific Land Use Regulations	10
IX	Other Provisions Necessary to Meet State and Local Re	quirements 12
X	Procedures for Amending the Redevelopment Plan	13
	Maps	
	Map 1 Boundary Map Map 2 Land Use District Map Map 3 Acquisition Map Map 4 Circulation Map	

I. INTRODUCTION

As discussed at length in the Jersey City Master Plan, the City has been shaped and influenced by the presence of extensive waterfronts along the Hudson River, Upper New York Bay and the Hackensack River. The waterfronts were originally used for commerce, transportation and industry in an era where access to water was necessary for the movement of people, materials and manufactured goods. These needs have disappeared over time. What remains are fragments of its former class A industrial use and a waterfront that contains the characteristics of an area in decline.

Of late, much attention has been focused the Hudson Riverfront given its view of and direct connections to Manhattan. The so called "Gold Coast" is well on its way toward recovery. The vision of the city's planning has turned to the west coast, along the "other" riverfront – the Hackensack.

Jersey City's Master Plan of 2000 spoke of the potential of the Hackensack Riverfront, but that it had experienced little actual development. The issues to be addressed included the expansion of complementary uses, elimination of incompatible industrial uses, encouraging additional residential development, improving the appearance and functioning of Route 440, developing a Hackensack River Waterfront Walkway and addressing the constraints to development caused by contaminated land. The Master Plan recommended that the Hackensack River portion of the Waterfront Planned Development district be designated "an area in need of redevelopment" from Droyer's Point to the northern limit of the district. It also recommended that we provide for a range of land uses, including industrial (north of Duncan Avenue), commercial, residential and recreational. This redevelopment plan will implement those recommendations of the Master Plan.

The purpose of this plan is to provide a comprehensive plan that will allow for the redevelopment of the study area in a manner that recognizes the unique combination of the emerging natural beauty of this location and its man-made utility. This must be done in the context of the area's current industrial districts, the surrounding and emerging residential neighborhoods and existing and planned open space destinations.

II. BOUNDARIES

The boundary of the Redevelopment Area is also depicted on Map 1 – Boundary Map. Due to changes in lot enumeration over time, this map shall represent the determining description of the area.

III. REDEVELOPMENT OBJECTIVES AND REQUIREMENTS OF ANY DEVELOPMENT AND CONSTRUCTION WITHIN THE PLAN AREA

A. Provide for Greenway Corridors

Greenways, or connecting pathways and waterways between open spaces, give the opportunity for people to travel longer distances among changing landscapes and habitat types. Greenways make it possible for more people to enjoy the popular activities of hiking, biking, walking and boating. It is not enough to preserve isolated parcels of unconnected open spaces. Integrating the City's system of open spaces will aid in

preserving the natural links upon which both plant and animal species rely and in forging connections between neighborhoods and public open space. Jersey City is fortunate to have both Hudson County's Lincoln Park and the Hackensack River Edge to allow significant greenway linkages between these amenities.

B. Establish and Protect View Sheds

The value of open space to the community at large is also visual. There are many wonderful view sheds in the City along its western perimeter and Hackensack River. The City is fortunate to possess the world class views of lower Manhattan and because of this, other of our assets, such as the vast western view sheds are sometimes overlooked. From the Art Deco beauty of the Pulaski Skyway to the meandering views down river, these spectacular vistas need to be revealed and opened to the public when and wherever possible. The multiplier affect of the vast openness provided by waterfront vistas are very important to the appreciation of a community's perceived quality-of-life. Maintaining the wide open vistas and scenic view sheds of the Hackensack River are an important part of preserving the City's unique character and identity.

C. Create Recreational Open Space

The community needs beautiful, interesting, affordable, educational and enjoyable parks and open spaces. From quiet grassland to athletic fields and playgrounds; favorite fishing spots to walkways and bike paths; all manner of outdoor recreation pursuits, by all manner of able and disabled persons, are in demand in Jersey City. We are addressing our recreational open space goals through Jersey City's Comprehensive Park and Recreation Master Plan, currently underway. Cooperative efforts with the County and State parks located in the City can also serve to improve the quality of outdoor recreation for its citizens and should be actively pursued.

D. Promote the Principles of Smart Growth

The emerging new communities of the Hackensack River Front will need sustainable economic and social development, including a balanced supply of recreational and open space and a sound economic base.

