

Journal Square 2060

Redevelopment Plan

Adopted August 25, 2010 – Ordinance 10-103
Amended November 28, 2012 - Ordinance 12-141
Amended September 11, 2013 - Ordinance 13.092
Amended September 10, 2014 - Ordinance 14.097
Amended October 22, 2014 - Ordinance 14.135
Amended February 10, 2016 - Ordinance 16.014
Amended June 15, 2016 - Ordinance 16.097
Amended October 26, 2016 – Ordinance 16.163
Amended December 13, 2017 – Ordinance 17-174 and 17-175
Amended November 7, 2018 – Ordinance 18-126
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Amended May 08, 2019 - Ordinance 19-038
Amended June 18, 2019 – Ordinance 19-095
Amended October 14, 2022 – Ordinance 22-085
Amended December 15, 2022 – Ordinance 22-101
Signage Threshold Updates – Amended October 13, 2022 - Ord 22-084
ERRATA CORRECTED – November 21, 2023
Amended August 14, 2024 – Ordinance 24-065
Amended September 24, 2025 – Ordinance 25-086



1 Jackson Square, 2nd floor
Jersey City, NJ 07305
P: (201)-547-5010

I) INTRODUCTION

On November 25, 2008 the Jersey City Municipal Council determined, by Resolution #08-879, the *Greater Journal Square Study Area* to be an "area in need of rehabilitation," pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.). Previously, several portions of the Journal Square area were declared to be an "area in need of redevelopment," called the *Journal Square Redevelopment Plan* originally adopted in 1974 and amended several times since.

This redevelopment plan focuses on Journal Square, the PATH rail station and bus depot, as well as the surrounding neighborhoods within walking distance, comprising an area of approximately 211 acres, 57 city blocks, and approximately 1600 individual parcels.

The purpose of the Journal Square 2060 Plan is to foster the redevelopment of Journal Square, Jersey City's central business district, by providing for transit-oriented development of new housing, offices, commercial, and public open spaces within walking distance to the Square and transit facilities, returning Journal Square to a flourishing central business and shopping destination.

Since the mid 1950's, various plans in and around Journal Square were adopted by the Jersey City Municipal Council to address the adjacent air-rights development over the PATH rail cut and various development parcels in the vicinity of the Journal Square Transportation Center. Then in 2007, *Vision Journal Square* was prepared by A. Nelessen Associates, Inc. (ANA) and Dean Marchetto Architects, PC (DMA) in coordination the Jersey City Redevelopment Agency (JCRA) and the City of Jersey City. The process included multiple charrettes and public meetings, producing a comprehensive vision for the greater Journal Square area.

The Jersey City Master Plan lists several specific objectives and recommended actions which guide the standards and requirements for this plan. More specifically, the award-winning Jersey City Master Plan Circulation Element, *Jersey City Mobility 2050*, recommends that the City:

Develop and implement smart growth strategies that locate new residential development within walking distance of bus stops and passenger rail stations, with the highest density zones located within walking distance of passenger rail stations; that mixes residential land use with commercial land use;

Create meaningful public spaces that facilitate integration of the built environment with arterials and major transit routes;

Requirements to provide bicycle amenities for building users, such as interior bicycle storage facilities for residential buildings that are accessible without stairs or tight corners, and bicycle racks and employee showers for commercial buildings; Parking space requirement maximums that reduce the number of permitted parking spaces in development near fixed rail transit stations in proportion to distance and inversely proportional to the intensity of development.

In addition, the NJ Department of Transportation and NJ Transit created the "Transit Village Initiative" to recognize municipalities that have demonstrated a commitment to revitalizing and redeveloping areas within walking distance of rail or bus facilities into compact, mixed-use neighborhoods that are consistent with Smart Growth principles. In 2005, the Journal Square area received designation as a Transit Village by an inter-agency Transit Village Task Force.

It now appears appropriate for the City to take a more pro-active approach to redevelopment in this Area, so as to bring the Area into greater compliance with the recommendations of the Master Plan. The Master Plan calls for "station areas" around Jersey City's mass transit facilities to be up zoned to include higher density residential, neighborhood retail, restaurants and other uses compatible with a mixed use transit oriented station area. In addition, parking requirements are to be reduced "to capitalize on the availability of high-quality mass transit" and to increase building coverage, floor-area-ratios, and residential density, which can be supported near transit facilities.

As Jersey City enters the 21st century, we wish to continue developing in a sustainable direction. This means focusing future development to areas where mass transit is available, reducing parking to limit traffic congestion and effects on air quality, requiring bicycle parking and wider sidewalks to limit automobile use and promote alternative modes, requiring retail uses along pedestrian corridors to create an enjoyable and safe neighborhood environment, concentrating high density high-rise development along the major thoroughfares and immediately adjacent to mass transit facilities, preserving the most distinguished historic structures, and provide for design guidelines so that new development sits comfortably next to the historic fabric of this area.

Journal Square and its surrounding neighborhoods are not a blank slate. The existing physical structure of the Area is extremely varied. Building types range from detached two-family homes with generous front yards, to 4 to 6 story apartment buildings, office buildings, and commercial uses. This variety of uses and building types are all interwoven at a fine scale. Some streets are quiet and narrow, while others have intensive retail uses. This diversity need not inhibit the City from drafting new development guidelines. This redevelopment plan balances the need for new development at higher densities with the existing context of diverse and varied neighborhoods. To do this, this plan employs an approach to development that requires higher density projects to assemble sufficient development sites to accommodate building designs and forms that can reasonably fit into its surroundings while providing improved infrastructure. The Plan employs the use of building step backs, sidewalk widening, open space and plaza provisions, contextual yard requirements, required retail uses, parking limitations and bicycle parking requirements, green building requirements, and design guidelines to assure that future development contributes to the sustainable future of Journal Square.

