

# Q&A

## Community Meetings Jersey Avenue Redevelopment Plan Rezoning Meeting 2

Answered on 2/19/2021

Staff answers in red text like **this**

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is any part of the RDP within the PPOD? **No part of the Jersey Ave Light Rail RDP is within the PPOD.**

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what is the timeframe on this? **This assumed to be Holland Gardens proposed zoning. We will pass this question along to the Jersey City Housing Authority. They would be determining the timeframe. You may also be able to find information here: <https://www.hollandgardensvision.org/>**

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Require developers to make room for and help create protected bike lanes and abundant, secure bike parking. **Thank you for your recommendations. We will be requiring bike parking aligned with the JC Land Development Ordinance. Residential uses require 0.5 bike parking spaces per unit to be provided indoors.**

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Why not 20% affordable housing for this project? **The findings of the our draft financial analysis is that the project as envisioned would not be able to support the construction of a light rail station, public plaza of 15,000 square feet and more than 10% onsite affordable housing.**

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any plans for a new school in this area with the huge influx of people on this side of jersey city? **cordero was near impossible to get into for pre-k3 and pre-k4, waiting on kindergarten. Thank you for your question. We will be getting to this later on in the presentation.**

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what is the purple area district? 14th and Marin **That is the Commercial Strip district of the Jersey Ave Light Rail Redevelopment Plan.**

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How many floors does 50ft equate to ? **4 to 5 stories.**

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So for the commercial stripe showing in the diagram, why not propose residential on top of commercial floors? to increase more affordable housing in the area? **We have been looking into that zone, and will take this comment into consideration. Thanks!**

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What is the timeline for light rail station? **That depends on when the owner/developer are ready to move forward with an application**

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Is there any way to bump up that 10% minimum affordable housing requirement, especially considering the community that is there now? The 20% affordable housing bonus is nice but as you noted, it will not be fully taken advantage of. I also echo Tony's request for protected bike lanes, and would like to ask if there are any plans for safe crossing of 78 for pedestrians and cyclists. **The 10% is only applicable to the Light Rail overlay bonus. The remainder of the plan will be subject to 20%**

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How is the topographical change from street level and light rail level contemplated? **the podium and plaza would have ramps and stairs up to the light rail platform**

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School should be required to have outdoor space. Either by partnering with community park, or on their own on a rooftop on on grade **absolutely. I believe that is a state requirement for any new (public) school**

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Shouldn't the metrics on thing like playgrounds and community gardens and dog parks be done on a square footage basis, not total perople? Playgrounds for example are generally much larger in other portions of the country. **Thank you for your comment. The stats are based on comps from the National Recreation and Park Association. The Open Space element update is analyzing a combination of national standards, studying similar "peer cities", and the community survey. This is a high-level point of reference that is complemented by additional analysis.**

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Will their be any underground rain water flood mitigation under the parks. **The City has a stormwater detention ordinance which will apply to many larger sites in this area and throughout the City. Link to current stormwater management requirements:**  
**[https://library.municode.com/nj/jersey\\_city/codes/code\\_of\\_ordinances?nodeId=CH345ZO\\_ARTVISTCO\\_S345-74STCO](https://library.municode.com/nj/jersey_city/codes/code_of_ordinances?nodeId=CH345ZO_ARTVISTCO_S345-74STCO)**  
**Link to recent stormwater ordinance: <https://cityofjerseycity.civicweb.net/document/39012>**

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Might want a public restroom in Coles street park. **Thank you for your comment. The design of Coles Street Park; however, has been finalized as shown.**

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More of a comment than a question: why should the US average used as the metric? Surely, JC is unique in many ways (i.e., density, educational level, income dispaity, access to other major cities, i.e., NYC, hoboken, Newark, etc.) as

compared to other U.S. cities... the comparisons provide some food for thought, but I don't see why we should strive to be closer to the U.S. average necessarily... Thank you for your comment.

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(Apologies if already answered) is the light rail station in proposed or approved status? Also, is there a possibility the location of the station may change? Proposed. The location has been pre-selected and approved as ideal by NJ Transit for roughly ten to 15 years now.

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Any handball courts or exercise stations? Thank you for your recommendation. We are still very much into the planning stage for the 16th st park

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should have also added access to and ridership of public transit to what makes our city unique compared to the national average Thank you for your comment.

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I assume (and hope) that any school would be a public school, not charter or private -- is that correct? for the bonus it would have to be a public school

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Mini pitch soccer field needed. Thank you for your comment.

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To clarify, the bulk/density bonuses we are talking about are just building higher/more, right -- no changes to the affordable housing requirement would be considered? Not sure I understand your question. Can you please elaborate?

There is an affordable housing bonus under consideration with 20% affordable housing and a maximum of 14 stories.

We discussed other possible bonuses for 16<sup>th</sup> Street Park and a School- those would still require affordable housing and would be limited in height.

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in the plan will there be minimum unit sizes, and/or minimum bedroom sizes that are in excess of the building code? minimum bedroom size will be controlled by building code. Unit mix for the affordable units will be controlled by UHAC (Uniform Housing Affordability Controls) Is it possible to require exterior space for all residential units? Please elaborate. Do you mean a ratio or balcony?

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can you briefly explain the bulk / density bonus option? does this imply huge building zoning granted for a builder offering to build a park/school? the maximum height being considered is 14 stories. the exceptions are for the light rail, 18 stories, and the Holland Garden site.