E. Encouragement of Compatible Development

New development districts within the plan shall permit only low impact uses, compatible with open space uses while not conflicting with the industrial zoning district to the north of the redevelopment area. Any such land use must have ingress and egress provided solely from Route 1&9. Such commercial/industrial land uses will provide the opportunity for employment and new tax revenues.

IV. PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Redevelopment Area through a combination of redevelopment actions that will provide a uniform and consistent attack on blight

within the Area by systematically removing blighting influences in an orderly manner and allowing for new construction. These will include but not be limited to:

- A. Acquisition of land, and the acquisition and demolition of structures, determined to be impediments to sound and comprehensive redevelopment.
- B. The consolidation and re-subdivision of land within the Redevelopment Area into suitable parcels for development for the new recreational and commercial land uses.
- C. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Area and adjacent areas.

V. GENERAL ADMINISTRATIVE REQUIREMENTS

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

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change in the use of any structure or parcel, or (e) any change in the intensity of use of any structure or parcel, a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No temporary or permanent Building Permit shall be issued for any work associated the above without site plan review and approval of such work by the Planning Board. Nothing in this section is intended to require site plan review and approval for minor modifications to the interior floor plan, such as the relocation or modification of partition walls, which are commonly done to accommodate new tenancies or during lease renewals.
- B. The provisions of this Plan specifying the redevelopment of the Area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- D. Site plan review shall be conducted by the Planning Board, pursuant to NJSA 40:55D-l et. seq. Site plan review shall consist of a preliminary and final site plan applications. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Zoning Ordinance and this Plan. Applications may be submitted for an entire project or in phases.

As a condition of final site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City and be in a form approved by the Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer in conformance with applicable law, and shall be sufficient to assure completion of site improvements within one (1) year of final site plan approval, or such other time period as determined by the Planning Board if particular circumstances dictate a longer time frame.

- E. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements and the Jersey City Land Subdivision Ordinance.
- F. No development or redevelopment of any parcel in the Redevelopment Area that will result in an increase in storm or waste water from that parcel shall be permitted unless and until the planned project storm or waste water piping and systems for the removal of effluent and storm water are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority and the municipal wastewater piping and systems for the removal of effluent and storm water are certified by the City of Jersey City Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as determined by the Division of Engineering. Detention basins may be allowed as water features within the Redevelopment Area.
- G. Interim uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall only permit uses that it finds will not have an adverse effect upon surrounding existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board. The Board shall establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional one (1) year renewals of interim uses upon application, review, and approval. Commuter or commercial surface parking lots and commuter or commercial parking garages are specifically prohibited and shall not be permitted as interim uses.
- H. The Planning Board may grant deviations from the regulations contained within this Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted which will result in permitting: (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a non-conforming use, (3) an increase in height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district, (4) an increase in the permitted floor area ratio, (5) an increase in the permitted density.

An application requesting a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.

- I. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- J. No covenant, lease, conveyance or other instrument shall be effected or executed by the redeveloper or any successors or assignees, whereby land within the Redevelopment Area is restricted by the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof.
- K. No building shall be constructed over an easement in the Redevelopment Area without site plan review and approval of the Jersey City Planning Board and prior written approval of the Division of Engineering.
- L. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

VI. GENERAL DESIGN REQUIREMENTS

The following standards and requirements shall apply to all applications, including but not limited to: developments, re-developments, rehabilitation, and or re-use applications within the Redevelopment Plan area:

- A. All utility distribution lines; utility service connections from such lines to the Redevelopment Area's individual uses; and transformers, utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted in sidewalk areas or exterior to the building. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- B. All new development shall utilize the combination of fencing and a 20 foot wide landscaped strip planted with a double row of evergreens, shrubs and deciduous trees intermittently dispersed within the row. The fencing shall be small gauge chain link fencing with vertical slats of dark green or black and the landscaping strip shall be located along the outside of the fence where ever this development lot abuts an open-Space District, Greenway District or R-O-W.
- C. No Billboard shall be permitted on any property contained within the Redevelopment Area. All must be removed as a condition of Site Plan Approval.

- D. No signage shall be permitted within the Redevelopment Area, which includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials.
- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way or any open space within the plan.
- F. Upon demolition of any existing structures, the site shall be graded, planted, sodded, seeded and/or developed, as applicable, in accordance with this Plan.
- G. All trash dumpsters and/or compactors shall be located within buildings. All outdoor storage shall be prohibited.
- H. All buildings within the Redevelopment Area must display the street address of the building such that it is clearly visible from the adjoining street right of way.
- In order to facilitate the overall redevelopment of the Redevelopment Area, the surrounding area, and the City of Jersey City in general, all advertising, signage and other promotion of the resulting project, whether undertaken by the City, the Redevelopment Agency, or private developers, shall contain references to the proposed project's location. They all shall clearly state it to be within the City of Jersey City so as to promote the positive external effects for not only the project, but the Redevelopment Area and the City as a whole.

