

JERSEY AVENUE LIGHT RAIL REDEVELOPMENT PLAN

March 14, 2007 Ord. No. 07-037
Amended November 23, 2010 – Ord. 10-151
Block & Lot Updates – September 10, 2012
Amended September 12, 2012 - Ord. 12-110
Amended February 13, 2013 – Ord. 13-009
Amended May 13, 2015 – Ord. 15-053
Amended February 27, 2019 – Ord. 19-010
Amended May 8, 2019 – Ord. 19-038

AMENDMENTS FOR REVIEW AND DISCUSSION

PREPARED FOR THE JERSEY CITY PLANNING BOARD

DATE: ~~2/19/2021~~ ~~3/16/2021~~ 4/6/2021

Text to be added to the plan is shown in bold italics like ***this.***

Text to be deleted from the plan is shown in strikethrough and highlighted gray like ~~this.~~

Yellow highlight is text added to the plan.

NOTE: Staff has updated the pagination to make it uniform throughout the document. Staff focused on removing bulleted standards/requirements, legibility and consistency. Staff has not altered any standards in this effort. Staff has also transposed the numerous tables/charts in the plan to reduce hyphenations or acronyms and improve clarity.

TO REVIEW MAJOR AMENDMENTS, SEE SECTIONS:

- VII) Residential Density Bonuses
- X)A)5) Light Rail Station Overlay Bonus - (Block 6002, Lot 7)
- X)C)6) Holland Gardens Overlay Bonus - (Block 7101, Lot 1)



City Hall Annex
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
201-547-5010
jerseycitynj.gov/planning

INTRODUCTION

The Jersey Avenue **Light Rail** Redevelopment Plan (“Plan”) Area is approximately **52 140** acres in the northern section of Downtown Jersey City. The City of Hoboken and the Hamilton Park Historic District are **is immediately north to the Plan and 14th Street, exiting the Holland Tunnel, is to the south.** and immediately adjacent to the redevelopment area.

The **Plan** area is comprised of existing commercial and residential uses **anchored by the Lackawanna industrial building** with a scattering of industrial and warehouse interests. The **Plan** redevelopment area also contains several vacant lots. The neighboring area in both Jersey City and Hoboken is actively being redeveloped into mixed use residential, retail and office use.

Development of this area would encourage upgrading of roadways and utilities, **the construction of a new Hudson-Bergen light rail station,** and provide for more comprehensive zoning through integrating compatible uses with the adjacent areas. The present development of the waterfront and new land uses which surround this area will contribute to the effort to encourage and attract favorable redevelopment.

I) BOUNDARY DESCRIPTION

- A) **The Plan boundaries are set by the following tax blocks and lots inclusive of adjacent rights-of-way as shown on Map 2 of this plan:**

BLOCK	LOTS
6001	43, 44, 45
6002	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
6005	7, 8
6101	1, 2, 3
6102	1, 2, 3, 4, 5, 6, 8
7101	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
7102	1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
7103	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18
7104	1, 2.01, 3, 6, 7, 8, 9, 10, 11, 12, 13
7105	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

- B) **The subdivision, consolidation or creation of new rights-of-way may alter this list and in that case Map 2: Boundary Map shall prevail.**

BEGINNING at a point at the intersection of the centerline of Luis Munoz Marin Boulevard and the Jersey City Hoboken City Line; thence in a westerly direction for 1,140 feet along the City Line to a point; thence in a northeasterly direction for 126.72 feet along the City Line to a point at its intersection with the centerline of Hoboken Avenue; thence in a westerly direction along the centerline of Hoboken Avenue to a point at its intersection with the centerline of U.S. Routes 1 and 9; thence in an easterly direction along the centerline of U.S. Routes 1 and 9 to a point at its intersection with the right-of-way of the Conrail-New Jersey Junction Branch Railroad Main Stem; thence in a southerly direction along the right-of-way of the Conrail-New Jersey Junction Branch Railroad Main Stem to a point at its intersection with the extended centerline of Tenth Street; thence in an easterly direction along the centerline of Tenth Street to a point

at its intersection with the centerline of Luis Munoz Marin Boulevard; thence in a northerly direction along the centerline of Luis Munoz Marin Boulevard to a point at its intersection with the centerline of Twelfth Street; thence in a westerly direction along the centerline of Twelfth Street to a point at its intersection with the centerline of Coles Street; thence in a northerly direction along the centerline of Coles Street to a point at its intersection with the centerline of Fourteenth Street Boyle Plaza; thence in an easterly direction along the centerline of Fourteenth Street Boyle Plaza to a point in its intersection with the centerline of Luis Munoz Marin Boulevard; thence in a northerly direction along the centerline of Luis Munoz Marin Boulevard to a point at its intersection with the Jersey City-Hoboken City Line, the point and place of BEGINNING.

II) REDEVELOPMENT PLAN OBJECTIVES

Redevelopment Renewal activities for the **Plan** Jersey Avenue Redevelopment Plan Area will be undertaken in conformity with, and will be designed to meet, the following objectives of the Redevelopment Plan:

- A) No acquisition of private property **for redevelopment.**
- B) Encouragement of the elimination of vacated, deteriorated and obsolete structures including unused industrial buildings, which adversely affect the feasibility of amenable neighborhood physical change and further development of an emerging commercial and residential area.
- C) The improvement of the functional and physical layout of the **Plan** Redevelopment Plan Area for contemplated new development, and the removal of impediments to land disposition.
- D) The overall improvement of traffic flow through the development of new and improved vehicular and pedestrian circulation systems which provide for separation of the two movements, and the maximum use of public transportation.
- E) Coordination of redevelopment activities which reinforce already existing renewal and improvement programs in the adjacent neighborhoods, in accordance with a plan that integrates the **Plan** Jersey Avenue Redevelopment Plan Area with the rest of Jersey City.
- F) Encouragement of preservation and adaptive reuse of existing structures by grandfathering their height, bulk and density if the zoning regulations contained herein are exceeded by such structures.
- G) Encouragement of conservation and preservation of selective structures, including those with historical or architectural significance, by providing opportunities for adaptive reuse which will give an economic life comparable to newer structures.
- H) Provision of land in parcels of sufficient size and configuration so as to permit economic redevelopment.
- I) Provision of site improvements for the beautification of the **Plan** Jersey Avenue Redevelopment Plan Area and surrounding neighborhoods.
- J) Promotion of balanced development in accordance with the Fair Housing Act, (NJSA 52:27D 311), and Housing Element & Fair Share Plan of the Jersey City Master Plan.
- K) Preservation and promotion of view corridors created by public streets to accentuate views of New York and the Palisades.
- L) Development of a network of public open space throughout the **Plan** Redevelopment Plan Area which shall be designed to improve pedestrian circulation, act as a catalyst for retail development and help to preserve important vistas.
- M) Creation of major new employment and housing opportunities for the residents of Jersey City.
- N) Implementation of a new Hudson-Bergen light rail station and public plaza.**
- O) Creation of affordable housing and mixed-income neighborhoods.**

- P) **Promote human-powered mobility like walking and bicycling through land use regulations, urban design and circulation guidelines and objectives.**
- Q) **To develop new school facilities that will provide for classrooms, accessory educational space and more educational opportunities.**
- R) **To allow for a transition in scale between the existing and permitted larger scale development east of Marin Boulevard and west of Jersey Avenue.**

III) TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the **Plan** Jersey Avenue Redevelopment Plan Area through a combination of redevelopment actions. These will include, but not be limited to:

- A) Rehabilitation of dilapidated, deteriorated, obsolete or underutilized structures where necessary.
- B) Construction of new structures and **complementary** complimentary facilities.
- C) Provisions for public infrastructure necessary to service and support the new development.
- D) ~~Provisions of at least 10% of a residential project as a Developer's Affordable Housing Contribution shall be developed on-site or within the Redevelopment Plan Area. Non residential projects shall participate in the Jersey City Affordable Housing Linkage Program by either: (1) constructing Affordable Housing off site; (2) providing cash contribution for the subsidization of Affordable Housing; (3) by the financing of an Affordable Housing project. The above provision shall not apply if the City has not legally enacted an Affordable Housing Linkage Program.~~

IV) DESIGN OBJECTIVES AND GUIDELINES

- A) Building Design
 - 1) Building design shall be guided by the general characteristics of the surrounding properties and **most important, the Lackawanna building and other industrial warehouse buildings of the early 20th century. Specific elements, such as, but not limited to: roof pitches and material; window rhythm and size; brick and stone accents, quoins, and the use of limestone accents; the size, color and texture of the brick, shall be incorporated in the design of new buildings.** ~~the adjacent Hamilton Park Historic District (where applicable).~~
 - 2) All structures within the **Plan** Redevelopment Plan 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 an harmonious appearance in terms of architectural style and exterior materials and shall be encouraged to incorporate elements found throughout the surrounding neighborhoods.
 - 4) All east west streets shall be maintained as important view corridors and shall, through the enforcement of setbacks, preserve and promote views of New York and the Palisades.
 - 5) Buildings should be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside the **Plan** Redevelopment Plan Area.
 - 6) All major mechanical equipment located on the roof of any building shall be screened from view with materials harmonious with those used in the building's facade. The screening shall not impair the functioning of the equipment.

- 7) Buildings shall be encouraged to provide a top which shall serve to finish the building. Said top may be in the form of a cornice, a parapet, or any other indicator consistent with the design, proportions, materials and character of the building.
- 8) 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, nor create objectionable views when seen from surrounding buildings or from the Palisades.
- 9) ~~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.~~
- 10) All trash receptacles, in accordance with all appropriate State laws, shall be adequately secured, enclosed and screened on all sides by landscaping or other type of attractive materials.
- 11) ~~Chain link fencing shall not be permitted except during construction.~~
- 12) All utility distribution lines and utility service connections from such lines to the area's individual uses shall be located underground.
- 13) Urban design elements shall be consistent with those contained in other redevelopment plans regulating Downtown and used throughout the **Plan** ~~Redevelopment Area~~.
- 14) Building design may be include modern, commercial interpretation, and elements such as: tinted mortar; larger windows; skylights; storefronts embellished with natural materials, etc.**
- 15) Balconies are not permitted to project into any yard and shall be recessed into the façade**
- 16) Primary Façade Materials: Primary façade materials shall be predominately brick with other appointment being of stone, artificial stone, split-face block, wood, cementitious concrete systems, metal panel, or curtain wall systems.**
- 17) Prohibited Façade Materials: Use of vinyl, aluminum, or plastic type artificial siding materials and vinyl exterior finishes are prohibited. Use of jumbo brick is prohibited.**
- 18) Use of EIFS (Exterior Insulating Finishing Systems) is permitted only on side yard secondary facades and rooftop appurtenances. EIFS is not permitted on primary facades or as a water table and/or building base finish.**
- 19) Main building entries shall be prominent, easily identifiable and connect directly to the public sidewalk so as to contribute to the overall liveliness of the pedestrian environment. Use of metal or metal clad canopies are encouraged at main building entries.**
- 20) Ground floor residential uses shall be have a sill height at least 5 feet above the grade of the sidewalk. Ground floor residential uses may also have private stoop entrances that encroach upon the required 15-foot sidewalks but shall not extend beyond any property lines.**
- 21) Roofs and Terraces: Any roof of a parking structure shall be utilized for recreation/amenity space or green roof.**
- 22) Reduce Urban Heat Island Effect: White/roof/light colors shall be used for roofing material and amenity deck floor finishes in order to reduce the urban heat island effect.**
- 23) Performative façade designs which can help mitigate sound and air pollution are highly encouraged. Examples include air filtering bricks/screens, double facades, living walls, and bioreactor facades which filter air, convert carbon dioxide into oxygen and produce energy. These façade systems could also substantially reduce energy loads.**
- 24) Passive House design is recommended as a means to greater control indoor air quality and minimize sound transmission into the building.**
- 25) Sound/Noise Mitigation Requirements – to mitigate the noise impacts on adjacent uses all properties with lot lines fronting on rail or light rail rights-of-way shall consider the following:**

(1) A 10 foot planted buffer with trees is required along the lot line fronting on the rail or light rail right of way. Coniferous trees are recommended as they provide noise mitigation year round.

(2) Variation in facade planes minimizes the reflection of noise off of a façade. Tower facades within 100' of the rail or light rail right of way have multiple planes. A minimum 10 foot offset is recommended between portions of facades exceeding 25% of the length of the shared lot line.

26) Sound/Noise Mitigation Recommendations – to mitigate the noise impacts on adjacent uses all properties with lot lines fronting on rail or light rail rights-of-way shall consider the following:

(1) Other façade treatments that help to mitigate sound reflection include utilizing acoustic absorptive cladding systems, such as green walls, perforated metal panels or louvre systems with a mineral wool infill.

(2) An acoustic analysis is recommended to determine the appropriate Outdoor/Indoor Transmission Class (OITC) ratings for façade assemblies at various heights.

B) Improved Open Space

- ~~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 areas during peak user time (11:00 a.m. to 2:00 p.m.).
- 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) Where possible, shade trees shall be incorporated in open space design to maximize tree canopy throughout the Plan.**
- 5) Adequate lighting shall be provided to encourage active uses and a sense of security in the open space.
- 6) 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 **Plan** ~~Redevelopment Plan Area.~~
- 7) 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.
- 8) Open space shall be oriented to focus on and maintain existing views of New York and the Palisades.
- 9) "Vest pocket" parks shall be encouraged on small corner and midblock parcels.
- 10) 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 buildings and project area. Open space and plazas shall be designed at a human scale to invite and attract the public.
- 11) As a general guide, one (1) linear foot of seating for **every 200 square feet of plaza/open space shall be provided.** ~~each linear foot of plaza perimeter shall be provided.~~ Seating space may include planters, benches, fountains, **seatwalls, picnic tables** etc.