We discussed other possible bonuses for 16<sup>th</sup> Street Park and a School- those would still require affordable housing and would be limited in height.

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Besides the lightrail - will there be public transportation in and out of the area? AND will there be a pedestrian bridge to facilitate walking over the Holland Tunnel traffic? This suggestion has come up many times and we think it would be great. Unfortunately, that is not under the City's jurisdiction or control. Our hope is to provide safer pedestrian crossings and have more neighborhood necessities on the north side of the tunnel

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Do we still have say in limiting the height of the proposed buildings to be shorter than the existing "high rise" infrastructure in the area, specifically 700 Grove Street building? Or has that period passed and the buildings already have a height lower limit set? This is the time to voice that. Once the draft goes around, please send us more comments. The plan would be reviewed by the planning board and then city council before it becomes law.

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What are the plans for Lackawanna building and the property around it? Would that be rehabbed for residential or strictly commercial? They will be able to utilize the affordable housing bonus. We are interested in looking into creating stronger preservation protections on the building itself to make sure demo is not an option.

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Unfortunately many of Jersey City busses clog Hoboken at rush hours. Is there a way to make JC buses use JC PATH Stations and not Hoboken, Thank you for your comment. The highest utilized PATH station is Grove St. That includes Hoboken. Many Hoboken residents own cars and Hoboken has a very high parking requirement. Much of Hoboken's traffic is most likely from Hoboken residents or regional.

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If I want to visit this neighborhood how do I get there besides hiring an Uber? I would not know the shuttle service schedule. The issue is JC has so many untraditional private transportation options but doesn't have anything reliable schedules like subways. I will frequently walk over there and it is incredibly dangerous to cross. I believe when Jersey Ave Park is built out, that would be the safest access point to northern downtown

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The tall buildings wouldn't feel as suffocating if there was a greater setback and much wider sidewalks. Thank you for your comment.

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Following up on previous commenter, the sidewalks on 12th and 14th are in rough shape and lack ADA accessibility. The street signs are designed to block the entire width of the sidewalk. And the beg buttons for ped signals are sometimes inaccessible (snow, etc) and should be done away with for automatic ped signals Thank you for your comment.

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My observation is that many of the vans from Jersey City buildings drop off and pick up at the Hoboken PATH station The highest utilized PATH station is Grove St. That includes Hoboken. Many Hoboken residents own cars and Hoboken has a very high parking requirement. Much of Hoboken's traffic is most likely from Hoboken residents or regional.

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last one i promise. i urge everyone on this zoom call to travel down jersey avenue and try to make a right hand turn onto 18th as is. it's a death trap. bike lanes took away two lanes, the street is falling apart and if you don't make your

right hand turn sharp enough, you will hit the oncoming car. i just want to urge that redesign of 18th street is very important if you're planning on putting up new buildings on that street. **Thank you for your comment.**

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has there been a traffic assessment done on this proposal? **City Planning does not have traffic studies for this area.** getting in and out of this part of jersey city / hoboken is a nightly disaster and worse on weekends?

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We should ask developers to provide shuttle service to the light rail station. **Staff is assessing curb management regarding loading, deliveries, taxis and shuttles.**

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(I voted yes that I would be willing to see a bulk/density bonus. However, I would not support a reduction in the affordable housing requirement.) **Thank you for your comment.**

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Are the sidewalk widths taking into account having many trees along them? **Yes. We are assessing sidewalk width needs and are currently looking to implement 15-wide sidewalks. Our standard tree pit is 5-feet wide by 10-feet long. How many trees have been planned? Street trees are required every 25 to 35 linear feet of sidewalks. Trees cannot be placed in front of driveways or near intersections.** I've hardly heard any Environmental plans so far.

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What roads will be enlarged or added to improve traffic flow? **Enlarging roads does not necessarily improve traffic flow. Staff is reviewing curb management practices to account for loading, deliveries, taxis or shuttles. Staff is also reviewing small road widening to account for bike infrastructure.**

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I would foollow up with will there be any sort of encouragement of larger units so that there will be families that settle in for longer term. One and two bedroom units seem to encourage a more transient tenant base. **Thank you for your comments.**

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Any bikeway and pedestrian ways down from the heights area? **According to the recently adopted JC Bicycle Master plan, facilities are planned for Hoboken Avenue, New York avenue and Paterson Plank Rd.**

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Balconies would be ideal, but a ratio would be a good backup approach. **Thank you for your comments.**

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Since JC pretty much banned Air BNB for the most part by referendum, will new hotels be allowed throughout this zone to meet future demand and allow a legal way to welcome visiting family as well as others? **Hotels are already permitted in the Commercial Strip district. We will review permitting this use in the Neighborhood and High Rise Districts.**

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I second with what Dawn is saying. **Thank you for your comments.**

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and second with what Kern Weissman was saying about the Walled effect. **Thank you for your comment.**

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Any plans for electric charging stations for EV? **Staff we review introduction of EV requirements.**

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Charter schools are Public schools. (Just to clarify) **Thank you for your comment.**

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The tall buildings wouldn't feel as suffocating if there was a greater setback and much wider sidewalks. **Staff is reviewing sidewalks widths, graduated heights and building setbacks.**

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I agree with Karam, i would prefer to see smaller buildings with character rather than the largers apartment buildings that went up in cast iron and that entire section of jersey city. **Thank you for your comment.**

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When do you think this rezoning will be completed? **Staff anticipates this effort will be before City Council for consideration in May or June of this year.**

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