II) BOUNDARIES

- A) A map of the boundary, entitled, *Map 1: Boundary Map*, dated July 8, 2010 is attached and shall govern the boundaries of this redevelopment plan.
- B) The boundary of the Journal Square 2060 plan omits land on Blocks 6502 (formerly known as 593.1 and 628.1) which was authorized as part of the Greater Journal Square Study Area (Resolution 08-879). As this site has already been redeveloped under the St John's Redevelopment Plan and no substantive change to this site is currently contemplated, this area will not be included as part of the Journal Square 2060 Plan.
- C) The boundary of the Journal Square 2060 plan also omits land on Block 6401 and portions of Block 6701 and 8203 which are part of the Bergen Arches right-of-way and which were authorized as part of the Greater Journal Square Study Area (Resolution 08-879).

III) REDEVELOPMENT PLAN OBJECTIVES

Renewal activities for the Journal Square 2060 plan area will be undertaken in conformity with, and will be designed to meet, the following objectives of the Redevelopment Plan:

- 1) Re-establish Journal Square as a Jersey City's primary central business district and activity center.
- 2) Make sustainability a theme of future development and redevelopment that guides land use and transportation decisions.
- 3) Integrate open space into the Area by incorporating a system of parks, plazas, and natural amenities.
- 4) Promote a pattern of mixed and multiple-use development. New buildings within the Area should appropriately combine residential, commercial, and entertainment uses and encourage a balance of jobs-to-housing.
- 5) Make walking and biking an easy, safe, desirable, and convenient mode of transport.
- 6) Encourage local quality retail within the greater Journal Square area.
- 7) Reduce automobile dependency by encouraging high density development in close proximity to mass transit with low automobile parking ratios and with bicycle parking requirements.
- 8) Provide for urban amenities such as transit, housing variety, open space, and entertainment that will attract new employers and a range of new residents to the area while sustaining existing neighborhoods.

- 9) Encourage the adaptive reuse of existing structures.
- 10) Encourage buildings to meet or exceed the US Green Building Council's LEED (Leadership in Energy and Environmental Design) Certification or equivalent.
- 11) The removal of vacated, deteriorated and obsolete structures.
- 12) The overall improvement of traffic circulation through the development of new and improved vehicular and pedestrian circulation systems which provide for separation of vehicular and pedestrian traffic and the maximum use of public transportation.
- 13) Coordination of redevelopment activities, reinforcing already existing adjacent renewal programs and in accordance with the Master Plan for the City overall.
- 14) Provide for the conservation and preservation of select structures with historic or architectural significance and provide opportunity for adaptive reuse for future generations.
- 15) Encourage the private sector to consolidate development parcels to allow for sufficient building step backs providing, light and air to the street and adjacent properties.
- 16) Provide for redevelopment without public acquisition or relocation of residents and business concerns.
- 17) Provide for an active "front door" plaza entry way where Magnolia Avenue accesses the Journal Square PATH station, at the existing kiss-and-ride area.
- 18) To promote balanced development in accordance with applicable State laws and City requirements regarding affordable housing.
- 19) Creation of major new employment, housing, educational, recreational, commercial and retail opportunities for the residents of Jersey City.
- 20) Coordinate redevelopment activities to provide a uniform and consistent attack on blighted, dilapidated, and obsolete structures within the Area.
- 21) To promote the principles of "Smart Growth" and "Transit Village" development, including a variety of housing choices, providing wider sidewalks, minimize automobile use by maximizing the appeal of mass transit, encourage reduced parking and shared use parking solutions, and creating a livable community with convenient access to commercial facilities.
- 22) Maintain and improve pedestrian access to the Journal Square PATH Station from the surrounding communities.

- 23) To maximize the use of rooftop open space for recreation and/or green roofs.
- 24) Utilize step backs, architectural design elements, and building massing regulation to maintained light and air to the street and adjacent properties.
- 25) All structures within the project area shall be designed and maintained so as to improve the visual impact of the Jersey City skyline as viewed from within and beyond the City's borders.
- 26) Provide for new transport systems such as a streetcar along Kennedy Blvd. and Bergen Avenues and a Bus Rapid Transit system connecting to Route 440.

IV) GENERAL ADMINISTRATIVE PROVISIONS

- A) No building shall be constructed over public rights-of-way in the project area with the exception of freestanding structures ancillary to public plazas and/or pedestrian walkways, which shall be subject to review by the Planning Board.
- B) Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.
- C) As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off-site improvements within one (1) year of final site plan approval.
- D) SPLIT ZONED DEVELOPMENT SITES:
 - 1) For any consolidated development site which overlaps multiple zone districts, the zone that covers the largest portion of the site shall govern the entire development site. Zone 6, Zone 7, Zone 11, and Zone 12 are excluded from this split zone provision. All property within Zones 6, 7, 11, or 12 must be developed under the provisions of that zone.