- 12) On Block 6002, public open space shall be provided in the form of a public plaza oriented around a new Hudson-Bergen light rail station pursuant to the Light Rail Station Overlay Bonus and Affordable Housing Bonus also known as Bonus B.
- 13) 16th street park: Any redesign of the existing 16th Street Park shall offer both active and passive programming. The design should incorporate no less than 35% pervious coverage, including lawn, natural landscaping, and/or pervious hardscape materials. Incorporation of multi-use courts is encouraged. Any redesign of the park shall include community engagement to further refine programming and site design.
- 14) For open spaces exceeding 4,000 square feet, plans shall be prepared by a Certified Landscape Architect, licensed by the State of New Jersey, for all development, redevelopment, new construction, and additions to existing development requiring site plan approval.

C) Landscaping and Lighting

- 1) In addition to the following standards, all landscaping on private property shall be regulated pursuant to Landscaping section of the Jersey City Land Development Ordinance (345-66):
 - (a) Underground watering facilities shall be encouraged for all landscaped areas.
 - (b) Parking areas for more than ten (10) vehicles, all parking at service stations and auto related facilities, regardless of the number of spaces and all loading areas abutting a street, 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 plantings may interfere with site triangles.
- 2) Lighting shall be regulated pursuant to Lighting section of the Jersey City Land Development Ordinance (345-69).
- 3) Street Trees shall be regulated pursuant to the Jersey City Forestry Standards of the Jersey City Land Development Ordinance (345-66) and Municipal Code (Chapter 321). However, street trees planted within the Plan shall be subject to a four (4) year replacement guarantee.
- 4) Landscaped areas should include performative features such as rain gardens, bioswales, or basins and shall feature primarily native planting species.
- ~~5) Landscaping shall be required for any part of any parcel not used for buildings, off street parking, or loading space. The developers' plan shall include plans for landscaping indicating the location, size and quantity of the various species to be used. Areas reserved for future development shall, as a minimum, be seeded with Perennial Rye Grass, or equivalent.~~
- ~~6) Greenspace (trees, shrubs, flowers, etc.) shall be used as buffers and to accent entrances, arcades and sidewalks.~~
- ~~7) All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of three (3) 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.~~
- ~~8) Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.~~
- ~~9) Underground watering facilities shall be encouraged for all landscaped areas.~~
- ~~10) Trees and shrubs shall be planted along curblines of streets at a maximum of 40 feet centers or in groupings, in a regular pattern or spaced alternately on either side of streets, to further enhance the aesthetic quality of the Redevelopment Plan Area.~~

- 11) Parking areas for more than Ten (10) vehicles, all parking at service stations and auto-related facilities, regardless of the number of spaces and all loading areas abutting a street, 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 plantings may interfere with site triangles.
- 12) 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.
- 13) Lighting within a site shall sufficiently illuminate all areas, including those areas where buildings are set back or offset to prevent "dark corners".
- 14) All lighting sources must be adequately shielded to avoid any glare. The area of illumination shall have a fairly uniform pattern averaging at least 1/2 footcandles.
- 15) New lighting fixtures installed as part of site improvements shall be in scale with existing street hardware and relate to the size of the project.

D) Rehabilitation of Existing Structures

- 1) Through the use of selective building materials, all buildings to be rehabilitated shall be encouraged to preserve the area's character.
- 2) **Any additions, including upper level additions (i.e. additional floors, penthouses, etc.), should maintain a relationship to the design of the historic resource, including scale, materials, and bulk, using the Secretary of the Interior Standards for the Treatment of Historic Properties for guidance** Any upper level additions (i.e. additional floors, penthouses, etc.) should maintain a strong relationship to the basic design elements as well as to texture, color and scale of materials of the existing building.
- 3) Existing structures to be rehabilitated shall be exempt from area, yard, **minimum parking**, and bulk requirements except any additions to existing structures shall not cause the total building area to exceed the floor area ratio specified in the **applicable base** appropriate district. In the event that an existing building exceeds the permitted floor area ratio, that structure shall not be permitted any additional floor area.
- 4) **All rehabilitation to historic buildings shall conform to the Secretary of Interior Standards for the Treatment of Historic Properties** All rehabilitation to historic buildings shall conform to the Design Standards and Guidelines articulated in the Historic Preservation Ordinance of Jersey City.

E) Lot Coverage Bonuses

- 1) **Requirements regulating lot coverage are mandatory provided, however, that the following lot coverage bonus provisions shall apply:**
 - (a) **For parcels of 7,500 square feet or less, the maximum lot coverage permitted may be increased by a factor of one percent (1%) of the total lot area for every fifty (50) square feet of performative green roof, green infrastructure, or rain garden proposed onsite.**
 - (b) **For parcels greater than 7,500 square feet and up to 10,000 square feet, the maximum lot coverage permitted may be increased by a factor of one percent (1%) of the total lot area for every one-hundred twenty five (125) square feet of performative green roof, green infrastructure, or rain garden proposed onsite.**
 - (c) **For parcels greater than 10,000 square feet and up to 15,000 square feet, the**

maximum lot coverage permitted may be increased by a factor of one percent (1%) of the total lot area for every one-hundred seventy five (175) square feet of performative green roof, green infrastructure, or rain garden proposed onsite.

(d) For parcels greater than 15,000 square feet and up to 20,000 square feet, the maximum lot coverage permitted may be increased by a factor of one percent (1%) of the total lot area for every two hundred twenty five (225) square feet of performative green roof, green infrastructure, or rain garden proposed onsite.

(e) For parcels greater than 20,000 square feet, the maximum lot coverage permitted may be increased by a factor of one percent (1%) of the total lot area for every three hundred (300) square feet of performative green roof, green infrastructure, or rain garden proposed onsite.

(f) For every parking space onsite outfitted with electric vehicle (EV) charging, the maximum lot coverage permitted may be increased by an additional fifty (50) square feet.

2) Lot Coverage Bonus allowances shall not supersede setback requirements regulating minimum sidewalk widths.

3) Lot Coverage Bonus allowances shall only apply to the base of a building on floors where parking is provided. Any floors above the sixty (60) feet shall be subject to the required rear yard setbacks of the district.

175

F) Signage

1) Office/Hotel/Motel/Light Industrial/Warehouse

(a) The total exterior sign area shall not exceed the equivalent of 5 percent of the first story portion of the wall to which it is attached. In no case shall a sign on any structure exceed 50 square ft. One (1) use shall be permitted one 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) Residential

(a) One (1) sign may be allowed per lobby entrance, not to exceed 20 square feet.

3) Parking Garages

(a) One (1) flush mounted sign may be allowed per lobby entrance, not to exceed 30 square feet, two feet in height.

(b) One (1) blade sign with the international parking symbol ("P") and not greater than 18 inches in height.

4) Retail Sales of goods and services, Restaurants, Bars and Nightclubs and other commercial uses not specified in this section.

(a) Each such use fronting on a public street may be allowed one (1) flush mounted exterior sign, not to exceed 5 percent of the storefront (ground floor) to which it is attached.

(b) Each such use fronting on a public street may be allowed one (1) blade mounted exterior sign, not to exceed 18 inches in vertical dimension.

(c) Properties fronting on 14th Street are permitted one (1) freestanding ID sign, located

along that frontage, not to exceed twenty-eight (28) feet in height and not to exceed one hundred (100) square feet in sign surface area, exclusive of support members.

5) Service Stations, Auto lubrication and/or repair

(a) fronting on Boyle Plaza - One (1) freestanding combination identification/price sign not to exceed twenty four (24) feet in height and an area of forty eight (48) square feet and located a minimum of ten (10) feet from the property line.

(b) Additional signs on canopies and service station buildings may be permitted in accordance with the type of signs proposed, its relationship with the site and upon review and approval by the Planning Board. Existing signs exceeding the height and area limits may be grandfathered upon a showing that such are reasonable and necessary given competing signs in the area for similar uses, subject to Planning Board approval.

6) Sign Standards

(a) All signs shall be mounted flush to the face of the building, except blade signs as regulated per this section.

(b) No sign shall be animated or flashing.

(c) Roof signs, billboards and signboards are 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 signs, except for gasoline service stations, those indicating direction, transportation, circulation and parking are prohibited.

V) TRAFFIC CIRCULATION OBJECTIVES AND GUIDELINES

- A) **Off-street parking** Parking and service access should be separated from the 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 ROW. **The main traffic oriented streets typically run north-south through the Plan.**
- B) Shared use of all parking facilities shall be permitted and encouraged.
- C) 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 triangles shall be measured from the right of way line and conform to the provisions in Article IV, Section 28-22 of the Jersey City Zoning Ordinance.~~
- D) The use of public transportation by employees, residents and visitors of the **Plan** ~~Redevelopment Plan Area~~ shall be encouraged.
- E) **Traffic Impact Assessments are required as regulated by Chapter 345-17 of the JC Land Development Ordinance.** ~~All traffic impact studies shall incorporate, as part of the study, all projects approved or proposed in surrounding neighborhoods, in addition to impacts from the Holland Tunnel and development in Hoboken. A listing of the projects may be obtained from the Division of City Planning.~~
- ~~F) Traffic associated with office development shall be circulated in a manner as to not negatively impact the Hamilton Park Historic District.~~
- G) The 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 the streetscape improvements along primary pedestrian corridors;
 - 2) Encourage design features, materials and activities at the street level which create 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.
- H) ~~Newly established public sidewalks~~ **Sidewalks** shall measure a minimum of **15** ~~10~~ feet from curblines to property line where available and shall be durably paved and smoothly surfaced to provide for free movement of pedestrians. **Sidewalks in limited areas may be reduced to introduce curbed or potted landscaping on private property.** Adequate lighting and attractive landscaping shall be provided **as required by the Land Development Ordinance and City's Forestry Standards.**
- I) **Opportunities to add on-street parking in the Plan area shall be investigated and implemented to calm traffic, provide a buffer to pedestrians and bicyclists. To date, staff has identified 16th Street as a candidate for on-street parking to be added to the southern curblines.**
- J) **The bicycle circulation system in the Plan shall be prioritized along high injury network streets and include protected bike lanes wherever possible.**
- K) **Bicycle Circulation Implementation Requirements:**
- 1) **Upon redevelopment, the developers of the following blocks and lots are required to reconstruct the curblines to widen the right-of-way to accommodate bicycle infrastructure. Sidewalks next to curblines reconstructed pursuant to these provisions may be reduced from 15 feet to 10 feet wide as measured from the new curblines.**
 - (a) **Lots on Block 6101 fronting on Marin Blvd shall widen the cartway by 5 feet or by an amount necessary to create a 49-foot cartway as measured from curb to curb.**
 - (b) **Lots on Blocks 7103 and 7104 fronting on Marin Blvd shall widen the cartway by 9 feet or by an amount necessary to create a 49-foot cartway as measured from curb to curb.**
 - (c) **The result of these requirements shall allow for buffered bicycle lanes in both directions on Marin Blvd. The street section could consist of two 8-foot buffered bicycle lanes and three 11-foot vehicular travel lanes.**
- L) ~~All sidewalks and pathways must be designed to provide ease of access for the physically disabled. Access ramps shall be conveniently placed and sloped at a maximum of 8.5 percent 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 —see chart

- A) All required parking spaces must be a minimum of 8.5 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 (8x15), may be provided, up to 50%, in lots that are used for long term or all day parking.
- B) Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction of pedestrian walks and thoroughfares. Developers shall demonstrate that sufficient off street parking and loading will be provided to meet the needs of the proposed use.
- C) ~~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 Zoning Ordinance.~~
- D) ~~The off-street parking requirements shall apply to all new construction. Required parking may be provided on-site or off-site on other properties with review and approval by the Planning Board and the linking of the properties by deed.~~
- E) The number and design of off street loading spaces **is regulated pursuant to chapter 345-70 of**

the JC Land Development Ordinance. shall conform to Article IV, Section 28-18, Subsection 1-1 and 2 of the Zoning Ordinance of Jersey City.

- F) All developments which propose valet parking shall submit a parking management plan. Such plan shall include but not be limited to: number of vehicles to be parked, number of rows of cars to be stacked, and all parking stall and aisle widths. All parking management plans shall be subject to review by the **Division of Bureau of** Traffic Engineering and review and approval by the Planning Board.
- G) Parking Structure Requirements - to apply to all parking garages
- 1) Parking garages shall be wrapped with a principal use for at least 70% of facades fronting on public rights-of-way.**
 - 2) All parking garages facades with punched openings shall be setback a minimum of three (3) feet from the property line.**
 - (a) The setback area when located along an interior lot line shall be adequately landscaped to provide a vegetated buffer and visual screening.**
 - (b) The setback area when located along a street frontage shall be a mix of landscaping and sidewalk.**
 - 3) Garage levels shall be screened so as not to give the apparent perception of garage space from all rail and street **rights-of-way** Rights-of-Ways and from all adjacent property lines. Examples of various acceptable screening and façade treatment techniques which can be utilized include the following:
 - (a) Artificial windows of the punched out style utilizing glass or decorative grillwork or a combination of same.
 - (b) Artificial building façade wrapping around the exterior of the garage.
 - (c) Extension of the ground floor or second floor window design to upper floors without the glass, but utilizing the same detailing, design, and window frame color.
 - (d) The addition of cornices, lintels, quoins, and other decorative detailing in addition to all the other façade designs.
 - (e) Emphasis of a vertical exterior façade pattern instead of the horizontal cladding associated with parking garages and their structural members.
 - (f) Interior garage lighting shall utilize only fixtures that will not readily expose the lighting source from view, thereby maintaining a soft illumination of the interior garage space. Individual fixture sources shall not be visible from the exterior. An internal lighting plan prepared by a lighting professional shall be included with any garage application for review and approval.
 - 4) The parking garage or building shall be designed to eliminate headlight glare by the provision of opaque screening the full height of the opening, or with the use of spandrels rising a minimum of 42 inches from the floor line.**
 - 5) Vehicular entrances to parking structures shall be designed as architecturally compatible openings in the façade of the building and shall not be merely gaps between buildings. There shall be no more than one (1) two-way egress OR two (2) one-way egresses per parking area/structure. A two-way egress shall be permitted a single curb cut not to exceed 20ft in width, and one-way entries shall be permitted a single curb cut not to exceed 10ft in width. Curb Cuts and driveways shall be designed as to be integrated into the sidewalk environment and shall prioritize the safety and public realm experience of the pedestrian.**
- H) **Off-Street Parking Requirements:**
- 1) The off-street parking requirements shall apply to all new construction built pursuant to**