VII. BUILDING & SITE DESIGN REQUIREMENTS

A. Building Design Requirements

- 1. All structures within the Redevelopment 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. Buildings shall be designed to be attractive from all vantage points, such that the same façade materials and detailing is used on all facades.
- 2. Buildings shall be oriented toward the street.
- 3. All buildings shall have a clear base, middle and top. This shall apply even to oversized one story structures. There should be a protective water table, a finished top incorporating architectural devises, such as string courses, cornices, rooftop coping, and horizontally differentiating surface treatments.
- 4. The windows and glazing are a major element of style that gives character to the building. Windows and glazing on ground floor office uses should be broad and expansive providing patterns of interest for the warehouse building.
- 5. EIFS (Exterior Insulating Finishing Systems, artificial stone, and artificial brick veneer ("Permastone" & "Brickface"), and/or plastic type artificial siding materials may not be used as façade cladding within this Redevelopment Area. Industrial building facades

- shall maintain an attractive façade on all sides and building. Park buildings shall be primarily comprised of Brick and/or stone.
- 6. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered such that any noise generated by the equipment shall be within applicable standards as defined by the State of New Jersey and the City of Jersey City.
- 7. All electronic communication equipment shall be totally screened from view. This shall be achieved through creative disguises within the basic architecture of the building, such that it does not negatively impact the appearance of the building. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. Said equipment shall be located so as to minimize or eliminate the need for screening. Cellular antennas / wireless communication antennas and facilities are permitted within this Redevelopment Area. Reference shall be made to the Wireless Communications section of the Jersey City Land Development Ordinance for appropriate permitted locations for these facilities. Reference shall be made to the Wireless Communications section of the Jersey City Land Development Ordinance for appropriate permitted locations and design for these facilities.
- 8. All mechanical equipment, generators, HVAC equipment and similar equipment shall be totally screened from view, from the street, existing or planned neighboring buildings, neighboring recreational space, and the Riverfront. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same or complimentary materials used in the construction of the building, such that the screening appears to be an integral part of the building. Interior locations must be utilized where mechanically possible.

B. Streetscape, Open Space and Landscape Requirements

- 1. A streetscape plan, acceptable to the Division of City Planning is required for all projects and shall include proposed sidewalk and curbing materials and treatments, street trees, tree pit grates and/or treatments, and any proposed street furniture, lighting or other features to be provided. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval as part of the project site plan application and implemented as part of the construction of the project.
- 2. Sidewalk areas must be provided along the street rights-of-way and shall be properly sized for the safe and convenient movement of pedestrians through and around the Redevelopment Area.
- 3. Sidewalk areas shall be attractively landscaped and durably paved and shall be provided with adequate lighting. Decorative paving materials shall be incorporated into the design and pedestrian scale lighting is required. Additional decorative elements shall be introduced at building entrances.
- 4. All plant material used must be able to withstand the urban environment and shall be planted, balled and burlapped as established by the American Association of

Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. All landscaping shall be guaranteed for a period of two (2) years. Any landscaping which in not resistant to the urban environment or that dies shall be replaced by the developer or property owner.

- 5. Street trees shall be planted along all curb lines of streets within the Redevelopment Area at a maximum of 35 feet on center. Each tree pit shall contain a decorative paving treatment.
- 6. Outdoor landscaped open space areas shall be provided for all new construction within the Redevelopment Area and shall occupy any required yard areas or be constructed on a deck over any parking structure. Additional open space areas may be provided after Planning Board review and approval. All areas not covered by a building or necessary paved areas shall be landscaped with trees, shrubs, groundcovers or other appropriate plant material.
- 7. Lighting within the Redevelopment Area shall sufficiently illuminate all areas to prevent "dark corners". All lighting sources must be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) footcandles.
- 8. All buildings within the High-Cube Industrial district shall be screened through the use of attractively landscaped berms, evergreen planting material and terraced decorative walls to hide the mass of the structure from the public R-O-W and adjacent public open spaces.