- E) All traffic impact studies shall incorporate, as part of the study, all projects approved or proposed in the immediate area. A listing of the projects may be obtained from the Division of City Planning.
- F) No use or reuse shall be permitted, which, when conducted under proper safeguards, will produce corrosive, toxic or noxious fume, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration (60 decibels), or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- G) All residential redevelopment proposals and construction plans shall meet or exceed applicable FHA minimum room size requirements prior to approval by the Planning Board.
- H) Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this plan and the Land Development Ordinance (LDO) of Jersey City.
- I) Upon demolition of existing structures, the site shall be graded and planted or sodded, with a durable dust free surface in the interim period prior to construction of new buildings.
- J) DEVIATION REQUESTS:

The planning board may grant deviations from the regulations contained within this redevelopment plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this redevelopment plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The planning board may also grant such relief in an application relating to a specific piece of property where the purposes of this redevelopment plan would be advanced by a deviation from the strict requirements of this plan and the benefits of the deviation would outweigh any detriments. Deviations from the required retail use as per section ix shall be considered a design waiver, cognizable by the planning board. 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 the redevelopment plan.

No deviations may be granted which will result in permitting:

- 1) A use or principal structure in a district which does not permit such use or principal

structure;

- 2) An expansion of a non-conforming use;
- 3) An increase in height of more than ten feet or 10% of the height in feet, whichever is less.
- 4) An increase in the permitted floor area ratio;
- 5) An increase in the parking ratio of more than 10% above the maximum permitted;
- 6) Breach the minimum or maximum number of permitted stories.
- 7) Right-of-way width, and pavement width beyond normal adjustments encountered during survey synchronization;
- 8) Non-completion of minimum open space, parks, or other type of phased improvements required to be implemented;
- 9) Deviation from the Impact Fees provisions set forth in this Plan; or
- 10) Non-compliance with the specific goals and objectives enumerated in the Plan.

Any deviation in the above categories (1-11) or any other deviation that would otherwise constitute a "d" type variance or deviation constitutes a request for a legislative plan amendment cognizable only by the Governing Body. The Jersey City Zoning Board of Adjustment's powers are strictly limited to "a" and "b" appeals (N.J.S.A. 40:53D-70A&B).

K) All development projects within Zone 1, Zone 2, Zone 10, Zone 11, or Zone 12, as well as all development projects subject to the Homestead Place and Central Avenue Bonus Provisions, as may be approved by the Jersey City Planning Board, shall require as a condition of approval that the applicant shall enter into a redevelopment agreement with the Jersey City Redevelopment Agency. This agreement shall memorialize in detail all public easements to be granted to the City including the parties, schedule of conveyance, terms and conditions of use, maintenance, repair, snow removal, etc. of these easements. Nothing herein shall be construed to deprive or dispossess the Jersey City Redevelopment Agency of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. including the designation of a redeveloper under the Act.

L) IMPACT FEE:

- 1) Redevelopment shall provide adequate water, sewer and other necessary utilities to the site, to the satisfaction of the Municipal Engineer and the Municipal Utility Authority. All costs necessary for infrastructure improvements associated with a development

project, off-site as well as on-site, are the responsibility of the developer or redeveloper.

M) MANDATORY AFFORDABLE HOUSING REQUIREMENTS

- 1) The purpose of the Mandatory Affordable Housing Requirements (“Requirements”) is to provide ample opportunities for mixed income housing and the creation of affordable housing in accordance with applicable State laws, case law, and to effectuate the Master Plan and redevelopment plan objectives.
- 2) **APPLICABILITY:** All developments with a residential component of thirty (30) units or more shall comply with the Affordable Housing Set-Aside herein and other standards of these Requirements.
- 3) **ACCOMODATIONS:** The following accommodations are made for Developments with an onsite affordable housing set-aside pursuant to these Requirements.
 - (a) Developments in Zone 1 and 3 are permitted to exceed the applicable maximum FAR and/or maximum height limits by no more than twenty (20) stories and two-hundred-and-twenty (220) feet according to the following floor area allowance:
 - (i) Developments are afforded a maximum of 5,000 gross square feet per one onsite affordable unit. All other applicable bulk standards including, but not limited to, setbacks, and stepbacks shall remain in effect.
 - (ii) Residential Amenity Floor Area: For every onsite affordable unit provided, developments are also afforded a maximum of 250 gross square feet per one onsite affordable unit to be used exclusively as common residential amenity space. Amenity floor area may be provided on any floor in the building.
 - (b) Any developer of a site within Zone 1 or 3 Districts may elect to provide onsite affordable housing pursuant to these Requirements even if their development is exempt. Developments in all other zones and/or districts are prohibited from utilizing the accommodations of these Requirements.
 - (c) Developments proposed under Whole Block Development Provision are considered Zone 3 Developments for the purposes of these requirements and shall include onsite affordable housing.
- 4) **EXEMPTIONS:** The following developments shall be exempt from these

Requirements:

- (a) Developments within Zone 4, 4a, 5, 6, 7, 8, 10, 11 or 12 Districts.
- (b) Developments with less than thirty (30) total residential dwelling units.