Bonus A or the applicable base district:

- (a) Residential uses: Minimum 0.2 spaces per bedroom, Maximum 0.5 spaces per bedroom. For the purpose of calculating this standard, zero-bedroom units or studios shall be counted as one-bedroom units.**
- (b) All other uses: Maximum of 1 space per 1,000 square feet of gross floor area.**
- (c) A minimum of two (2) spaces or five percent (5%), whichever is greater, of all off-street parking spaces shall be equipped with Electric Vehicle (EV) charging equipment. An additional five percent (5%) of all off-street parking spaces shall be EV charger ready, meaning that electricity is available at a space for future use as an EV charging station.**
- (d) Bicycle parking as required in the land development ordinance.**
- (e) Required parking may be provided onsite or off-site on other properties with review and approval by the Planning Board and the linking of the properties by deed.**
- (f) Rehabilitation of existing structures are exempt from minimum parking requirements.**
- (g) Should a development be utilizing a bonus or overlay the parking ratios regulated pursuant to the bonus or overlay shall prevail.**

VII) RESIDENTIAL DENSITY BONOUSES BONUS

- A) **Bonus A – Base Zoning Bonus:** This provision is applicable to all residential development and permits construction of up to 30 additional dwelling units per acre.
 - 1) **Developers are eligible for Bonus A subject to designation by the Jersey City Redevelopment Agency (“JCRA”) and compliance with the provisions prescribed herein. Designated Redevelopers are eligible to receive an additional bonus density not to exceed an additional 30 dwelling units per acre, if the redeveloper agrees to contribute green space located within the Plan, as set forth more specifically below. Satisfaction of the green space development requirement shall be memorialized in a Redevelopment Agreement, which shall be fully executed and recorded as a condition of site plan approval. Nothing herein shall be construed to deprive or dispossess the JCRA of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. and including the designation of a redeveloper under the Act.** All residential projects are eligible to receive an additional bonus density not to exceed an additional 30 DU/AC, if the developer agrees to contribute to green space located within the plan area, as set forth more specifically, below.
 - 2) The green space development requirement may be satisfied by any one or combination of the following methods approved by the Planning Board as part of the Preliminary Site Plan:
 - (a) Monetary contribution to the Jersey City Redevelopment Agency is to be established in a separate account for the exclusive purpose of developing and enhancing 16th Street Park or open spaces within the Jersey Avenue Redevelopment Plan areas.** Monetary contribution to The City of Jersey City to be established in a separate account for the exclusive purpose of acquiring, developing and enhancing green space within the plan area.
 - (b) Developer donation of real property for green space development; such property to be deeded to the City in perpetuity.
 - (c) Equivalent in-kind construction/buildout of City-owned open space (i.e. 16th Street**

Park). See Improved Open Space Standards within Section IV of this Plan.

- 3) The amount of monetary contribution or value of an equivalent in-kind contribution of land or construction/buildout shall be **aligned with the amounts, based on location, which are codified in the map from Chapter 187 of the Municipal Code entitled "INCLUSIONARY ZONING: Payment-in-lieu of Creating Affordable Housing" ("IZ Map") which is to be updated and adopted by resolution at the start of each calendar year. A copy of the IZO Map is on file with the Division of Affordable Housing and shall be referenced as part of any application utilizing Bonus A.** calculated as follows:
 - (a) ~~\$5,500 for each additional bonus residential dwelling unit constructed under this provision over the base density permitted in the applicable district without this bonus.~~
- 4) Development utilizing this bonus provision must comply with all applicable criteria of the Area, Yard, and Bulk Chart for the applicable **base** district.
- 5) Satisfaction of the green space contribution requirement is a required pre-condition for the issuance of any building permit associated with the project.

B) Bonus B – Affordable Housing Bonus:

- 1) **The provisions of the Affordable Housing Bonus ("Bonus B") shall only apply to designated redevelopers for properties in the High Rise District, Neighborhood District, or within the Neighborhood District Overlay (as shown on Map 1 of this Plan), except for the following lots eligible for Overlay Bonuses:**
 - (a) **Block 6002, Lot 7 (See Light Rail Station Overlay Bonus), block 7102 Lot 7 and Block 7103 Lots 12 to 17 (See St. Lucy's Overlay Bonus), and Block 7101, Lot 1 (See Holland Gardens Overlay Bonus) shall not be eligible to utilize Bonus B.**
- 2) **Developers are eligible for Bonus B subject to designation by the Jersey City Redevelopment Agency ("JCRA") and compliance with the provisions prescribed herein. Designated Redevelopers are required to fulfill certain community benefits and performance standards for the successful implementation of the objectives of the Plan. These community benefits and performance standards shall be memorialized in a Redevelopment Agreement ("RDA"), which shall be fully executed and recorded as a condition of site plan approval. Nothing herein shall be construed to deprive or dispossess the JCRA of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. and including the designation of a redeveloper under the Act.**
- 3) **If any of the following apply, a development shall be subject to the provisions of the applicable base zoning district and will not be eligible for Bonus B:**
 - (a) **The development conducted is not subject to a RDA with the JCRA.**
 - (b) **The development conducted does not fulfill the specified community benefits/performance standards of Bonus B.**
 - (c) **The development conducted does not meet or exceed the qualifying criteria of this Bonus.**
- 4) **The provisions of Bonus B shall only apply to a Designated Redeveloper that can meet or exceed the qualifying criteria and fulfill the required community benefits/performance**

standards as prescribed herein:

- (a) Any development that occurs pursuant to Bonus B is considered to trigger Chapter 187 of the Municipal Code also known as the Inclusionary Zoning Ordinance (“IZO”), which shall result in the creation of affordable housing no less than 20% of the total units of a project. Alternatives to the 20% onsite affordable housing are permitted pursuant to the IZO and are subject to approval by the Approving Authority.**
- (b) Any development that occurs pursuant to Bonus B shall comply with Chapter 188 of the Municipal Code and coordinate as necessary with the Jersey City Division of Affordable Housing. Developers are required to obtain an Affordable Housing Agreement (“AHA”) with the Division of Affordable Housing that will be fully executed and recorded as a condition of site plan approval.**
- (c) Any development that occurs pursuant to Bonus B shall consist of a development where a majority of the floor area is designed for residential use.**

5) Permitted Principal Uses:

- (a) Same uses as those permitted in the applicable base district, provided that residential uses shall be limited to stories above the ground floor on north-south street frontages. Ground floor residential uses are permitted on east-west street frontages.**
- (b) For lots within the Neighborhood District Overlay, residential uses are permitted provided that all dwelling units are setback at least sixty feet from the property line fronting on 14th Street and limited to stories above the ground floor. In addition, residential uses shall be limited to stories above the ground floor on north-south street frontages. Ground floor residential uses are permitted on 15th Street frontages.**

6) Permitted Accessory Uses:

- (a) Same uses as those permitted in the applicable base district.**

7) Maximum Permitted Density:

- (a) Pursuant to the requirements of this overlay bonus, a qualifying redevelopment project shall result in a residential density that is not regulated by units per acre or floor area ratios. Instead, the maximum permitted density is defined by the “building envelope” which is regulated by the area, yard and bulk requirements. Minimum room and unit sizes are regulated by building code.**

8) Maximum Permitted Heights:

- (a) Maximum permitted heights pursuant to Bonus B shall be calculated based on lot size according to the following table:**

LOT AREA (SQUARE FEET):	MAXIMUM BUILDING HEIGHT (STORIES) / (FEET):
Lots less than 4,000 sf	No increase in height above the permitted height in the applicable base district.
Lots 4,000 to 14,999 sf	12 / 140’

Lots 15,000 sf and up	14 / 160'
-----------------------	-----------

(b) All buildings shall have a base, which shall not exceed sixty (60) feet from grade inclusive of all parking levels.

(c) The minimum floor to ceiling heights shall be required for the following uses:

- (i) Commercial Uses, ground floor: 12 feet
- (ii) Commercial Uses, upper floors: 10 feet
- (iii) Residential, ground floor: 9 feet
- (iv) Residential, upper floors: 8 feet
- (v) Areas within a building that customarily have drop ceilings like bathrooms, hallways, utility areas, and so on, are exempt from the required minimum floor to ceiling heights.

9) Area, Yard and Bulk Standards:

(a) Maximum lot and building coverage:

- (i) Maximum lot coverage permitted for the base of the building: 75% of the lot area.
- (ii) Maximum building coverage permitted for the tower of the building: 70% of the lot area.

(b) Minimum setbacks:

- (i) For the purposes of calculating these setbacks, these yard designations shall apply:
 - (1) Corner lots and through lots shall consist of two front yards and two side yards.
 - (2) All other lots shall consist of one front yard, two side yards, and one rear yard.

(ii) Minimum Front Yard Setback:

- (1) All new construction shall be setback a distance necessary to achieve a 15-foot wide sidewalk as measured from the curbline. Encroachments like bay windows or overhangs shall be limited and not be the dominate feature of a primary façade.
- (2) Any ramps or stairs deemed necessary for access to building lobbies may encroach a maximum of five feet into the minimum front yard setback.
- (3) Any ramps or stairs deemed necessary for access to ground floor commercial shall be set indoors.

(iii) Minimum Side Yard Setback: None.

(iv) Minimum Rear Yard Setback: 30 feet above the building base. No requirement for the building base.

(c) Stepback Requirements:

- (i) The top story of buildings shall stepback a minimum distance of 10 feet from the primary façade.
- (ii) For lots fronting on commuter rail or light rail rights-of-way, tower elements or elements above the building base shall stepback forty (40) feet from any lot line fronting on the rail rights-of-way.

(d) Minimum Façade Separation:

- (i) Consideration shall be made for adequate light, and air into dwelling units.
- (ii) In the case of a through-lot site, above the building base the secondary façade may not be located any further than seventy-five (75) feet from the primary façade parallel to or nearly parallel to said secondary façade. The distance between any two rear walls or secondary facades parallel to, or nearly parallel to each other,

shall not be less than sixty (60) feet.

10) Parking and Loading Standards:

- (a) Residential: Minimum 0 spaces per dwelling unit, Maximum 0.5 spaces per bedroom. For the purpose of calculating this standard, zero-bedroom units or studios shall be counted as one-bedroom units.
- (b) All other uses: Maximum of 0.5 spaces per 1,000 square feet of gross floor area
- (c) Bicycle parking as required in the land development ordinance.
- (d) Loading as required in this plan.

11) Frontage Requirements:

- (a) On lots 4,000 square feet or more:
 - (i) Commercial uses shall make up at least 10% of the ground floor gross floor area. Acceptable uses may include schools, but building lobbies do not count toward this requirement.
- (b) On lots less than 4,000 square feet:
 - (i) No frontage requirement applies.

12) The Design Objectives and Guidelines of this Plan shall apply.

13) Site Specific Design Standards:

- (a) Any project that includes Bonus B on Block 6002 shall include the extension of Erie Street. The extension can be accomplished by designing the space as a pedestrian plaza or walkway, building loading or drop-off with adequate pedestrian circulation, or as a typical city street matching Erie Street. All of these spaces or designs shall be open to the public.
- (b) See the Bicycle Circulation Implementation Requirements of this Plan.

C) Bonus C – School Development Bonus:

- 1) The provisions of the School Development Bonus (“Bonus C”) shall only apply to designated redevelopers for properties in the High Rise District, except for Block 6002, Lot 7 (See Light Rail Station Overlay Bonus).
- 2) Developers are eligible for Bonus C subject to designation by the JCRA and compliance with the provisions prescribed herein. Designated Redevelopers are required to fulfill certain community benefits and performance standards for the successful implementation of the objectives of the Plan. These community benefits and performance standards shall be memorialized in a RDA, which shall be fully executed and recorded as a condition of site plan approval. Nothing herein shall be construed to deprive or dispossess the JCRA of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. and including the designation of a redeveloper under the Act.
- 3) If any of the following apply, a development shall be subject to the provisions of the applicable base zoning district and will not be eligible for Bonus C:
 - (a) The development conducted is not subject to a RDA with the JCRA.
 - (b) The development conducted does not fulfill the specified community benefits/performance standards of Bonus C.

- (c) *The development conducted does not meet or exceed the qualifying criteria of this Bonus.*
- 4) *The provisions of Bonus C shall only apply to a Designated Redeveloper that can meet or exceed the qualifying criteria and fulfill the required community benefits/performance standards as prescribed herein:*
- (a) *Full buildout of a school or school annex of at least 23,000 square feet with recreation space.*
 - (b) *Assessment for the need of a new school or school annex shall be done prior to site plan submission. Redevelopers shall furnish proof of the need for a school in the form of a letter or resolution from the Jersey City Board of Education or Superintendent.*
 - (c) *The design of the school space shall meet the requirements of the Educational Facilities (NJAC 6A:26) and the Uniform Construction Code (NJAC 5:23) as well as the NJDCA Best Practices Standards for School Under Construction or Being Planned for Construction.*
 - (d) *Plans for the proposed school space shall be submitted to the Board of Education for review and comment.*
 - (e) *An RDA shall detail what type of facility to be built as well as standards for the size, design, circulation, access, minimum associated parking spaces, fit out, and any other reasonable needs to be included.*
 - (f) *Buildout of the school or school annex shall occur during the first phase of a multi-phase or multi-block development project.*
 - (g) *The school or school annex shall be dedicated to the City or Board of Education for nominal consideration when built as a stand alone facility. If the school is incorporated into the base of a building a 99-year lease or other form approved by the City, Board of Education shall be acceptable.*
 - (h) *Any development that occurs pursuant to Bonus C is considered to trigger Chapter 187 of the Municipal Code also known as the Inclusionary Zoning Ordinance ("IZO"). Therefore any development utilizing Bonus C is subject to Chapter 187 of the Municipal Code.*
 - (i) *Any development that occurs pursuant to Bonus C shall comply with Chapter 188 of the Municipal Code and coordinate as necessary with the Jersey City Division of Affordable Housing.*
 - (j) *The school or school annex shall be constructed and have temporary certificate of occupancy prior any issuance of temporary certificate of occupancy or final certificate of occupancy of residential uses. However, unreasonable delays in the review or approval process by the Board of Education or any government agency shall not delay the redeveloper to seek a temporary certificate of occupancy of residential and retail uses as per the redevelopment agreement.*
- 5) *Sunset Clause: Bonus C shall be retired upon construction or approval of two schools or at least 60,000 square feet of school within the Plan, whichever comes first.*
- 6) *Permitted Principal Uses:*
- (a) *Same uses as those permitted in the applicable base district, provided that residential uses shall be limited to stories above the ground floor on north-south street frontages. Ground floor residential uses are permitted on east-west street frontages.*

7) Permitted Accessory Uses:

(a) Same uses as those permitted in the applicable base district.