C. Signage

1. Permitted Signage

Industrial Uses - Each such use fronting on a public street may be allowed one (1) exterior wall mounted sign not to exceed twenty (20) square feet. Tenant directories may be located within the lobby of a building.

Open Space – Small tasteful signage consistent with the City or County open space signage systems.

- 2. Additional Signage Regulations and Requirements, applied throughout all areas of the plan:
 - a. All signs are subject to minor site plan review when not included as part of a major site plan application.
 - b. All signs shall be flush mounted and project no more than fifteen (15) inches.
 - c. All signs may be attached to the first floor level of the building only. Permitted signage material includes: 1.) Painted or carved wood; 2.) Painted metals including aluminum and steel; 3.) Brushed finished aluminum, stainless steel, brass, or bronze; 4.) Carved wood or wood substitute.
 - d. Permitted lettering material includes: I.) Lettering forms applied to the surface of the sign; 2.) Single colored lettering forms applied to the surface of the sign; 3.) Metallic solid body letters with or without returns.

- e. Internally lit signs and sign boxes are prohibited.
- f. 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 Fifty (50) square feet.
- 4. Prohibited Signage: The following signs and devices shall not be permitted within the Redevelopment Area:

Any type of monument signs or window sign is prohibited. Also, any type of internally or externally illuminated box signs, neon signs, flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle, roof signs, billboards, signboards, window signs, posters, paper attached to the window, pole signs, free-standing signs, fluorescent and/or glowing paint for any signage or building within the redevelopment area, waterfall style awnings, plastic awnings, product advertising signage of any kind. Product advertising signage is defined here to include, but not be limited to signage on: parking meters, signage in windows, on light poles, benches or other street furniture within the redevelopment area. Nothing in this paragraph shall be deemed to prohibit traditional residential holiday decorations.

VIII. SPECIFIC LAND USE REGULATIONS

The Redevelopment Area contains broken down into two (2) sub-districts as described below and as indicated on Map -2, Land Use District Map. The Sub-Districts are as follows:

1. Open Space District

A. Purpose

The purpose of this district is to implement a continuation of public park land and public recreational amenities, and to do so consistent with the pace of the changing and evolving nature of land use within this region of the City. The evolution of this area from heavy industrial to waterfront recreation has been occurring slowly. Originally pointed out in the Jersey City Master Plan, this redevelopment plan seeks to implement this transformation in a reasonable and logical manner.

- B. Permitted Principal Uses are as follows:
 - 1. Public Park
 - 2. Public Recreational facilities
 - 3. The following block and lots shall be permitted the following respective uses:

Block 11705, Lot 1: Automotive Services

Block 11705, Lot 2: Furniture Sales Block 11706, Lot 4: Truck Sales

Block 1649, Lot 6*: Gas Station with Retail Sales

Block 11706, Lot 5: Gas Station

Block 11706, Lot 8*: Truck Terminal

Block 11706, Lot 9: Truck Terminal (apex)

Block 11706, Lot 10: Truck Terminal (Vic Barrick Paper)

Block 11706, Lot 12: Truck Terminal Block 11706, Lot 13: Truck Terminal Block 11706, Lot 11: Truck Storage

Block 11706, Lot 14: ortho shows truck terminal

Block 11706, Lot 15: Garage and Office, vacant Truck Terminal

Block 11706, Lot 16: Truck Storage Yard

Block 11706.A, Lot 16: ortho shows vacant land part of 4 above.

C. Permitted Interim Use is as follows:

This district currently contains trucking terminal facilities along Duncan Avenue. This redevelopment plan establishes these existing uses as pre-existing uses only. These trucking terminals shall be permitted to remain only as they currently exist and shall not be permitted to expand in size or function. Minor alterations in site plan and façade plan may be permitted by the planning board provided such alterations are consistent with the redevelopment regulations and parking standards of this plan. No deviations may be granted for these pre-existing, non-conforming uses.

2. Open Space with High-Cube Warehousing Overlay

A. Purpose

The purpose of this district is to accommodate the demand for High-Cube warehousing along the Route 1&9 corridor of Jersey City. Spur meaningful economic development within the area and advance job creation for the local community.