5) AFFORDABLE HOUSING SET-ASIDE

- (a) In no instance shall these Requirements lower an affordable housing set-aside or eliminate another community benefit required as part of a bonus or standards of the Redevelopment Plan.
- (b) Each development subject to these Requirements shall contain an affordable housing set-aside subject to the following:
 - (i) Tier 1 – Developments in Low, Moderate, or Middle Income Census Tracts. The minimum on-site affordable housing set-aside for developments in this tier shall be ten percent (10%) of the total number of dwelling units in the development.
 - (ii) Tier 2 – Developments in Upper Income Census Tracts. The minimum on-site affordable housing set-aside for developments in this tier shall be fifteen percent (15%) of the total number of dwelling units in the development.
 - (iii) Low, Moderate, Middle, and Upper Income Census Tracts are as defined in Chapter 187 of the Municipal Code.
- (c) When the calculations of the affordable housing set-aside results in a fractional affordable unit, the fraction shall be rounded up if the fraction is one-half or higher. This shall mean that the affordable housing unit shall be provided. When the fraction is less than one-half, the developer shall provide a payment in lieu of the fractional unit. The payment shall be calculated based on a pro rata basis of \$180,000.00 per unit.
- (d) Any payment in lieu of a fractional affordable unit shall be fulfilled by the developer in two installments. The first installment shall be at least 50 percent of the full payment and is payable upon a non-appealable board approval and the second installment or remainder is payable prior to the first certificate of occupancy in the development. All payments shall be deposited into the City of Jersey City

Affordable Housing Trust Fund.

- (e) Any update to Section §187-4 of the municipal ordinance shall update this section accordingly.
- 6) OTHER STANDARDS: The following sections of Chapter §187, Inclusionary Zoning, shall apply to each development subject to these Requirements:
 - (a) Definitions, Section §187-2
 - (b) Additional Standards for Affordable Housing, Section §187-5
 - (c) Tier Map, Section §187-6
 - (d) Compliance, Section §187-7
 - (e) Administrative Fee, Section §187-8
 - (f) Violations, Section §187-9
 - (g) Severability, Section §187-10
 - (h) Inconsistencies, Section §187-11
- N) INTERIM USES:
 - 1) Interim uses may be established, subject to agreements between the developers and the Planning Board, that such use will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses may include surface parking provided there is no ingress or egress onto Journal Square itself. Interim uses must be approved by the Planning Board, which may establish an interim use period of between one (1) year and three (3) years in duration, subject to the Planning Board's discretion. Additional renewals of an interim use may be granted by the Planning Board, subject to the same interim period limitations specified above.
- O) ZONING CONFORMITY WITH REDEVELOPMENT AGREEMENTS:
 - 1) Tax parcels subject to a fully executed redevelopment agreement with the Jersey City Redevelopment Agency prior to the adoption of this redevelopment plan may be developed utilizing development standards for building height, density, or floor area as specified in the redevelopment agreement. All design requirements and other development standards of this plan not specified in the redevelopment agreement shall

remain in effect.

P) EXPOSED BASEMENT LEVELS:

- 1) Due to steep slopes in the Journal Square area, basement levels fronting a public sidewalk may appear as a ground floor of a building and be utilized for building access. In such cases, basement levels may also be occupied by any permitted use in order to improve the streetscape and provide neighborhood services.

Q) COMMERCIAL USE BONUS:

- 1) In order to encourage the development of office and commercial space, maintain and enhance Journal Square as a mixed-use employment and retail hub, and provide space for neighborhood amenities, the following office space bonus may be applied to development projects within Zones 3, 4, 5, 7, and 10 on sites 9,000 square feet or greater.
- 2) Up to 2 additional stories and 28 additional feet of building height may be added to the permitted height and/or base height of the zone district for each lot size category.
- 3) The bonus floor(s) must be entirely non-residential uses, excepting areas for building services such as stair wells, elevators, egress corridors, etc., but not including structured parking areas. Amenity areas for residential occupants of the building are prohibited. Permitted uses within the office space bonus areas are:
 - (a) offices
 - (b) medical offices
 - (c) professional offices
 - (d) retail sales of goods and services
 - (e) education uses
 - (f) art galleries
 - (g) government uses
 - (h) child and adult day care centers
 - (i) theatres
 - (j) restaurants, categories one and two
 - (k) bars/nightclubs
 - (l) hotel uses
- 4) The structure must include a separate dedicated lobby, stair, and ADA elevator access

from the ground level to the bonus floor(s).

- 5) Office bonus floors shall be directly above the ground floor or structured parking levels. Yard and building step back requirements shall be applied to the next floor above the office bonus floors(s).
- 6) The Planning Board may require bonus floors to setback from a side or rear property lines any distance necessary to provide light and air to adjacent properties or require windows along a facade.

R) SEVERABILITY:

- 1) If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

S) FUND FOR PUBLIC ARTS BONUS:

- 1) All “A” Corner lots in excess 12,200 SF that are East of Summit Avenue and South of Rock Street shall be entitled to a density bonus allowing for the addition of four (4) additional story levels or 40 additional feet in building height (in addition to any other bonus provisions provided for in this plan), subject to the developer contributing the sum of \$7,500 for each additional, market rate unit within the additional four (4) story levels, to be dedicated to a City Fund for Public Arts subject to a redevelopment agreement with the Jersey City Redevelopment Agency.

T) CENTRAL AVENUE EXTENSION BONUS:

The purpose of the following is to promote the goals and objectives of the Redevelopment Plan to extend Central Avenue between Newark Ave and Hoboken Avenue (the “Central Avenue Extension”) with the aim of providing a better circulation and connection for the community, and for transportation to connect to Journal Square.