8) Maximum Permitted Density:

(a) Pursuant to the requirements of this overlay bonus, a qualifying redevelopment project shall result in a residential density that is not regulated by units per acre or floor area ratios. Instead, the maximum permitted density is defined by the "building envelope" which is regulated by the area, yard and bulk requirements. Minimum room and unit sizes are regulated by building code.

9) Maximum Permitted Heights:

(a) Maximum permitted heights pursuant to Bonus C shall be calculated based on lot size according to the following table:

LOT AREA (SQUARE FEET):	MAXIMUM BUILDING HEIGHT (STORIES) / (FEET):
Lots less than 4,000 sf	No increase in height above the permitted height in the applicable base district.
Lots 4,000 to 14,999 sf	16 / 180'
Lots 15,000 sf and up	18 / 200'

(b) All buildings shall have a base, which shall not exceed sixty (60) feet from grade inclusive of all parking levels.

(c) The minimum floor to ceiling heights shall be required for the following uses:

(i) Commercial Uses, ground floor: 12 feet

(ii) Commercial Uses, upper floors: 10 feet

(iii) Residential, ground floor: 9 feet

(iv) Residential, upper floors: 8 feet

(v) Areas within a building that customarily have drop ceilings like bathrooms, hallways, utility areas, and so on, are exempt from the required minimum floor to ceiling heights.

10) Area, Yard and Bulk Standards:

(a) Same as those permitted pursuant to Bonus B of this Plan.

11) Parking and Loading Standards:

(a) Same as those permitted pursuant to Bonus B of this Plan.

12) Design Standards:

(a) School entrance cannot front on Marin Blvd or Jersey Ave.

(b) Setbacks and entrances shall be adjusted to best accommodate school drop-off.

(c) Open Space shall be provided for student recreation.

(d) The Design Objectives and Guidelines of this Plan shall apply.

D) See Light Rail Station Overlay Bonus within the High Rise District.

E) See St. Lucy's Overlay Bonus within the Neighborhood District.

F) See Holland Gardens Overlay Bonus within the Neighborhood District.

VIII) INTERIM USES

- A) Interim uses may be established, subject to agreement between the developer(s) and the Planning Board that such use will not have an adverse affect 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 three (3) years in duration. Additional renewals of an interim use may be granted by the Planning Board. Upon demolition of existing structures, the site shall be graded, planted, sodded and/or paved with a durable dust free surface in the interim use period, prior to construction of new buildings.

IX) 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 or structure shall be constructed over public rights-of-way or easements without the written approval of the Municipal Engineer and site plan approval 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. Roasting operations involving food products are recognized as producing some fumes and smoke. Such operations shall not be prohibited if the applicant can show such to comply with commonly accepted health and emissions standards for such operations.
- F) No junked motor vehicles or parts thereof shall be permitted to be stored on the premises of any service station.
- G) All residential redevelopment proposals and construction plans shall meet or exceed applicable F.H.A. and/or H.F.A. minimum room size requirements prior to Board approval. ***Unit mix for any affordable housing units shall be controlled by the Uniform Housing Affordability Controls (U.H.A.C.).***

- H) ~~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 original date of approval of this plan by the Jersey City Municipal Council, 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.~~
- I) 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 N.J.S.A. 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.
- J) As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 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.
- K) Any subdivision of lots and parcels of land within the **Plan** Redevelopment Area shall be in accordance with this Plan's requirements and the City Land Subdivision Ordinance.
- L) All utility distribution lines and utility service connections from such lines to the project areas' individual uses shall be located underground.

X) SPECIFIC LAND USE PROVISIONS

- 1) ~~Development regulations for the Redevelopment Plan Area consist of two interrelated parts, land use district regulations and the Land Use District Map. The land use districts for the Plan are designated as shown on Map 1 - the High Rise District, Commercial Strip District, Neighborhood District, and Neighborhood District Overlay.~~
- 2) **Properties in the Neighborhood District Overlay may utilize Bonus B of this Plan.**
- 3) The Planning Board may grant deviations from the regulations contained within this **Plan** 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 **Plan** 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 **Plan** 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 **Plan** redevelopment plan.
- 4) **No relief may be granted if a deviation request is cognizable under N.J.S.A. 40:55D-70d. Any deviation/variance pursuant to N.J.S.A. 40:55D-70(d) shall be required to seek a plan amendment.**
- 5) ~~Notice, pursuant to N.J.S.A. 40:55D-12.a. and b., shall be given by an applicant seeking such~~

relief.

- ~~(a) This redevelopment plan authorizes the planning Board to identify, review, and approve the site improvements and building improvements, including the façade design of all buildings and parking garages within the redevelopment plan area.~~
- ~~(b) All applicants shall meet with the Planning Board Technical Review Subcommittee, present their design, and work with them to receive their comments prior to a hearing of the full board.~~
- 6) The following uses are prohibited from all districts within the **Plan** plan area:
 - (i) Junk, scrap and/or salvage yards
 - (ii) Recycling facilities, storage yards or centers
 - (iii) **Service Station** Gasoline stations outside the Commercial **Strip** District, except at Block 6002, Lot 10 ~~[Service Station]~~
 - (iv) Discos, Rock Clubs, Dance or Karaoke Clubs

A) HIGH RISE DISTRICT

This district is intended to provide for development activities suited to high rise structures. Buildings are encouraged to reinforce streetwall design and develop active ground floor uses. Design standards are provided to encourage transitional elements harmonious with existing areas.

- 1) Principal Permitted Uses:
 - ~~(a) Office Buildings~~
 - (b) Residential
 - (c) Commercial/Retail
 - (d) Offices**
 - (e) Medical Offices**
 - (f) Retail sales of goods and services**
 - (g) Restaurants, Category one and two**
 - (h) Restaurants, Bars and Nightclubs
 - (i) Hotels, Health Clubs
 - (j) Roadways, Light Rail, Mass Transit Stations
 - (k) Public/Semi Public Uses
 - (l) Theaters
 - (m) Light Industrial/Warehouse
 - (n) Parks/Public Open Space
 - (o) Day Care Centers
 - (p) Public Utilities, except that natural gas transmission lines shall be prohibited
 - ~~(q) Appropriate mixed uses of any of the above~~
 - (r) Automotive Service Stations on Block 6002 Lot 10 only
 - (s) Schools and government uses**
 - (t) Mixed uses of the above**
- 2) Accessory Uses
 - (a) Off street parking and loading facilities
 - (b) Fences and walls
 - (c) Guardhouses and employee cafeterias
 - (d) On site service and maintenance operations for equipment
 - (e) Signs

- (f) Health Clubs
 - (g) Day Care Centers
 - (h) **Markets** ~~Marketers~~/convenience stores as accessory use to Automotive Service stations on Block 6002 Lot 10 only
- 3) Maximum Height – see chart
- 4) Building Design Requirements for High Rise District **in addition to Section IV of this Plan**
- (a) Building Facades - Non Industrial
 - (i) All building facades of structures greater than one story, up to a height of between 35 and 45 feet, shall consist principally of masonry, stone or textured concrete materials.
 - (ii) At a height of between 15 and 40 feet, all buildings shall provide a horizontal visual cue, through the use of a cornice, belt coursing, change in ratio of glass to solid area, or any other visual indicator consistent with the design proportions and materials of the base.
 - (iii) Building Facades - Light Industrial/Warehouse
 - (iv) Buildings used for light industrial and warehouses shall be designed to be compatible with existing buildings and/or its relationship with contiguous structures. The designs shall be subject to review by the Planning Board.
 - (b) Streetscape
 - (i) All buildings shall be designed to front on public streets to encourage creation of a streetwall and a pedestrian environment with human scale.
 - (ii) Main entrances into buildings shall be located on public streets. Other entrances may be provided from parking areas and/or as necessary according to the design of the structure.
 - (iii) Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving material or other indicator consistent with the design, proportions, material and character of the surrounding area shall be encouraged.
 - (iv) For service stations and their accessory uses, in the High Rise District, one two-sided, free standing, combination identification / price sign shall be permitted per lot, not to exceed 18 feet in height, and not to exceed (60) sixty square feet in area on each side of said sign, to be setback at least ten feet from the property line and to be located within a landscaped area at least two times the total square area of said sign, which area must contain at least 90% coverage with lawn, evergreen plantings and beds for at least two seasonal plantings of annuals. ~~Sign setbacks may be adjusted by the Planning Board without need of a Deviation request if it can be shown that existing buildings within 660 feet of said sign would block drivers views of such sign if same is setback the required distance.~~
 - (c) Pre-Existing Status
 - (i) The following acknowledgement of pre-existing status shall apply to the residential building on Block 6102 Lot 5 (AKA 685-691 Luis Munoz Marin Boulevard);
 - (1) The building currently located on this site is under renovation. It was approved for and partly renovated for 93 dwelling units in the existing 13 story, 149 feet

structure, with accessory parking spaces internal to the building and a swimming pool to be provided for the residents. This **Plan** Redevelopment Plan establishes the current zoning approval, as re-affirmed by the Zoning Board of Adjustment in their resolution of October 7, 1999, as the land use regulations and standards for this Block and Lot, except that the number of dwelling units within the existing structure may be increased by breaking-up some or all of the bi-level apartments into single level apartments, not to exceed 10% increase in the number of dwelling units. Further, this plan recognizes that the maximum number of parking spaces that can be provided for internal to the building is 13.

(2) ~~Minor alterations in site plan and façade characteristics may be permitted by the Planning Board provided such alterations are consistent with the redevelopment regulations and parking standards of this Plan. Any changes not consistent with this Plan are cognizable under a deviation application, and will be judged on their merits requiring a site plan application to the Planning Board.~~

5) Area, Yard, Density and Bulk Requirements – see chart

HIGH RISE PRINCIPAL

	HEIGHT	COVERAGE (1)	LOT AREA IN SQ. FT.	DENSITY (2)	MIN. FRONT YARD (3)		MAX. FRONT YARD (4)		EACH SIDE YARD (7)	REAR YARD (5) (7)	F.A.R. (6)
OFFICE BUILDINGS OFFICES AND MEDICAL OFFICES	110'	75%	10,000	N/A	5'	10'	15'	20'	5'	20'	5
RESIDENTIAL AND MIXED USE	110'	75%	10,000	90	5'	10'	15'	20'	5'	20'	5
COMMERCIAL / RETAIL	110'	75%	10,000	N/A	5'	10'	15'	20'	5'	20'	5
RESTAURANTS/ BARS/ NIGHTCLUBS	110'	75%	5,000	N/A	5'	10'	15'	20'	5'	20'	5
HOTELS/ HEALTH CLUBS	110'	75%	20,000	N/A	5'	10'	15'	20'	5'	20'	5
ROADS/ LIGHT RAIL	110'	100%	N/A	N/A	5'	10'	15'	20'	5'	20'	5
PUBLIC/ SEMI-PUBLIC	110'	85%	2,500	N/A	5'	10'	15'	20'	5'	20'	5
THEATERS	110'	75%	20,000	N/A	5'	10'	15'	20'	5'	20'	5
LIGHT INDUSTRIAL/ WAREHOUSE	60'	90%	10,000	N/A	5'	10'	15'	20'	5'	20'	2.5
PARKS/ OPEN SPACE	N/A	N/A	2,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

- (1) Total percentage, buildings and impervious surfaces, ~~subject to bonus provisions of X.F.~~
- (2) Dwelling units per acre.
- (3) The first number is for north-south streets, the second number is for east-west streets.
- (4) The first number is for north-south streets, the second number is for east-west streets.
- (5) Subject to waiver for corner lots.
- (6) Floor Area Ratio.

(7) Tower elements or elements above the base (portions of the building greater than 60' from grade) shall stepback 40 feet from any lot line fronting on commuter rail or light rail rights-of-way.

6) Light Rail Station Overlay Bonus - (Block 6002, Lot 7)

(a) The Light Rail Station Overlay Bonus shall encompass real property with frontages on at least Jersey Avenue and Grove Street, known on the Jersey City Tax Map as Block 6002, Lot 7.

(b) Developers are eligible for the Light Rail Station Overlay Bonus subject to designation by the Jersey City Redevelopment Agency ("JCRA") and compliance with the provisions of the Light Rail Station Overlay Bonus. Designated Redevelopers are required to fulfill certain community benefits and performance standards for the successful implementation of the objectives of the Plan. These community benefits and performance standards shall be memorialized in a Redevelopment Agreement, which shall be fully executed and recorded as a condition of site plan approval. Nothing herein shall be construed to deprive or dispossess the JCRA of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. and including the designation of a redeveloper under the Act.

(c) If any of the following apply, a development shall be subject to the provisions of the High Rise District and will not be eligible for the Light Rail Station Overlay Bonus:

(i) The development conducted is not subject to a Redevelopment Agreement with the JCRA.