- B. Permitted Principal Uses are as follows:
- 1. High-Cube warehousing and distribution subject to the following requirements:
 - a) The lot shall have frontage on State Highway Routes 1& 9 truck route and provide ingress and egress directly from that roadway only.
 - b) Minimum development area: 30 acres
 - c) Minimum building size: 300,000 square feet gross floor area.
 - d) Minimum internal building height: 30 feet clear height.
 - e) Minimum building column spacing/loading dock design: 50 feet wide oncenter column bay spacing module to accommodate 4 truck loading berths per column bay module.
 - f) Minimum staging bay design: 60 feet measured from dock door to first interior column line.
 - g) A fire suppression system: An "Early Suppression Fast Response" (ESFR) internal fire sprinkler system or a comparable system where required by the large size of a building's design shall be provided.
 - h) Maximum trailer storage parking: 2 space per 1 loading dock door.
 - i) Loading dock location: No areas specifically intended for loading or trailer storage shall be located between the front building line and a public street line.

- j) Building design: Architectural design features shall reduce the visual impact of large warehouse buildings when viewed from a public street.
- 2. Light Assembly, subject to conditions listed below
- 3. Office, subject to conditions listed below
- 4. Both Light Assembly and Office are subject to the following requirements:
 - a) The lot shall have frontage on State Highway Routes 1&9 truck route and provide ingress and egress directly from that roadway only.
 - b) Minimum development area: 20 acres
 - c) Loading dock location: No areas specifically intended for loading or trailer storage shall be located between the front building line and a public street line.
 - d) Building design: Architectural design features shall reduce the visual impact of the building(s) when viewed from a public street.
- 5. Public Works and Municipal Facilities subject to the following requirements:
 - a) Bulk standards shall not apply to municipal facilities or public works.
 - b) Front setback along Route 1&9 shall be 50 feet to match adjacent uses to the South.
- C. Uses incidental and accessory to the principal use, such as:
- 1. Fences and walls.
- 2. Signs.
- 3. Off-street parking and loading
- 4. Office.

- D. Bulk Standards applicable to all permitted and accessory uses.
 - 1. Minimum Lot Width: 300 feet
 - 2. Minimum Lot Depth: 300 feet
 - 3. Minimum Front Yard Setback: 50 feet
 - 4. Minimum Side Yard Setback: 100 feet
 - 5. Minimum Rear Yard Setback: 100 feet
 - 6. Maximum Building Height: 50 feet
 - 7. Maximum Number of Stories: 1 (one internal mezzanine level permitted)
 - 8. Maximum Building Coverage: 60 %
 - 9. Maximum Lot coverage: 90%.
 - 10. All buildings and structures shall comply with Section VI. General Design Requirements and Restrictions, and Section VII Building & Site Design Requirements.

E. Maximum Off-street Parking Requirements

- 1. Parking for Parks and Open Space shall be provided as needed. These areas shall utilize natural porous material for overflow parking areas wherever possible.
- 2. Light Industrial 1 space per 5,000sf. GFA (warehouse/trucking/high-Cube)
- 3. High-cube Warehouse ½ space per 1000 square feet of GFA
- 4. Accessory Office 1 space per 600sf. GFA

IX OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

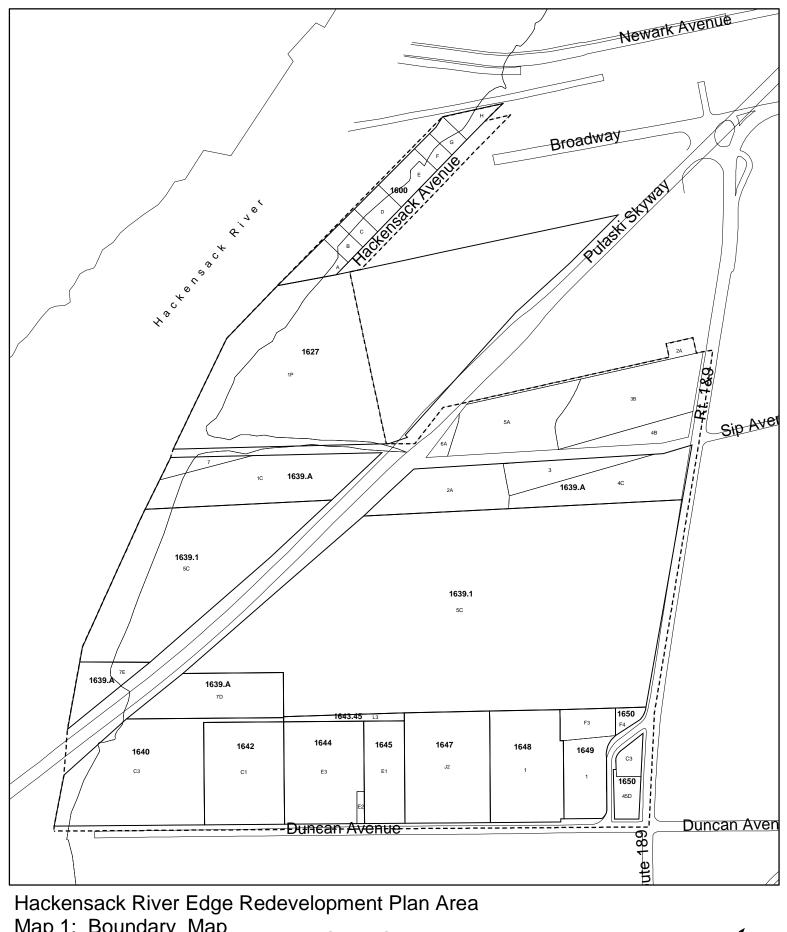
In accordance with NJSA 40A:12A-l et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