Bonus Incentive: One or more property owners of tax parcels that are located within Block 8101 and that are located adjacent to the Central Avenue Extensions shown on Map 6: Circulation, seeking to utilize the Central Avenue Extension Bonus described in this paragraph, shall construct or improve that portion of the Central Avenue right-of-way extension for a length that the Central Avenue Extension is directly adjacent to the property located adjacent to Central Avenue Extension (the “Central Avenue Adjacent Lots”). In order

to encourage larger and more efficient development along the Central Avenue Extension, a property owner may add lots to the development of the Central Avenue Adjacent Lots that are directly adjacent to the Central Avenue Adjacent Lots. Each Extension of Central Avenue that is built shall qualify those Central Avenue Adjacent Lots, and any additional adjacent lots added, to the extension of this bonus. The construction and improvement of the Central Avenue Extension shall be coordinated with the responsible Hudson County officials and departments, and the responsible Jersey City officials and departments.

All parcels shall be permitted development under Zone 3 with the following modified yards and building setbacks:

Story Level	Front Step back	Sidestep back	Rear Step back
1	none	none	none
2 to 5	none	none	5'
6 and up	none	none	10'

Table 1

U) HOMESTEAD PLACE EXTENSION BONUS:

The purpose of the following is to encourage the extension of Homestead Place starting from its intersection with Pavonia Avenue and continuing north through Van Reipen Avenue and Cottage Street, and ending on Newark Avenue, to be identified as the Homestead Place Extension. The goal is to provide for the Homestead Place Extension as a public pedestrian connection from Pavonia Avenue to Newark Avenue. This extension will require the contribution of private lands for this public purpose and will require the improvement of the Homestead Place Extension by private development, to provide the public with a clean, safe and green pedestrian right-of-way with quality finishes and with an assortment of retail, restaurant, café, bar, and similar permitted active uses along both sides of the Homestead Place Extension.

Bonus Incentive: One or more property owners of tax parcels within Blocks 7904, 7903, and 7902 with a minimum assemblage of 20,000 square feet, or an assemblage of a sum of multiple lots adjacent to the Homestead Place Extension totaling a minimum of 20,000 square feet that are not adjacent to each other, and with all of the lots being adjacent to the Homestead Place Extension as shown on

Map 6: Circulation, may qualify those properties for utilization of the Homestead Place Extension Bonus for the contribution of land for that purpose, the reconstruction and extension of Homestead Place, and for making such lands available for public use through the provision of public easements. The Homestead Place Extension right-of-way shall be a minimum of 20 feet wide (allowing a single constriction with a minimum clearance of 7 feet on Block 7903) and designated as a pedestrian street with quality finishes and with primarily Retail, Restaurant, Cafe, Bar, and other active uses along both sides.

All parcels shall be permitted development under Zone 3 with the following modified yards and building step backs:

Building Height	Building Step required back along Homestead Place Extension with the exception of Block 7902
Up to 30'	0' (at new street line - Homestead Extension right-of-way)
30' and up	7' minimum'(at new street line- Homestead Extension right-of-way)

Table 2

Story Level	Front Step back	Side Step back	Rear Step back
1	none	none	none
2 to 5	none	none	5'
6 and up	none	none	10'

Table 3

The Homestead Place Extension right-of-way shall be a street frontage for the purpose of calculating yards and step backs pursuant to the Corner A Bonus or Zone 3 development. The area of the existing right-of-way of Homestead Place between Pavonia Avenue and Van Reipen Avenue, and the area of Lot 45 in Block 7902, may be added to the calculation of land area of a qualifying project on Block 7903 and 7902 for the purpose of calculating the permitted building height under Zone 3 provided that they are improved as part of the project and extensions of the Homestead Place Extension.

The Lot 45 in Block 7902 shall be designated as a Public Easement as part of the Homestead Place Extension.

A) Bonus A – Affordable Housing Bonus:

- 1) The following provisions shall supplement and preempt, where applicable, provisions of the Homestead Place Extension Bonus. The Affordable Housing Bonus ("AH Bonus") shall only apply to designated redevelopers for properties that qualify for the utilization of the Homestead Place Extension Bonus.
- 2) Developers are eligible for the AH Bonus subject to designation as a redeveloper (a "Designated Redeveloper") by the Jersey City Redevelopment Agency ("JCRA"), and the execution of a Redevelopment Agreement ("RDA") with the JCRA, and compliance with the provisions prescribed herein. A Designated Redeveloper is required to fulfill its obligation to construct and maintain, in perpetuity, a pedestrian walkway as part of the Homestead Place Extension walkway that is open to the public as part of its development (the "Community Benefit") consistent with the requirements of the Homestead Place Extension Bonus. The obligations of the Designated Redeveloper 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 the AH Bonus:
 - (a) The development conducted is not subject to an RDA with the JCRA.
 - (b) The development conducted does not fulfill the required Community Benefit.

- (c) The development conducted does not meet or exceed the qualifying criteria of this Bonus.
- 4) The provisions of Bonus A shall only apply to a Designated Redeveloper that can meet or exceed the qualifying criteria and fulfill the required Community Benefit as prescribed herein:
 - (a) Any developer that utilizes the AH Bonus shall require that no less than 20% of the total units in the project be restricted as affordable housing units for a term of no less than thirty (30) years from the date of the certificate of occupancy for each unit, or such other restriction period as required by affordable housing funding programs utilized by the project.
 - (b) Any development that occurs pursuant to AH Bonus 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 AH Bonus shall consist of a development where a majority of the gross floor area is designed for residential use.
- 5) Permitted Principal Uses:
 - (a) All uses that are permitted pursuant to the Homestead Place Extension Bonus and the Office Space Bonus.
- 6) Permitted Accessory Uses:
 - (a) All uses that are permitted pursuant to the Homestead Place Extension Bonus and the Office Space Bonus.
- 7) Maximum Permitted Density:

Pursuant to the requirements of this Redevelopment Plan and the Homestead Place Extension 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) Permitted building heights shall be four hundred (400) feet and thirty-five (35) stories, which shall include the up to two (2) additional stories that would be permitted pursuant to the Office Space Bonus.
- (b) Maximum permitted height of the roof top amenity space shall be fifteen (15) feet.
- (c) Minimum required height of the first floor shall be fifteen (15) feet.