(ii) The development conducted does not fulfill the specified community benefits/performance standards of this bonus.

(iii) The development conducted does not meet or exceed the qualifying criteria of this bonus.

(d) The provisions of the Light Rail Station Overlay Bonus shall only apply to a Designated Redeveloper that can meet or exceed the qualifying criteria and fulfill the required community benefits/performance standards as prescribed herein:

(i) A site plan application shall include Block 6002, Lot 3 where the station is to be sited and plans for the construction of the light rail station.

(ii) Prior to completeness of a site plan application, the redeveloper shall furnish proof to the satisfaction of the Planning Board that NJ Transit supports and permits the construction of a light rail station (i.e. a letter or signed agreements from NJ Transit).

(iii) Construction of the light rail station shall occur during the first phase of a multi-phase development project. The light rail station shall be operable as confirmed by

NJ Transit prior to any certificate of occupancy. Confirmation shall be in writing to the Division of City Planning.

(iv) Redeveloper shall undertake in-kind construction of the light rail station or a contribution of funds for the full buildout of the light rail station as approved by NJ Transit.

(v) Public access, such as walkways and ramps, shall be provided from Jersey Avenue and Grove Street and shall remain publicly accessible at all times. The walkways and ramps shall be no less than 12 feet wide and be ADA accessible as approved by the Planning Board. Elevators may be necessary if required by NJ Transit.

(vi) In addition to the walkways and ramps, a site plan shall include a centralized public plaza of at least 18,000 square feet. The plaza shall be amenitized with landscaping, trees, furniture, and a water feature. The plaza shall also have storefronts that open onto the plaza. It is envisioned that the plaza and/or associated circulation will extend north-south connecting the light rail station to 18th Street, approximately midblock between Jersey Avenue and Grove Street. Cross access agreements shall be in place as well to allow for the future connection to 18th Street.

(vii) Onsite Affordable Housing Requirements:

(1) A qualifying development shall include onsite affordable housing units no less than 10% of the total units.

(2) All affordable housing created through this overlay bonus shall be consistent with Chapter 188 of the Jersey City Municipal Code.

(3) All developments with residential uses shall require an Affordable Housing Agreement, as required in Chapter 188 of the Jersey City Municipal Code. The Affordable Housing Agreement shall be executed prior to the any certificate of occupancy.

(4) The Onsite Affordable Housing Requirements of this Plan shall apply to rental units and all forms of ownership.

(5) The definitions contained in Chapter 187 of the Jersey City Municipal Code shall apply to these requirements.

(6) In no instance shall the required onsite affordable housing units be built off-site or granted a payment-in-lieu exemption pursuant to chapter 187 of the Municipal Code.

(e) Permitted Principal Uses:

(i) All permitted principal uses in the High Rise District of this Plan, provided that residential uses shall be limited to stories above the ground floor.

(f) Accessory Permitted Uses:

(i) All accessory permitted uses in the High Rise District of this Plan.

(ii) Uses customarily associated with, subordinate and incidental to a permitted principal use and which is located on the same lot therewith.

(g) Maximum Permitted Density and Bulk:

(i) Pursuant to the requirements of this overlay bonus, a qualifying redevelopment project shall result in a residential density that is not regulated by units per acre or floor area ratios. Instead, the maximum permitted density is defined by the "building envelope" which is regulated by the area, yard and bulk requirements.

Minimum room and unit sizes are regulated by building code.

(ii) Pursuant to the requirements of this overlay bonus, a qualifying redevelopment project shall be bound by the development standards and massing requirements, prescribed herein.

(h) Development Standards:

(i) Maximum permitted height: 18 stories and 230 feet

(ii) All buildings shall have a base, which shall not exceed sixty (60) feet from grade inclusive of all parking levels.

(iii) The maximum impervious coverage for the entire tract, inclusive of any area used as a plaza or open space (public or private), shall be 85%.

(iv) Minimum required setbacks:

(1) Along the lot line with Block 6002, Lot 3 – to be determined by NJ Transit.

a. This setback will ensure an appropriate buffer between development and the Rebuild by Design resist structure. Walkways or ramps shall be incorporated along this lot line including a decorative screen and/or planted buffer and appropriate lighting and safety features.

(2) Along the lot line with Block 6002, Lots 8 and 10 – 3 feet

(3) Along Jersey Avenue – 25 feet

(4) Along Grove Street – 5 feet or enough to create a 15-foot wide sidewalk as measured from the curblin to the building, whichever is greater.

(5) Along any other lot lines – 5 feet or enough to create a 15-foot wide sidewalk as measured from the curblin to the building, whichever is greater.

(i) Massing Requirements - In order to promote high-quality design and ensure adequate light and air, buildings shall be subject to the following controls:

(i) Along the lot line with Block 6002, Lot 3 – tower elements or elements above the building base shall setback forty (40) feet from any lot line fronting on the rail rights-of-way.

(ii) Along the lot line with Block 6002, Lots 8 and 10 – tower elements or elements above the building base shall setback 20 feet from the lot line.

(iii) The massing of the tower portions of all buildings shall be gradually reduced by the following limitations on maximum gross floor area per story.

(1) For tower portions west of the plaza:

a. The maximum gross floor area per story is 20,000 square feet for stories between 60 feet and 159 feet from grade.

b. The maximum gross floor area per story is 12,000 square feet for stories greater than 159 feet from grade.

(2) For tower portions east of the plaza:

a. The maximum gross floor area per story is 32,000 square feet for stories between 60 feet and 159 feet from grade.

b. The maximum gross floor area per story is 22,000 square feet for stories between 159 feet and 190 feet from grade.

c. The maximum gross floor area per story is 12,000 square feet for stories greater than 190 feet from grade.

(iv) Stories greater than 159 feet from grade shall not exceed 190 feet in length.

(v) Residential facades exceeding 220 feet and up to 240 feet in length shall provide relief by requiring a 15 foot setback before the façade continues.

(vi) Residential facades exceeding 240 feet in length shall provide relief by requiring a 30 foot setback before the façade continues.

(vii) Residential facades which face each other shall be separated by a minimum of 70 feet.

(viii) All buildings located along a public plaza shall be separated by a minimum distance of 90 feet.

(ix) Non-habitable architectural projections intended to visually enhance the building top shall be permitted to exceed the maximum permitted building height by a maximum of 30 feet.

(j) Parking and Loading Standards:

(i) Residential: Minimum 0 spaces per dwelling unit, Maximum 0.5 spaces per bedroom. For the purpose of calculating this standard, zero-bedroom units or studios shall be counted as one-bedroom units.

(ii) All other uses: Maximum of 0.5 spaces per 1,000 square feet of gross floor area

(iii) Bicycle parking as required in the land development ordinance

(iv) Loading as required in this plan.

(k) As part of a subdivision application, or a combined site plan and subdivision application for Block 6002, Lot 7 the overall tract may be internally subdivided to create fee simple lots provided that the site after the subdivision(s) functions as a fully integrated project and meets or exceeds the qualifying criteria and fulfills the community benefits/performance standards required pursuant to this overlay bonus.

B) COMMERCIAL STRIP DISTRICT

This district is intended to provide for a range of development activities compatible to those which currently exist in the area.

- 1) Principal Permitted Uses
 - (a) Automotive Service Stations, not to exceed two per block
 - (b) Auto Lubrication and/or repair
 - ~~(c) Mixed uses of the above~~
 - ~~(d) Commercial/Retail~~
 - (e) Offices**
 - (f) Medical Offices**
 - (g) Retail sales of goods and services**
 - (h) Restaurants, Bars and Nightclubs
 - (i) Hotels, Motels and Health Clubs
 - (j) Parks/Public Open Space
 - (k) Light Industrial/Warehouse
 - (l) Day Care Centers
 - (m) Public Utilities, except that natural gas transmission lines shall be prohibited
 - (n) Mixed uses of the above**

- 2) Accessory Uses
 - (a) Off street parking and loading facilities

- (b) Fences and walls
 - (c) Signs
 - (d) Marketers/convenience stores as accessory to Automotive Service Stations
 - (e) Hand wash or roll-over type car washes providing at least five (5) stacking spaces, as accessory to automotive service stations, auto lubrication and auto repair services
 - (f) Day Care Centers
- 3) Maximum Height - see chart
- 4) Area, Yard and Bulk Requirements - see chart

COMMERCIAL STRIP PRINCIPAL

	HEIGHT	COVERAGE (7)	LOT AREA IN SQ. FT.	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD (11)	F.A.R. (12)
SERVICE STATION(3)	15'	75%	20,000 (8)	(9)	2'	5'	5'	0.1
SERVICE STATION WITH CANOPY	20'	75%	N/A	10' (10)	2'	5'	5'	0.1
COMMERCIAL RETAIL	25'	75%	2,500	5'	2'	5'	20'	2.5
RESTAURANTS/ BARS/NIGHTCLUBS	25'	75%	2,500	5'	2'	5'	20'	2.5
HOTELS/ HEALTH CLUBS AND MIXED USES	50'	75%	20,000	5'	2'	5'	20'	3.75
PARKS/ OPEN SPACE	N/A	N/A	2,500	N/A	N/A	N/A	N/A	N/A
LIGHT INDUSTRIAL / WAREHOUSE	45'	90%	10,000	5'	2'	5'	20'	2.5

(7) Total percentage, buildings and impervious surfaces, ~~subject to bonus provisions of X.F.~~

(8) For lots fronting on Boyle Plaza, 6,000 sq. ft.

(9) From curblines: 15' for pumps, 35' for building.

(10) For lots fronting on Boyle Plaza, 2 ft.

(11) Subject to waiver for corner lots.

(12) Floor Area Ratio.

C) NEIGHBORHOOD DISTRICT

- 1) Permitted Uses
 - (a) Residential
 - (b) Parks/Public Open Space
 - (c) Restaurants, **Category one and two**
 - ~~(d) Office/retail~~
 - (e) Offices**
 - (f) Medical Offices**
 - (g) Retail sales of goods and services**

(h) Schools and government uses

(i) Hotels

(j) Mixed uses of the above

(k) Public Utilities, except that natural gas transmission lines shall be prohibited

2) Accessory Uses

(a) On-Site/Off-Street Parking & Loading Facilities

(b) Fences & Walls

(c) Signs

(d) Health Clubs

(e) Ground floor retail space

(f) Day Care Centers

3) Maximum Height - see chart

4) Area, Yard, and Bulk Requirements – See chart

(a) Existing structures to be rehabilitated shall be exempt from area, yard and bulk requirements except any additions to existing structures shall not cause the total building area to exceed the floor area ratio specified in the appropriate district. In the event that an existing building exceeds the permitted floor area ratio, that structure shall not be permitted any additional floor area.

NEIGHBORHOOD DISTRICT PRINCIPAL

	HEIGHT	COVERAGE (1)	LOT AREA IN SQ. FT.	DENSITY (2)	FRONT YARD MIN.	FRONT YARD MAX.	EACH SIDE YARD	REAR YARD	F.A.R. (3)
OFFICE BUILDINGS OFFICES AND MEDICAL OFFICES	70'	75%	2,500	N/A	5'	15'		10'	3.5
RESIDENTIAL AND MIXED USE	75'	75%	2,500	50	5'	15'		10'	3.5
COMMERCIAL RETAIL	70'	75%	2,500	N/A	5'	15'		10'	3.5
RESTAURANTS/ BARS/ NIGHTCLUBS	70'	75%	2,500	N/A	5'	15'		10'	3.5
PARKS/ OPEN SPACE	N/A	N/A	2,500	N/A	N/A	N/A		N/A	N/A
HOTELS	50'	75%	2,500	N/A	10'	15'		10'	3.5

(1) Total percentage, buildings and impervious surfaces, ~~subject to bonus provisions of IX.F.~~

(2) Dwelling units per acre.

(3) Floor Area Ratio.