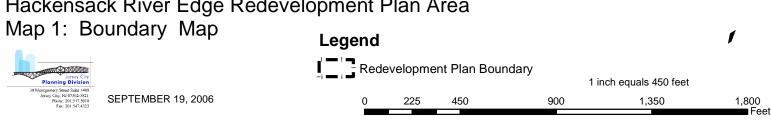
- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- C. The Plan has provided proposed land uses and building requirements for the Redevelopment Area.
- D. The plan provided for the continuation of existing uses provided there is no expansion in size of intensity.
- E. The Plan is in general compliance with the Jersey City Master Plan and the Master Plan of the County of Hudson. It is not contrary to the goals and objectives of the Jersey City Master Plan. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land where adequate infrastructure and transportation alternatives exist.
- F. The Jersey City Master Plan specifically recommends designating the Waterfront Planned Development District as "an area in need of redevelopment". It proposed to provide for an expanded range of uses including Industrial use and recreational space taking advantage of the unique River
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Land Development Ordinance that are specifically addressed herein. Any zoning related

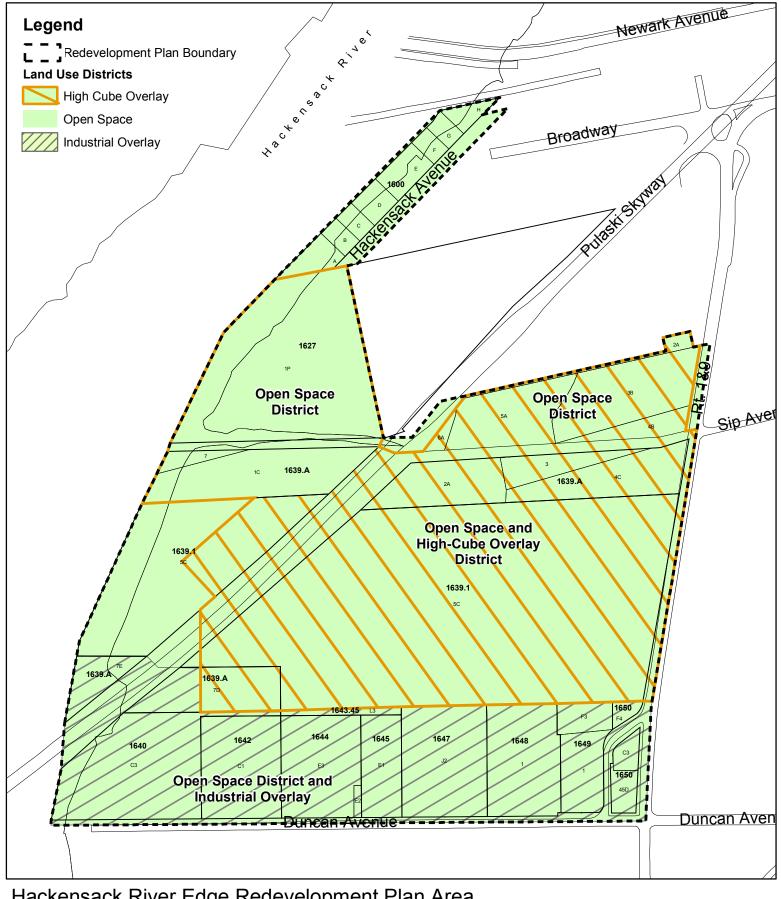
question that is not addressed herein shall refer to the Jersey City Land Development Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

X. PROCEDURE FOR AMENDING THE PLAN

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of one thousand dollars (\$1,000), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If there is a designated developer, as provided for under NJSA 40A: 12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all costs.
- B. No amendment to this Plan shall be approved without the review and recommendation of the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.