9) Area, Yard and Bulk Standards:

The modified yard requirements and building step back requirements of the Homestead Place Extension Bonus shall apply to all developments with the following exceptions that shall supersede any conflicting regulations in this Redevelopment Plan:

- (a) There shall not be any maximum permitted height of the first floor.
- (b) The following standards and exceptions shall apply to Block 7902, Lots 25, 26, 27, 28, and 29.

- (i) Block 7902, Lots 25, 26, 27, 28 and 29 shall be exempt from the Required Retail map and the standards associated with Required Retail.

- (ii) Since the Homestead Place extension right-of way will extend through the middle of the property, the definition of the lot lines will not take the Homestead Place right-of way into consideration, and the lot lines are defined as follows:

FRONT LOT LINE- the lot lines fronting Newark Avenue

REAR LOT LINE - the lot lines opposite and most distant from the front lot line, and in this case, the lot lines on the southern side of the property.

SIDE YARD LOT LINE - any lot line other than a front or rear lot line.

- (iii) Minimum Rear Yard setback or step back requirements: None

V) PROCEDURES FOR AMENDING THE PLAN

- 1) This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$5000.00 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.

W) CORNER BONUS E – PUBLIC PARKING:

- 1) Developers are eligible for this bonus subject to designation by the Jersey City Redevelopment Agency (“JCRA”) and compliance with the provisions prescribed herein. Designated Redevelopers are eligible to receive additional bonus height, if the redeveloper agrees to construct and provide public parking, as set forth more specifically below. Satisfaction with the bonus requirements 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.
- 2) 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 this bonus:
 - (a) The development conducted is not subject to an RDA with the JCRA.
 - (b) The development conducted does not fulfill the specified community benefits/performance standards of this bonus.
 - (c) The development conducted does not meet or exceed the qualifying criteria of this bonus.
- 3) Purpose: To provide public parking for institutions and destinations in and around the Journal Square 2060 Redevelopment Plan while maintaining the objective to encourage reduced parking and shared parking solutions.
- 4) Sunset clause:
 - (a) This bonus shall sunset if all parking space needs enumerated below are built. At the Discretion of the JCRA, the JCRA may consider this bonus fully exhausted when 75% or more of the public parking spaces are built or allocated pursuant to an RDA. The JCRA shall attempt to satisfy the parking space needs in as few developments as possible.
 - (b) The public parking space needs are maximums and set as follows:
 - (i) Loew’s Theater: 200 parking spaces
 - (ii) Centre Pompidou: 200 parking spaces
 - (iii) Hudson County Courthouse: 200 parking spaces
 - (iv) Jersey City Municipal Courthouse: 30 parking spaces
 - (v) Hudson County Offices (Cornelison Ave.): 30 parking spaces

5) The provisions of this 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 this bonus is considered to trigger the Inclusionary Zoning Ordinance and shall comply with Chapter 187 of the Municipal Code.
- (b) Any development that occurs pursuant to this bonus 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) The RDA shall ensure:
 - (i) A minimum amount of hourly and daily public parking onsite.
 - (ii) A minimum of 20 public parking spaces on lots 9,000 square feet or less.
 - (iii) A minimum of 50 public parking spaces on lots 9,000 square feet or more.
- (d) At the Discretion of the JCRA, the RDA may specify:
 - (i) Validation policies, hours of operation, holidays, holiday pricing, venue usage or reserved spaces, branding between parking facilities, closure procedures for maintenance, SID coordination, or any other operational procedure that will best facilitate usage or reliability.

6) Bonus Height

(a) Developments are afforded an increase to applicable maximum height limits according to the following table:

Number of onsite Public Parking Spaces:	Bonus Height Allowance (stories)/(feet)
0 to 19 spaces	Does not qualify for bonus
20 to 49 spaces	1 / 12'
50 to 99 spaces	2 / 24'
100 to 149 spaces	3 / 36'
250 to 200 spaces	4 / 46'

- (b) Bonus 'E' can be combined with other corner bonuses permitted and identified on Map 3 of this Plan.
 - (c) The maximum Base Height Requirements specified in Tower on a Base Section VII: D shall still apply.
 - (d) For any developments that do not trigger Tower on a Base standards, the public parking floor(s) shall be directly above the ground floor and building setback and/or step back requirements of the ground floor shall apply.
 - (e) The Planning Board may require bonus floor(s) to setback from a side or rear property lines any distance necessary to provide light and air to adjacent properties or require windows along a façade.
 - (f) To the greatest extent possible, all above-grade parking levels shall be wrapped by another permitted use (i.e. residential, office, retail, lobby, etc.) between the parking and any street-facing façade.
 - (g) The façades of all parking structures or levels within buildings that are not wrapped by another use shall be architecturally screened so as to not give the apparent perception of garage space from the exterior. The façade of the parking structure shall be architecturally designed to mimic and reflect the occupied portions of the building in terms of style and materials.
 - (h) All openings in the parking structure façade shall be of the punched style. These openings shall be consistent with the rhythm of the window openings serving the principal uses within the building. They shall be covered by façade material in such a way that the exterior design is compatible with the design of the building and the actual windows of the building. Where louvers are needed or proposed, decorative grills shall be installed over functional louvers, or other comparative decorative material shall be used in openings or portions of the openings resembling the windows provided above and/or below parking levels.
- 7) Other standards and requirements
- (a) The structure must include a separate dedicated lobby, stair, and ADA elevator from the ground level to the bonus floor(s). This lobby may be shared with a dedicated office space bonus lobby. If the parking onsite is mechanical and all patron access is at grade, the stair and elevator may not be necessary. From the sidewalk the Public Parking lobby shall be signed to indicated public parking.