- 5) Building Design Requirements for the Neighborhood District **in addition to Section IV of this Plan.**
- (a) Building Facades:
- (i) Building design and exterior materials of all new construction, renovations and re-use within the Neighborhood District shall conform to the Design Standards, Section IV of this redevelopment plan and the Design Guidelines of the Historic Preservation Districts entitled, Regulations for Alterations & Additions to Buildings & New Construction In Historic Districts
 - (ii) Building facades of structures shall be constructed of masonry including but not limited to stone, brick, textured concrete, etc. Concrete block is prohibited. Street facades shall employ color schemes and other elements complementary and harmonious in color, scale and material to those in the Hamilton Park Historic District.
 - (iii) At a height between 15 and 40 feet all buildings shall provide a horizontal visual cue, through the use of a cornice, belt coursing, change in materials or ratio of glass to solid area, or any other visual indicator consistent with the design, proportions and materials of the entire building.
 - (iv) All buildings shall be designed to front on public streets in order to create a uniform street wall.
 - (v) All buildings shall provide a main entrance onto a public street. Other secondary entrances may be provided from parking areas or any other place necessary by the design of the building.
 - (vi) Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving materials, changes in height incorporating stairs or any other indicator shall be incorporated into the main entrance design. These indicators shall similar in design, proportions, material and character of the Neighborhood District and other adjacent conforming buildings.
- 6) Saint Lucy Overlay Bonus – (Blocks 7102 and 7103)
- (a) The Saint Lucy Overlay Bonus shall encompass real property fronting on Grove Street between 15th Street and 16th Street known on the Jersey City Tax Map as Block 7102 Lot 7 and Block 7103 Lots 12 to 17.
 - (b) Developers are eligible for the Saint Lucy Overlay Bonus subject to designation by the Jersey City Redevelopment Agency (“JCRA”) and compliance with the provisions of the Saint Lucy Overlay Bonus. Designated Redevelopers are required to fulfill certain community benefits and performance standards for the successful implementation of the objectives of the Redevelopment Plan. These community benefits and performance standards shall be memorialized in a Redevelopment Agreement, which shall be fully executed and recorded as a condition of site plan approval. Nothing herein shall be construed to deprive or dispossess the JCRA of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. and including the designation of a redeveloper under the Act.
 - (c) If any of the following apply, a development shall be subject to the provisions of the Neighborhood District and will not be eligible for the Saint Lucy Overlay Bonus:

- (i) The development conducted is not subject to a Redevelopment Agreement with the JCRA.
 - (ii) The development conducted does not fulfill the specified community benefits/performance standards of this bonus.
 - (iii) The development conducted does not meet or exceed the qualifying criteria of this bonus.
- (d) The provisions of the Saint Lucy Overlay Bonus shall only apply to a Designated Redeveloper that can meet or exceed the qualifying criteria and fulfill the required community benefits/performance standards, which are specified below.
- (i) The redevelopment parcel located on Block 7102 Lot 7 (the "Saint Lucy Parcel") shall have at least 200 feet of frontage on Grove Street, and consist of at least 35,000 square feet in area.
 - (ii) The redevelopment parcel located on Block 7103 Lots 12 to 17 (the "Public Benefit Parcel") shall have at least 150 feet of frontage on Grove Street, and consist of at least 15,000 square feet in area.
 - (iii) Additional lots, on blocks 7102 and 7103, which are contiguous to the required lots may be acquired to expand the lot area of a redevelopment project developed in accordance with the requirements of this bonus.
 - (iv) Both Redevelopment Parcels shall be included as part of a single development application.
 - (v) The Public Benefit Parcel must be redeveloped to include:
 - a. a homeless shelter for both men and women that will include a minimum of 150 permanent beds;
 - b. at least 5 units of transitional housing as defined by the State for families;
 - c. at least 15 units of supportive housing as defined by the State; and,
 - d. administrative offices, facilities to provide counseling services, social services and/or other supporting services for the client population.
 - (vi) The homeless shelter shall be owned and operated by a nonprofit organization with proven expertise in providing housing and services to the homeless population.
 - (vii) The homeless shelter shall be completed with an approved certificate of occupancy and operating before homeless shelter services at the existing facility on Block 7102 can cease.
 - (viii) Redevelopment of the Saint Lucy Parcel must retain and incorporate portions of the character defining exterior features of the facades, such as, but not limited to, the bell tower, entryways, pinnacles and other significant historic fabric of the Saint Lucy's Roman Catholic Complex into any new building constructed on the site.
 - (ix) All development applications for the Saint Lucy Parcel shall be referred to the Historic Preservation Commission for review.
 - (x) The redeveloper of the Saint Lucy Parcel shall retain a historic preservation professional who meets the Professional Standards Qualifications under the category of Historic Architecture or Architectural History in the Secretary of the Interior's Standards and Guidelines, Code of Federal Regulations, 36 CFR Part 61. to review any proposed development.
 - (xi) The means and methods as well as the extent of the Saint Lucy's Roman Catholic Complex to be retained and incorporated into a new building on the Saint Lucy Parcel shall be determined in consultation with the Historic Preservation Commission as part of a Certificate of Appropriateness. Upon review a

recommendation shall be made to the Planning Board for consideration.

(xii) Affordable Housing Requirements.

- a. In addition to the required homeless shelter with 5 units of transitional housing and 15 units of supportive housing; a minimum of 12 units or 3% of total units, whichever is greater, on the Saint Lucy Parcel shall be maintained and deed-restricted as affordable to households at or below 80% of the Area Median Income for Hudson County, as promulgated and published annually by the U.S. Department of Housing and Urban Development.
- b. The affordable housing provided onsite shall be compliant with City ordinance Chapter 188 governing the development of affordable housing. An affordable housing agreement shall be signed by the redeveloper, City's Business Administrator, and City's Corporation Counsel incorporating the affordable housing requirements listed herein.
- c. The redeveloper of the Saint Lucy Parcel shall execute a contract with a 3rd party to audit and prepare annual reports regarding compliance with the City Ordinances governing the development of affordable housing. Those reports shall be delivered to a designated agent of the City as detailed in said developer's agreement above. The designated agent of the City may be updated by the City upon written notice.

(e) Principal Permitted Uses

- (i) All principal permitted uses in the Neighborhood District of this Redevelopment Plan.
- (ii) Transitional housing.
- (iii) Supportive Housing.
- (iv) Transient housing for the homeless population.

(f) Accessory Permitted Uses

- (i) All accessory permitted uses in the Neighborhood District of this Redevelopment Plan.
- (ii) Uses customarily associated with, subordinate and incidental to a permitted principal use and which is located on the same lot therewith.
- (iii) Off-site parking is permitted for the Public Benefit Parcel and may be provided on the St. Lucy's Parcel.

(g) Permitted Intensity of Development:

- (i) Saint Lucy Parcel – not more than 450 residential dwelling units shall be constructed on the Saint Lucy Parcel.
- (ii) Public Benefit Parcel – the Public Benefit Parcel shall contain a minimum of 150 permanent beds as part of a homeless shelter, a minimum of 5 units of transitional housing for families and a minimum of 15 units of supportive housing.

(h) Area, Yard and Bulk Requirements – Saint Lucy Parcel

- (i) Maximum Height:
 - a. All buildings shall have a base, which shall not exceed sixty (60) feet from grade inclusive of all parking levels.
 - b. Buildings may also have a tower above the base. The maximum height of

the tower, inclusive of the base, shall not exceed two-hundred and fifty (250) feet.

- c. Maximum stories: twenty-three (23) stories.
- (ii) Minimum Lot Area: Thirty-five thousand (35,000) square feet.
- (iii) Maximum Building Coverage:
 - a. Maximum building coverage permitted for the base of the building: 85% of the lot area.
 - b. Maximum building coverage permitted for the tower of the building: 67% of the lot area.
- (iv) Minimum Street Frontage Setbacks:
 - a. All new construction must be setback the distance necessary to achieve a 15-foot wide sidewalk.
 - b. Minimum setback along 16th Street shall be zero feet; except that the existing setbacks to the building facades to be retained shall not be altered or reduced. All new construction must be setback the distance necessary to achieve a 15-foot wide sidewalk.
 - c. Minimum setback along 15th Street shall be 14 feet; except that the existing setbacks to the building facades to be retained shall not be altered and may encroach on the required 14 feet.
 - d. Minimum setback along Grove Street: the existing setbacks to the building facades to be retained shall not be altered or reduced. All new construction must be setback beyond the front facades of the retained Saint Lucy's Roman Catholic Church Complex.
- (v) Minimum Interior Lot Line Setbacks:
 - a. The minimum setback from an interior lot line for the base of any building shall be zero feet, except as necessary to meet building, fire and safety codes.
 - b. The minimum setback from an interior lot line for any building bulk above a height of 60 feet shall be 5 feet in order to provide windows in this sidewall.
- (i) Area, Yard and Bulk Requirements – Public Benefit Parcel
 - (i) Maximum Height: Eighty-five (85) feet.
 - (ii) Minimum Lot Area: Fifteen thousand (15,000) sq. ft.
 - (iii) Maximum Building Coverage: Eighty (80%) percent.
 - (iv) Minimum Front Yard Setback: (applies to all street frontages): Zero - except all new construction must be setback the distance necessary to achieve a 15-foot wide sidewalk width along all street frontages.
 - (v) Minimum Interior Lot Line Setbacks:
 - a. Adjacent to Lot 18 – Zero
 - b. Adjacent to Lots 2 & 11- Ten (10) feet.
- (j) Minimum Parking Requirements
 - (i) Residential: 0.5 per unit.
 - (ii) Office/Retail/Restaurant/Other: 0.5 per 1,000 square feet.
 - (iii) Public Benefit Parcel Uses –
 - a. Administrative Offices – 0.5 spaces per 1,000 square feet.
 - b. Transitional & Supportive Housing – Zero
 - c. Transient Housing for the Homeless – Zero

- d. Required parking may be provided on site or on the Saint Lucy's site.
 - (iv) Valet and automated parking systems are permitted.
 - (v) Shared use of parking facilities is permitted and encouraged.
 - (vi) Bicycle Parking shall be provided as per the Jersey City Land Development Ordinance.
- (k) Building Design Standards – Saint Lucy Parcel
- (i) The design of the building shall be referred to the Historic Preservation Commission for their review, comment and recommendation to the Jersey City Planning Board.
 - (ii) The new construction shall be of contemporary design so as to clearly delineate between the new building and the portions of the St. Lucy's Roman Catholic Complex to be retained.
 - (iii) All new materials shall be of high quality such as glass, metal, stone, masonry, tile and other similar materials. Materials such as concrete block, EIFS, and other similar materials are prohibited.
- (l) Building Design Standards – Public Benefit Parcel
- (i) The building shall be designed to reflect a residential appearance as viewed from the street, and shall be designed to have an attractive, finished appearance when viewed from various vantage points within the Redevelopment Area.
 - (ii) The street wall of the building shall be designed to create a residential scale and pattern which emphasizes the vertical elements of the building. A long, flat horizontal plane along the street wall is discouraged. This can be accomplished through changes in building materials and colors, the placement of entry doorways, and the window placement, pattern and style.
 - (iii) Entrances shall be designed to be functional and attractive. Architectural indicators such as awnings, pediments, changes in sidewalk paving patterns shall be used to accentuate entry points to the building.
 - (iv) At least three (3) entry doorways shall be located along Grove Street in order to breakup the horizontal street plane of the building.
 - (v) The building shall be designed to present a harmonious appearance within the area in terms of architectural style and materials, and shall be encouraged to incorporate elements found in the surrounding neighborhood to the extent practicable and appropriate.

7) Holland Gardens Overlay Bonus - (Block 7101, Lot 1)

(a) The Holland Gardens Overlay Bonus shall encompass real property listed as 235 16th Street and also listed on the Jersey City Tax Map as Block 7101 Lot 1.

(b) The Jersey City Housing Authority ("JCHA") and its procured development partners (hereafter collectively referred to as "Developer") shall be eligible for the Holland Gardens Overlay Bonus, provided that the Developer remain in compliance with all provisions and requirements prescribed herein. The Developer is required to fulfill certain community benefits and performance standards for the successful implementation of the objectives of the Plan.

(c) If any of the following apply, a development shall be subject to the provisions of the

base zoning of the Neighborhood District and will not be eligible for the Holland Gardens Overlay Bonus:

- (i) The development conducted does not fulfill the specified community benefits/performance standards of this bonus.**
- (ii) The development conducted does not meet or exceed the qualifying criteria of this bonus.**

(d) The provisions of the Holland Gardens Overlay Bonus shall only apply to a development proposal that can meet or exceed the qualifying criteria and fulfill the required community benefits/performance standards as prescribed herein:

- (i) A qualifying project shall encompass the redevelopment of the entirety of block 7101, lot 1.**
- (ii) Right-of-way Requirements - Extension of 15 Street as prescribed herein:**
 - (1) Any redevelopment pursuant to the Holland Gardens Overlay Bonus shall include a major subdivision to create an extension of 15th Street connecting the intersections of Jersey Avenue/15th Street and Erie Street/15th Street.**
 - (2) The right-of-way shall be at minimum sixty feet in width.**
 - (3) A traffic study shall be conducted at the time of site plan application to determine whether signal retiming or addition signals are needed.**
 - (4) The right-of-way shall be constructed as approved by the Jersey City Planning Board.**
- (iii) The major subdivision shall create a parcel north of the future 15th Street (the "North Parcel") that is at least 70,000 square feet in lot area.**
- (iv) The major subdivision shall create a parcel south of the future 15th Street (the "South Parcel") that is at least 30,000 square feet in lot area.**
- (v) Onsite Affordable Housing / Public Housing Requirements as prescribed herein:**
 - (1) At minimum, any redevelopment of the North Parcel pursuant to the Holland Gardens Overlay Bonus shall include at least a one-for-one replacement of the Holland Gardens public housing units (the "Replacement Units").**
 - (2) The Replacement Units shall make up no less than twenty percent (20%) of the total units in the entire development, North and South Parcels. The Replacement Units are to be income restricted as prescribed by the Jersey City Housing Authority.**
 - (3) The square footage of the Replacement Units may be designed to address the bedroom count or unit mix for the replacement units to better reflect and encourage the existing households living at the Holland Gardens to return to the development upon completion.**
 - (4) The Developer shall furnish all necessary documents or execute all necessary documents or agreements with the City to prove or ensure that the requirements will be accomplished and run with the title on the property in perpetuity for so long as HUD subsidizes affordable units under Sections 8 and 9 of the Housing Act of 1937, and the proposed public library or other community use agreed upon by the JCHA and the City of Jersey City remains adequately funded.**
- (vi) Proposed Library or other Public Use and Residential Services Facility Requirements as prescribed herein:**
 - (1) Any redevelopment pursuant to this Overlay Bonus may include a community benefit resulting in a public library or other public use agreed upon by the**

JCHA and the City of Jersey City. At this time the library or other community use is envisioned to be a collocated residential services space including office(s), library and library services, community room(s) and other ancillary space(s) for use by residents of the Replacement Units and general public. The final location of the residential services facility is not required to be collocated within the library or public use.

(vii) For-sale affordable housing requirements as prescribed herein:

- (1) Any redevelopment pursuant to the Overlay Bonus may include a community benefit resulting in the creation of for-sale condominium affordable housing in the South Parcel.

(e) Permitted Principal Uses:

- (i) All permitted principal uses in the Neighborhood District of this Redevelopment Plan.

(f) Permitted Accessory Uses:

- (i) All accessory permitted uses in the Neighborhood District of this Redevelopment Plan.
- (ii) Uses customarily associated with, subordinate and incidental to a permitted principal use and which is located on the same lot therewith.
- (iii) Off-site parking is permitted.