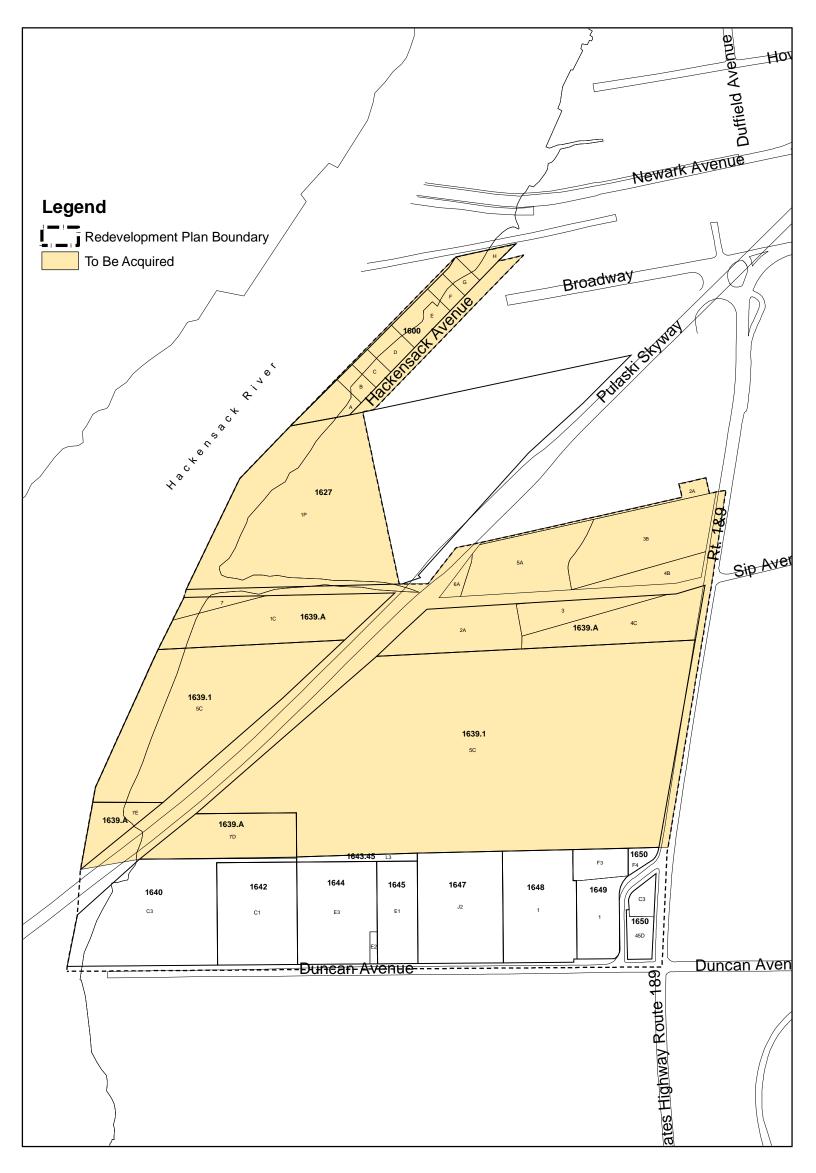


Hackensack River Edge Redevelopment Plan Area Map 2: Land Use Districts

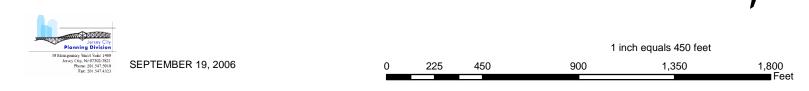


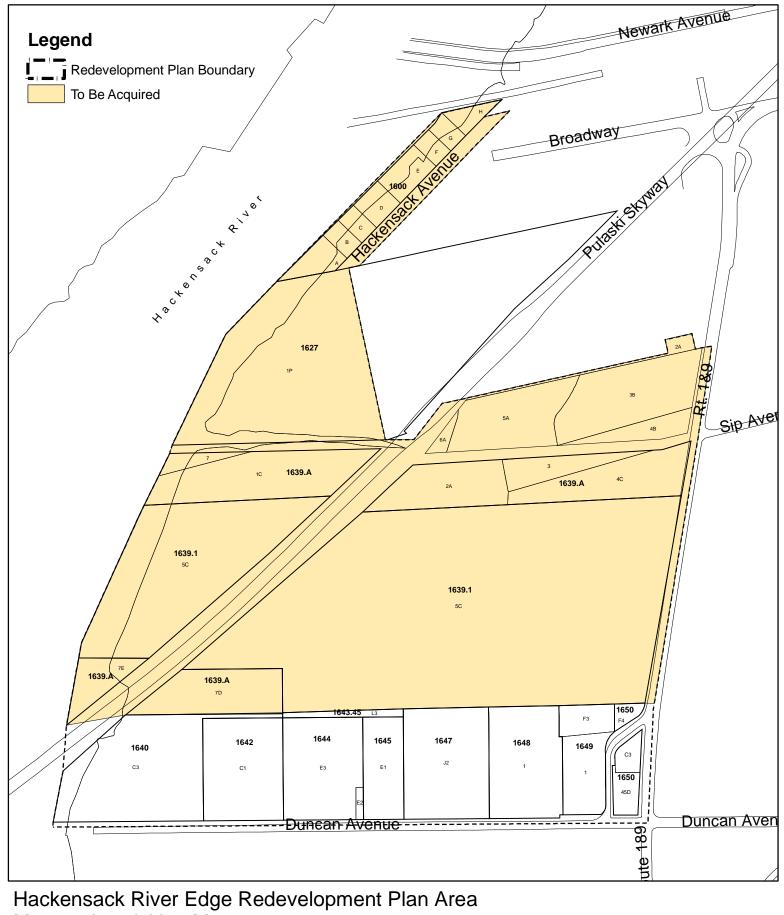
1 inch = 450 feet

225 450 900 1,350