- (b) Bonus floors may be used for any permitted uses in that district if qualifying criteria is satisfied.
- (c) Mechanical parking operations shall be designed to have any queuing spaces within the garage of the building and ADA spaces must be at grade and non-mechanical.
- (d) Lots with multiple street frontages shall locate the vehicle entrance along the lower ordered street.

X) Loews Art Walk and Loading Bonus:

- 1) Developers are eligible for this bonus subject to designation by the Jersey City Redevelopment Agency (“JCRA”) and compliance with the provisions prescribed herein. Designated Redevelopers are eligible to receive additional bonus height not to exceed an additional 7 stories, if the redeveloper agrees to contribute and improve real property to enhance the Loew’s Art Walk and to contribute funds to the Jersey City Open Space Trust Fund as set forth herein. Satisfaction with the bonus requirements shall be memorialized in a Redevelopment Agreement which shall be fully executed and recorded prior to site plan completeness. Nothing herein shall be construed to deprive or dispossess the JCRA or 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.
- 2) If any of the following appl, a development shall be subject to the provisions of the applicable base zoning district and will not be eligible for this bonus:
 - (a) The development conducted is not subject to an RDA with the JCRA.
 - (b) The development conducted does not fulfill the specified community benefits/performance standards of this bonus.
 - (c) The development conducted does not meet or exceed the qualifying criteria of this bonus.
- 3) The provisions of this shall only apply to a Designated Redeveloper than 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 this bonus is considered to trigger the Inclusionary Zoning Ordinance and shall comply with Chapter 187 of the Municipal Code.
 - (b) Anty development that occurs pursuant to this bonus 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 this bonus shall comply with Art Walk Widening and Loading Requirements or the Tonelle Avenue Art Walk Connection Requirements, specified herein.
- 4) Maximum Permitted Heights: Any development built pursuant to this bonus is permitted an additional seven (7) stories and seventy-seven (77) feet above the maximum permitted heights in addition to any floor area allowed as part of this mandatory Affordable Housing requirement of this plan.
- 5) Art Walk Widening and Loading Requirements: For a development on Block 10601, including but not limited to lots 44, 45, 46, and 47, the following requirements shall apply.
 - (a) A qualifying development shall setback along the property line shared with the Loew’s Theater. The Setback Area shall be a minimum of 2,400 square feet and shall maintain at least a 5-foot setback as measured along the property line shared with the Loew’s Theater. The Setback Area shall maintain a 30-foot-setback from any walls shown on the approved site plan for the Loew’s theater. The Setback Area at its farthest East point shall be at least 33 feet wide. Approaching Magnolia Avenue the Setback Area may be tapered. The Setback Area shall be designed as hardscape that feels like an extension of the Art Walk/Pedestrian Walkway but also designed to facilitate loading, parking, and maneuvering of vehicles to service events at the Loew’s Theater.
 - (b) The Redeveloper shall build and maintain the Bonus Open Space and Setback Area pursuant to open space and maintenance agreements deemed necessary by the City.
 - (c) The final design and arrangement shall be approved by the Jersey City Planning Board.
 - (d) Frontage for any development along the Open Space area is encouraged to include commercial entrances and glazing to activate the Art Walk/Pedestrian Walkway. Any entrances, however, shall be coordinated with the Loew’s Theater to ensure any needs with regards to loading, parking, and maneuvering of vehicles for Loew’s events are prioritized.
 - (e) A qualifying development shall contribute a minimum of \$3 million dollars to the Jersey City Open Space Trust Fund for acquisition or improvements to open spaces within the

Plan boundaries. Payment shall be made upon non-appealable final major site plan approval.

- 6) Tonnelle Avenue Art Walk Connection Requirements: For any development in Zone 3, the following requirements shall apply.
 - (a) Prior to site plan completeness, the redeveloper shall secure an agreement with the Port Authority of New York & New Jersey regarding the construction of maintenance of a pedestrian connection from the end of Bryan Place to Tonnelle Avenue.
 - (b) The pedestrian connection shall be open to the public.
 - (c) The design of the pedestrian connection shall be sized appropriately and lighted.
 - (d) A qualifying development shall contribute a minimum of \$3 million dollars to the Jersey City Open Space Trust Fund for acquisition or improvements to open spaces within the Plan boundaries. Payment shall be made upon non-appealable final major site plan approval.

Y) Rent Control

- 1) There exists within the boundaries of this redevelopment plan several residential structures containing one or more dwelling units which are subject to having their legal rents set according to the provisions of Chapter 260 of the Jersey City Municipal Code as administrated by the Division of Housing Preservation and adjudicated by the Rent Leveling Board (hereafter referred to as “rent controlled units”). Rent controlled units are a significant source of affordable housing located within the Journal Square neighborhood whose continued existence is an important component of the Plan Objective to promote balanced development in accordance with applicable State laws and City requirements regarding affordable housing.
- 2) All new developments replacing a structure containing rent-controlled units or being constructed upon a site that contained a structure containing rent-controlled units demolished after August 20th, 2025 must comply with the following requirements:
 - (a) The development must incorporate one on-site affordable housing unit for each rent-controlled unit that previously existed on the site.
 - (b) These on-site affordable units shall be administered according to Chapter 188 of the Jersey City Municipal Code, with the exception that 100% of all affordable united created via this provision shall be affordable to very-low-income households.