(g) Area, Yard and Bulk Requirements – North Parcel

(i) Maximum height:

- (1) All buildings shall have a base, which shall not exceed sixty (60) feet from grade inclusive of all parking levels.
- (2) Buildings may also have a tower(s) above the base.
- (3) To relate to the scale of the existing Lackawanna building to the north, at least 60% of the length on the 16th street frontage shall not exceed 150 feet.
- (4) The maximum height of a tower fronting on Jersey Avenue, inclusive of the base, shall not exceed two-hundred and fifty (250) feet and twenty-three (23) stories.
- (5) The maximum height of a tower fronting on Erie Street, inclusive of the base, shall not exceed two-hundred feet and eighteen (18) stories.
- (6) Tower elements cannot exceed 40% of the length of the 15th street frontage.

(ii) Maximum permitted density:

- (1) For the purposes of this overlay bonus, density is not regulated by units per acre or floor area ratios. Instead, the maximum permitted density is defined by the "building envelope" which is regulated by the area, yard and bulk requirements. Minimum room and unit sizes are regulated by building code.

(iii) Maximum building coverage:

- (1) Maximum lot coverage permitted for the building base: 90% of the lot area (prior to subdivision and right-of-way creation).
- (2) Maximum building coverage permitted for the tower of the building: 60% of the lot area.

(iv) Minimum street frontage setbacks:

- (1) All new construction must be setback the distance necessary to achieve a 15-foot wide sidewalk as measured from the curb to the ground floor façade of a

building.

(v) Minimum building setbacks:

(1) No setback is required on the Jersey Avenue, 16th Street, and 15th Street frontages.

(2) A minimum five foot setback is required above the base of the building along Erie Street.

(h) Area, Yard and Bulk Requirements – South Parcel

(i) Maximum height: Eight (8) stories.

(ii) Maximum permitted density: For the purposes of this overlay bonus, density is not regulated by units per acre or floor area ratios. Instead, the maximum permitted density is defined by the “building envelope” which is regulated by the area, yard and bulk requirements. Minimum room and unit sizes are regulated by building code.

(iii) Maximum building coverage: 80% of the lot area.

(iv) Minimum street frontage setbacks:

(1) All new construction must be setback the distance necessary to achieve a 12-foot wide sidewalk as measured from the curb to the ground floor façade of a building.

(2) The minimum setback from an interior lot line for the base of any building shall be zero feet, except as necessary to meet building, fire and safety codes.

(v) Minimum rear yard setbacks:

(1) The minimum setback from an interior lot line or rear lot line shall be at least ten (10) feet and include a landscaped buffer comprised of taller shrubs or trees designed to dampen sound.

(i) Parking requirements:

(i) Minimum parking required for residential uses: 0.25 parking spaces per bedroom. For the purposes of calculating requirement studios shall be counted as one bedroom units.

(ii) Maximum parking required for all other uses: 1 space per 500 square feet.

(iii) There are not minimum parking standards for any uses other than Residential uses.

(iv) Minimum parking required for residential uses for the South Parcel may be provided within the North Parcel.

(j) Building Design standards – North Parcel

(i) Access to the parking or loading areas shall not be from Jersey Avenue.

(ii) Exposed structured parking is not permitted on Jersey Avenue. Exposed structured parking shall not exceed 180’ in total length along the remaining facades. Where habitable uses do not wrap structured parking, the façade must be designed to resemble habitable buildings, feature green walls, or create visual interest complimentary to the building design.

(iii) All other design standards in this plan which are not addressed or superseded by the above shall apply.

(k) Building Design standards – South Parcel

(i) Access to the parking or loading areas shall not be from Jersey Avenue.

(ii) All other design standards in this plan which are not addressed or superseded by the above shall apply.

(I) Urban Design Considerations:

(i) The Holland Gardens Overlay Bonus Area shall be designed as a cohesive complex regardless of phasing. The design of the "North" and "South" Parcels shall be cohesive and complementary to each other. Some ways this may be achieved include the streetscape and landscape design of 15th Street, use of similar or complementary materials, or active ground floor frontages along 15th Street.

D) Signage

1) Office/Hotel/Motel/Light Industrial/Warehouse

(a) The total exterior sign area shall not exceed the equivalent of 5 percent of the first story portion of the wall to which it is attached. In no case shall a sign on any structure exceed 50 square ft. One (1) use shall be permitted one 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) Residential

(a) One (1) sign may be allowed, not to exceed 20 square feet.

3) Retail Sales, Restaurants, Bars and Nightclubs.

(a) Each such use fronting on a public street may be allowed one (1) exterior sign, not to exceed 5 percent of the storefront (ground floor) to which it is attached. Properties fronting on Twelfth Street are permitted one (1) freestanding ID sign, located along that frontage, not to exceed twenty eight (28) feet in height and not to exceed one hundred (100) square feet in sign surface area, exclusive of support members.

4) Service Stations, Auto lubrication and/or repair

(a) fronting on Twelfth Street – One (1) freestanding sign displaying corporate logo, prices, and/or services rendered, not to exceed twenty-eight (28) feet in height and one hundred square feet in sign surface area, exclusive of support members.

(b) fronting on Boyle Plaza – One (1) freestanding combination identification/price sign not to exceed twenty four (24) feet in height and an area of forty eight (48) square feet and located a minimum of ten (10) feet from the property line.

(c) Additional signs on canopies and service station buildings may be permitted in accordance with the type of signs proposed, its relationship with the site and upon review and approval by the Planning Board. Existing signs exceeding the height and area limits may be grandfathered upon a showing that such are reasonable and necessary given competing signs in the area for similar uses, subject to Planning Board approval.

5) Real Estate Sales

(a) One sign may be allowed per lot not to exceed a sign area of 6 square feet and shall be attached flush to the premises to which it applies. Where the lot abuts more than one street, 1 sign may be oriented towards each street.

6) ~~Temporary Construction Signs~~

- (a) ~~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 32 square feet and shall be attached (where there is an existing structure) or freestanding (where there is new construction).~~

7) ~~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 are 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) ~~All buildings designated to be in character with the adjacent historic district shall have signs in keeping with the historic nature of the buildings.~~
- (f) ~~Freestanding signs, except for gasoline service stations, those indicating direction, transportation, circulation and parking are prohibited.~~
- (g) ~~All signs are subject to site plan review.~~

E) ~~Parking — see chart~~

~~All surface parking and parking structures must meet the following requirements:~~

- 1) ~~The parking structure shall be set back a minimum of ten feet except as necessary to provide ingress and egress.~~
- 2) ~~The setback area shall be adequately landscaped to provide buffer and visual screening.~~
- 3) ~~The building shall be designed to eliminate headlight glare by the provision of opaque screening the full height of the opening, or with the use of spandrels rising a minimum of 42 inches from the floor line.~~
- 4) ~~The facade of the parking levels in the parking structure shall be of a compatible material to that used on the rest of the building and throughout the development, and shall be designed to provide visual interest.~~
- 5) ~~Parking is permitted in excess of the required on-site parking in order to satisfy the parking requirement for nearby properties.~~
- 6) ~~Surface parking shall be an approved temporary use prior to the garage being built.~~

OFF STREET PARKING REQUIREMENTS

USE	NUMBER OF PARKING SPACES
RESIDENTIAL	Minimum of: 0.5 per unit Maximum of: 1 per unit
OFFICE / COMMERCIAL	Minimum of 0.5 per 1,000 sq. ft. Maximum of: 1 per 1,000 sq. ft. gross floor area
RETAIL, RESTAURANTS, BARS, NIGHTCLUBS,	Minimum of: 1 per 1,000 sq. ft gross floor area

HEALTH CLUBS	or Maximum of: 1 per employee, whichever is greater
AUTOMOBILE SERVICE STATIONS	Maximum of 1,000 sq. ft. gross floor area or Maximum of: 1 per employee, whichever is greater
THEATERS	Minimum of: 1 per 4 seats
HOTELS, MOTELS	Maximum of: 1 for 1 to 100 rooms: 0.5 for 101 and greater
PUBLIC / SEMI-PUBLIC	Minimum of: 1 per 1,000 sq. ft. gross floor area
CYBER HOTEL	Maximum of: 1 per 10,000 sq. ft. gross floor area
HOUSES OF WORSHIP	Minimum of: 1 per 4 seats, (1 seat = 22')
LIGHT INDUSTRIAL / WAREHOUSE	Minimum of: 1 per 5,000 sq. ft. gross floor area
BICYCLE STORAGE SPACES / RACKS	1 per DU residential 1 per 5,000-sf GFA Office/Commercial

***Residential parking may not be subleased to the retail portion of the project and no parking shall be leased as general parking or commuter parking*

****A parking validation mechanism shall be implemented to insure that all parking deck users are residents or retail shoppers within the project.*

F) Landscaping

The following provisions shall apply to all developments requiring site plan approval.

- 1) For all projects on parcels exceeding 10,000 square feet in area, all required landscaping plans shall be prepared by a Certified Landscape Architect, licensed by the State of New Jersey, for all development, redevelopment, new construction, and additions to existing development requiring site plan approval.
- 2) Requirements for landscaped areas are mandatory provided, however, that the following bonus provisions shall apply:
 - (a) For parcels of one (1) acre or less, the percent of lot area to be reserved for non-impervious surface may be reduced by a factor of one percent (1%) of the total lot area for each tree planted on site.
 - (b) For parcels of more than one (1) acre, the percent of lot area to be reserved for non-impervious surface may be reduced by 400 square feet of the total lot area for each tree planted on site.

- (c) ~~In exercising the provisions of a. and b. above, developers showing an inability to exercise the full extent of the bonus provisions on-site may contribute trees for off-site planting in a ratio of two off-site trees for each on-site tree not able to be planted on-site. Such off-site planting shall be coordinated with the City Planning Division and the Division of Parks and Forestry. Written agreement to this effect must be submitted to the Planning Board prior to granting of this bonus provision.~~
- (d) ~~In no case may the bonus provisions listed above, cause the total area of impervious surface to exceed 90% for industrial development, 85% for commercial development or 80% for residential development.~~

II) OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

- A) *The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area. In accordance with State requirements, the following statements are made:***
- 1) *This Redevelopment Plan achieves the stated objectives of the Jersey City Master Plan by locating high density development in close proximity to mass transit facilities with low parking ratios to reduce the traffic impact of future high density development. Other uses such as retail and office uses compatible with a mixed use transit oriented station area are permitted.***
 - 2) *This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses in the redevelopment area. The plan also provides for density restriction through the use of units per acre or by defining a building envelope by graduating bulk through lots sizes, maximum height limits, as well as setback and stepback requirements and various design controls.***
 - 3) *There will be no displacement of existing residents by the City or JCRA within this Plan.***

The redevelopment of the Holland Gardens site by the Jersey City Housing Authority (JCHA) is anticipated through the implementation of this Plan. The relocation of Holland Gardens residents will fall under the auspices of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646) commonly referred to as "the URA". The URA was created for the purpose of ensuring just and equitable compensation for persons displaced by government acquisition of land. Additionally, the U.S. Department of Housing and Urban Development has established its own guidelines for the purposes of relocating Public Housing residents.

The JCHA began conducting URA information sessions as well as providing materials for residents about the URA in July of 2019 in order to ensure that residents are fully prepared for relocation, fully informed of their rights under the URA, and provided with ample time to ask questions regarding relocation and the URA prior to the official commencement of relocation.

At Its October 2019 meeting, the Board of Commissioners of the Jersey City Housing Authority adopted, by resolution, a Relocation Policy that voluntarily adopts the federal URA requirements regarding relocation of Holland Gardens residents as a result of the

proposed redevelopment of the site. Under the URA, JCHA is required to provide decent, safe and sanitary temporary dwelling units to residents displaced by redevelopment activities. The JCHA will provide opportunities for displaced Holland Gardens residents to move to public housing, receive a Housing Choice Voucher if eligible, or provide financial support for residents in the private market in accordance with URA guidelines. Furthermore, HUD rules and regulations similarly require the JCHA provide suitable replacement housing. Opportunities in the local housing market will be provided unless a resident chooses to live outside of the area during redevelopment.

Prior to and during relocation, the JCHA will continue to provide specific resources and documents about the relocation of Holland Gardens residents. Additionally, an updated list of frequently asked questions (FAQs) about the URA and the relocation of Holland Gardens residents will be maintained throughout this process.

- 4) The Plan proposes no new acquisition or condemnation of private property for private redevelopment purposes, however the condemnation of easements or public purposes in areas previously declared in need of redevelopment may be pursued by the JCRA or City.
- 5) Jersey City is designated as a "Planning Area 1" in the State Plan and is at the center of the Hudson County "urban complex." The development envisioned by this Plan is in conformity with the "State Planning Act" P.L. 1985, c. 398 (C.52:18A-196 et al) as well as the master plan of Hudson County and all contiguous municipalities.
- 6) There are no existing affordable units identified to be removed as part of the implementation of this Plan.

The existing Holland Gardens complex, managed by JCHA, was completed in 1944 and consists of 192 dwellings units (3 are non-dwelling units). Onsite there is also a manager's office, maintenance shop, and community room as well as basketball court and various play equipment/areas. There are 5 buildings onsite that are 3 and 4 stories. In total there is 39,383 square feet of gross floor area. The unit mix and average unit sizes are as follows:

Unit Type	Number of Units	Average Size
1 bedroom	70	460 sf
2 bedroom	74	640 sf
3 bedroom	42	740 sf
4 bedroom	6	880 sf
Total	192	

Although the JCHA units at Holland Gardens are being removed, the requirements of this plan as well as the JCHA Board of Commissioners have affirmed that a minimum there will be a one-for-one replacement of the Public Housing Units removed as a result of redevelopment.

- 7) The Implementation of this Plan does not remove any existing Affordable Housing; however, the Plan does include an Affordable Housing Bonus that requires compliance

with the Jersey City Inclusionary Zoning Ordinance. Other redevelopment sites will also result in the creation of a homeless shelter, special needs affordable housing or typical income restricted affordable housing.