Hackensack River Edge Redevelopment Plan Area - Exisiting Map 3: Acquisition Map





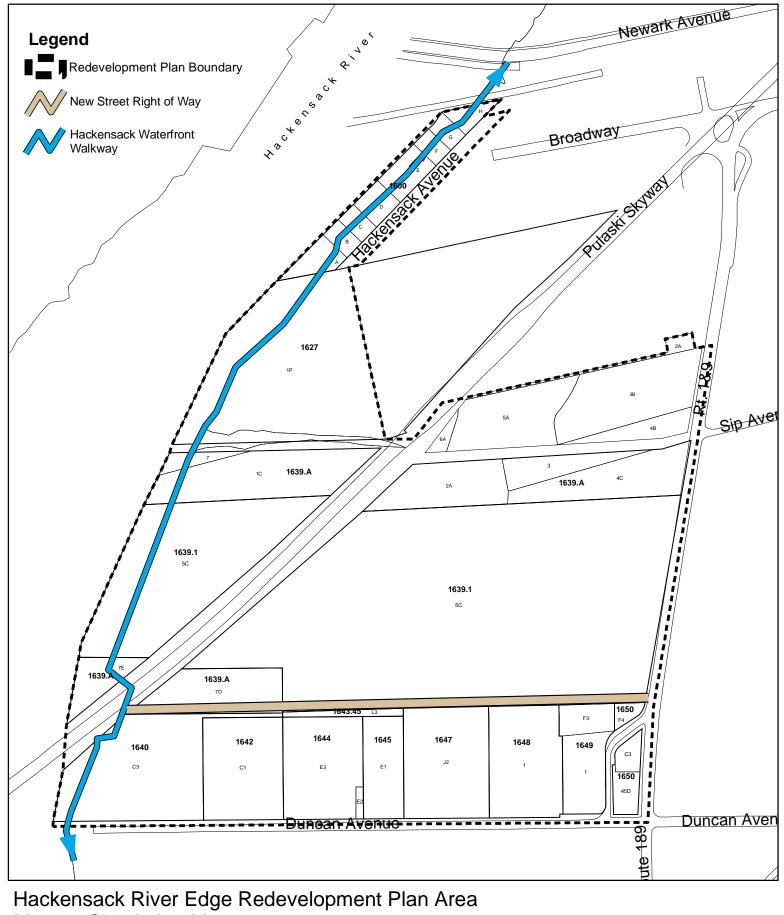
Map 3: Acquisition Map



1 inch equals 450 feet 225 450 900 1,350

1,800 Feet

SEPTEMBER 19, 2006



Map 4: Circulation Map



1 inch equals 450 feet 225 450 900 1,350

1,800 Feet