- B) ~~The "Redevelopment Agencies Law" N.J.S.A. 40:55C 1, et. seq., specifically, 40:55C 32 requires that a Redevelopment Plan shall:~~
- ~~1) Conform to the general plan for municipality as a whole; and~~
 - ~~2) Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvement, 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 objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.~~
- C) ~~In accordance with the State requirements, the following statements are made:~~
- ~~1) The proposals of this Plan conform with the general plan for the municipality;~~
 - ~~2) This plan provides an outline for the development of the Jersey Avenue Area and is sufficiently complete to indicate 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.~~
 - ~~3) The City of Jersey City, through the services of the Jersey City Redevelopment Agency relocation staff, will provide displaced businesses with relocation assistance necessitated by State law. This office will be staffed by qualified personnel who will actively assist displaced businesses in finding adequate accommodations. All businesses in finding displaced will be interviewed to determine their relocation requirements. The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of State and local law and there are no additional requirements with respect to a Redevelopment Plan which have not been complied with.~~

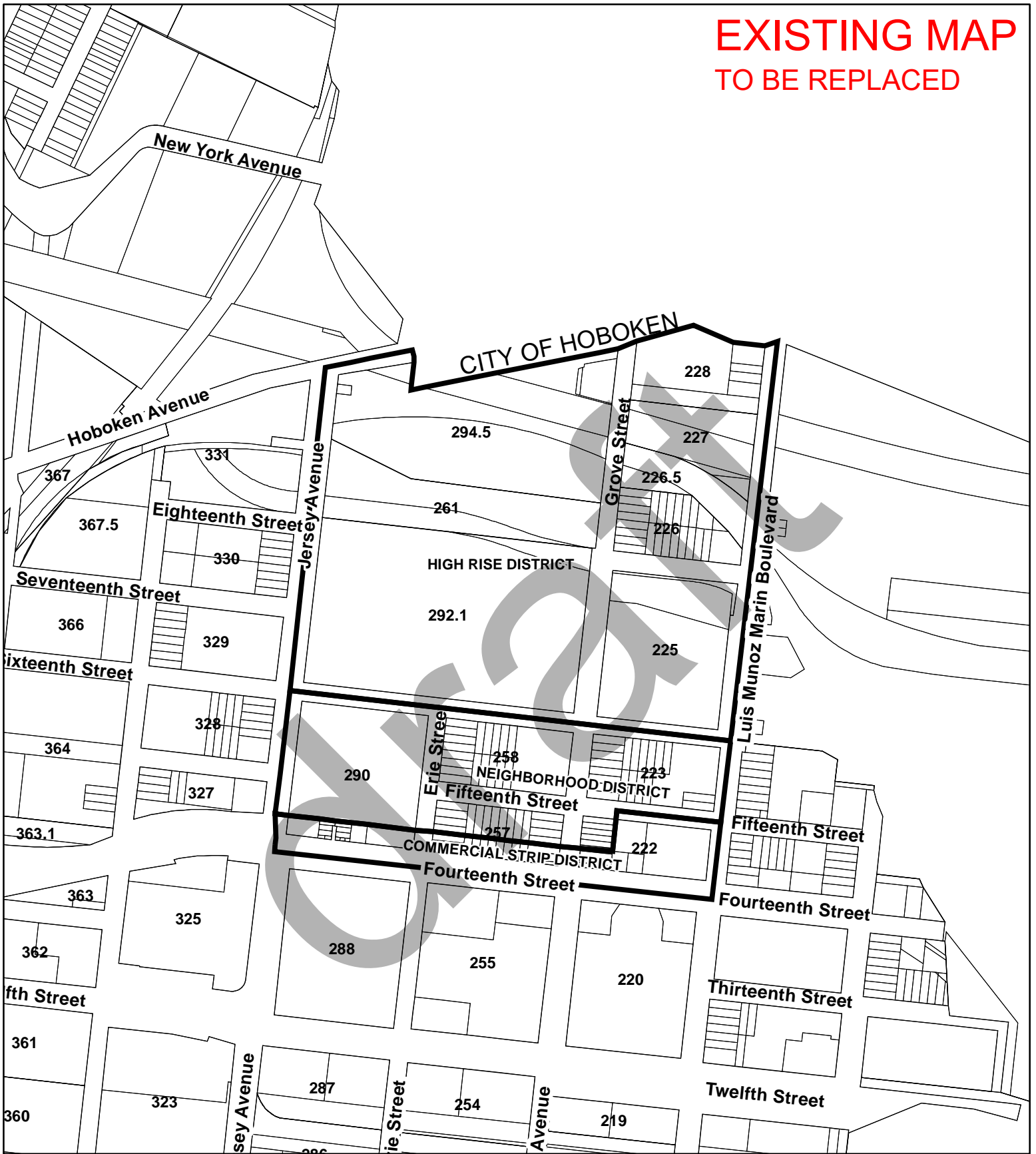
III) PROCEDURE FOR **AMENDING THE PLAN** ~~CHANGES IN APPROVED PLAN~~

- A) This ~~Redevelopment~~ Plan may be amended from time to time upon compliance with the requirements of law. A fee of **\$10,000.00** ~~\$7,500.00~~ plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request by a private entity to amend this **Plan** ~~plan~~. The City of Jersey City reserves the right to amend this **Plan** ~~plan~~.

IV) MAPS

See following pages.

**EXISTING MAP
TO BE REPLACED**

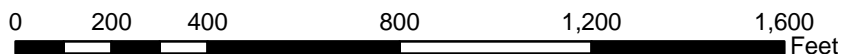


Jersey Avenue Light Rail Redevelopment Plan Land Use District Map

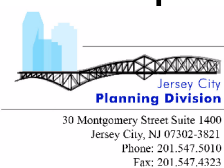
Legend

 Redevelopment Plan Area

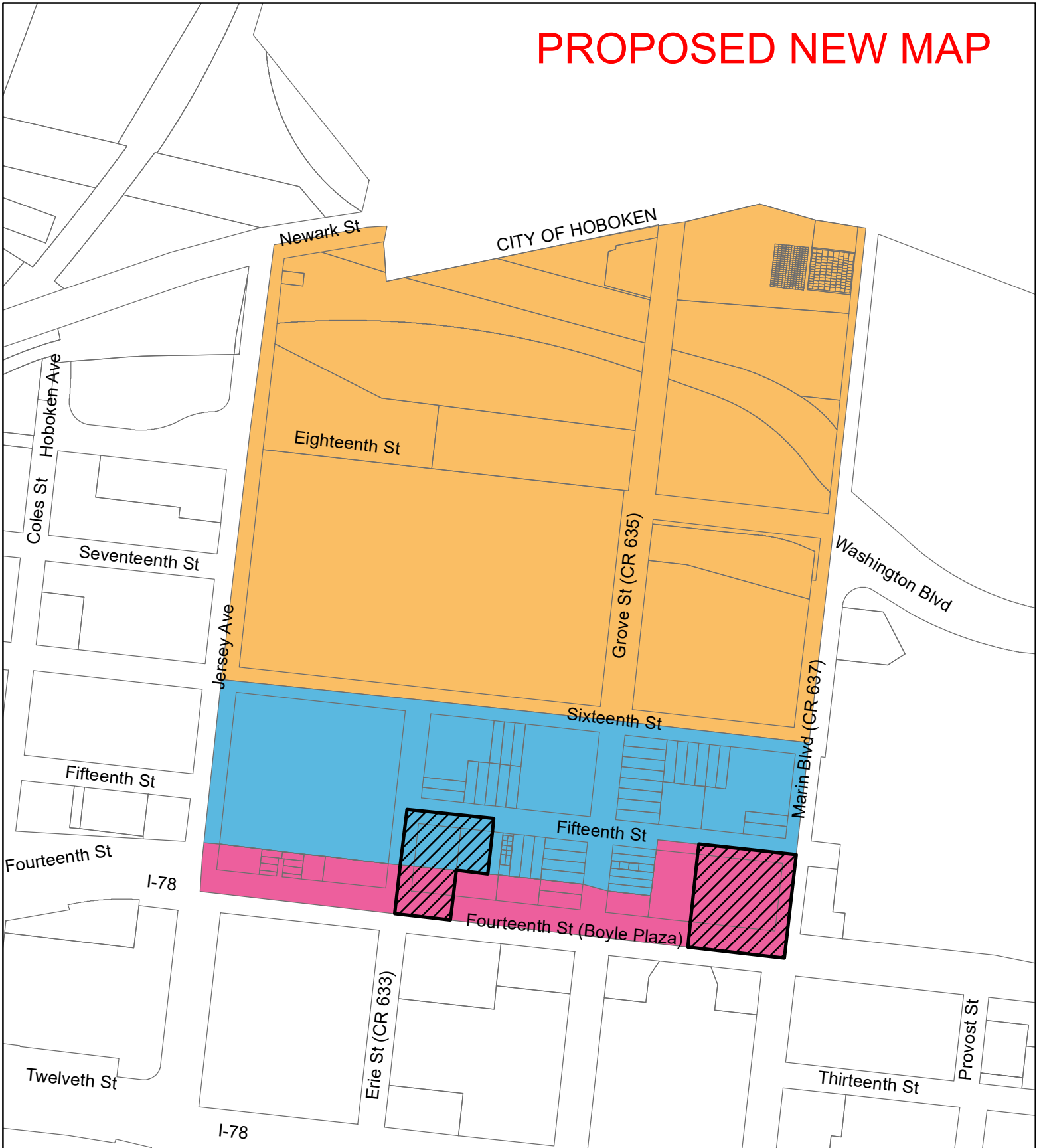
1 inch equals 400 feet



February 13, 2007








PROPOSED NEW MAP



Jersey Avenue Light Rail Redevelopment Plan MAP 1: Land Use District Map

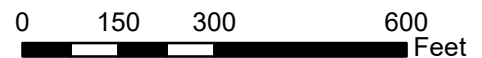
March 10, 2021

Districts

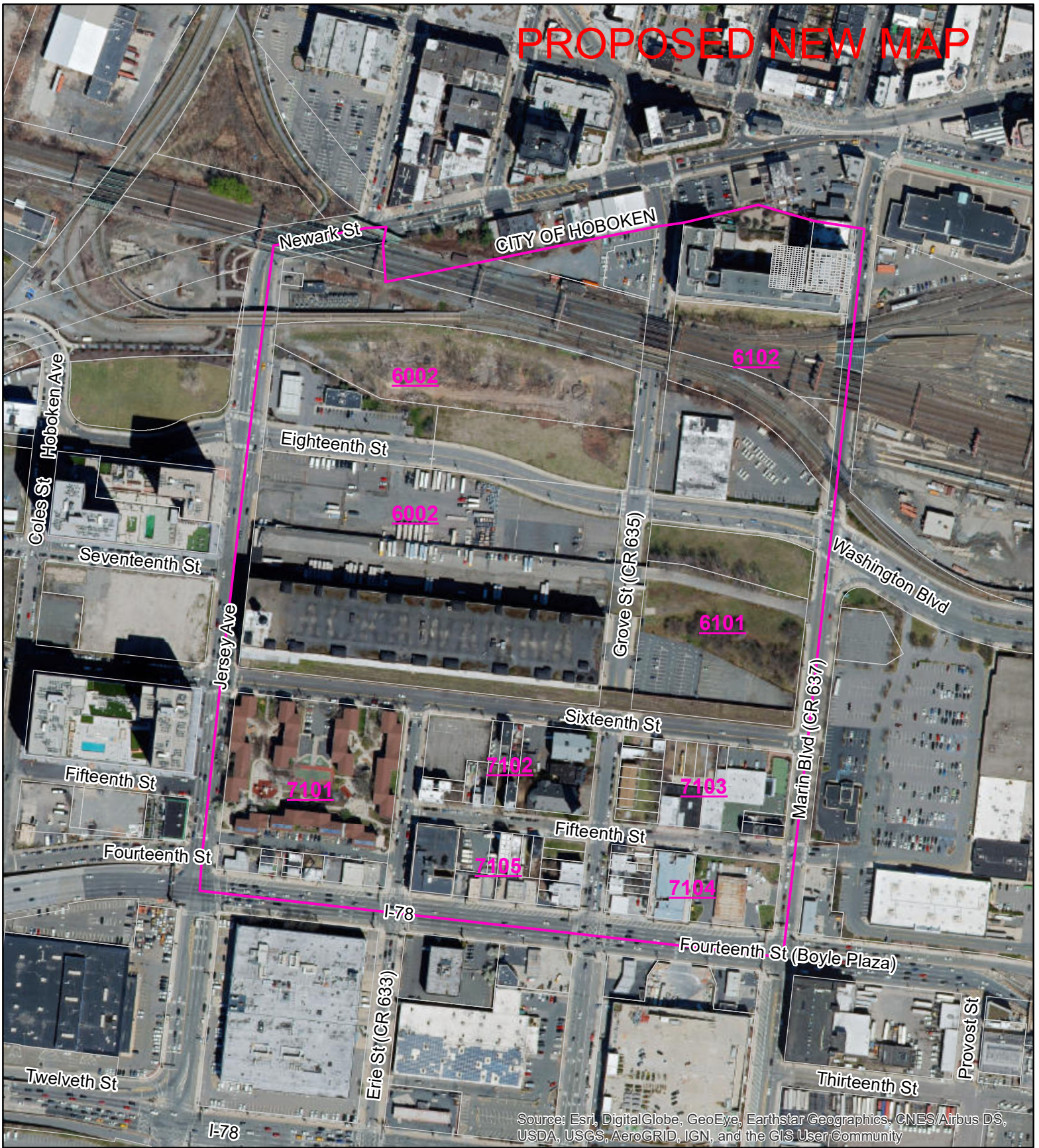
-  Commercial Strip District
-  Neighborhood District
-  High Rise District
-  Neighborhood District Overlay
-  Parcels



1 inch = 300 feet





PROPOSED NEW MAP



Jersey Avenue Light Rail Redevelopment Plan MAP 2: Boundary Map

February 24, 2021

-  Plan Boundary
-  Parcels



1 inch = 300 feet