- (c) Onsite affordable units created via this provision also count towards onsite affordable housing requirements imposed by Section IV:M Mandatory Affordable Housing Requirements.

Z) Beneficial Uses Overlay

- 1) The following uses are considered beneficial to the balanced growth and development of Journal Square, and as such are permitted uses in all districts throughout the redevelopment plan area, with the exception of Zone 2:
 - (a) Senior housing
 - (b) Assisted living residence
 - (c) Community residences for the developmentally disabled and/or with head injuries
 - (d) Community residences for the terminally ill/hospice care
 - (e) Community shelters for victims of domestic violence
 - (f) Continuing care retirement communities
 - (g) Dormitories
 - (h) Independent living facilities
 - (i) Long term care facilities/nursing facilities/nursing homes
 - (j) Museums, galleries, and cultural institutions
 - (k) Theaters and performance venues
 - (l) Schools and universities
 - (m) Parks and open space
 - (n) Day care centers

(V) 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 sufficient to indicate:

- 1) This Redevelopment Plan achieves the stated objectives of the Jersey City Master Plan by locating high density development in exceptionally 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. The plan also provides for adequate setbacks for the widening of Pavonia Avenue, the continuation of Central Avenue, and improved access to the PATH station as well as requirements for the provision of rooftop recreation space so as to reduce the impact of new development on the City's park system.
- 2) This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses and prohibited uses in the redevelopment area. The plan also provides for density restriction through the use of a maximum floor area ratio, maximum height limits, as well as setback and step back requirements and various design controls.
- 3) The Journal Square 2060 Redevelopment Plan includes several areas declared "in Need of Redevelopment" under the prior "Journal Square Redevelopment Plan," originally adopted in April 1987, as depicted on Map 7. Additional areas may also be declared "in Need of Redevelopment" as necessary for the implementation of this plan. Condemnation of property is permitted in areas declared "in Need of Redevelopment," as depicted on Map 7. Any condemnation action which requires the relocation of persons or businesses shall be conducted in accordance with a Workable Relocation Assistance Plan (WRAP) which shall identify potential relocation sites and provision of statutorily mandated relocation assistance payments. The WRAP will be approved by the State of New Jersey Department of Community Affairs (DCA) and will address the particular needs and circumstances of the affected persons and businesses. In portions of the Journal Square 2060 Redevelopment Plan declared "in Need of Rehabilitation" only, there will be no displacement of existing residents or businesses, as condemnation is not permitted.

4) The following list of properties are eligible for acquisition, as depicted on Map 7:

BLOCK	LOT	QUALIFIER	NOTE
9403	14		
10704	38		
10704	39		
9403	17		Excluding "air rights" parcels
9403	16	BLDG	
9403	16		
9403	15		
9501	24		
9501	25		
9501	26		
9501	27		
9501	28		
9501	22		
9501	23		
9501	30		
9501	29		
10602	8		
10601	1		
10601	2		

Table 4

- 5) The area covered by this Redevelopment Plan constitutes the area within walking distance of Jersey City's central business district and the transportation hub for Hudson County. This location in the very center of Jersey City and is remote from any adjacent municipality. 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) No affordable units are identified to be removed as part of the implementation of this redevelopment plan.
- 7) No affordable units are identified to be removed as part of the implementation of this redevelopment plan.

(VI) TRANSPORTATION AND CIRCULATION

- A)** The Plan proposes the widening of Pavonia and Oakland Avenues. The western half of Pavonia Avenue between Kennedy Blvd and Summit Avenue was previously widened along the PATH Transportation Center. The remainder of Pavonia Avenue must be widened to match the previous project. This shall be achieved through the dedicating of land to the City along the south side of Pavonia Avenue as shown on *Map 6: Circulation Map*. Oakland Avenue shall also be widened to a total width of 60 feet by a dedication of land along the western side of the Avenue between Newark Avenue and Hoboken Avenue as shown on *Map 6: Circulation Map*.
- B)** Central Avenue currently functions as the primary commercial street for the Heights Neighborhood to the north of the Journal Square 2060 Plan area. This Plan proposes a new street to connect Central Avenue in the Heights Neighborhood to Summit Avenue and the Journal Square PATH station. A new street connector is shown on *Map 6: Circulation Map*.
- C)** Cook Street is proposed to be vacated and added to Block 8102, provided the Central Avenue connector is constructed.
- D)** The Bergen Arches right-of-way runs along State Highway Route 139, connecting downtown Jersey City to the national railway network. This right-of-way has many potential future uses. To ensure that future use of this right-of-way can be

- maximized for public benefit, any development on top of the Bergen Arches shall preserve an at grade public easement along the top of the Bergen Arches tunnel or open cut as shown on *Map 6: Circulation Map*, Right-of-Way Preservation area.
- E)** The Journal Square Transportation Center is currently configured with its main entrance on Kennedy Blvd. A secondary entrance is located at the eastern end of the Transportation Center at Magnolia Avenue and currently functions as a kiss-and-ride drop off point. This secondary entrance must be upgraded and redesigned as a new front entry plaza by any developer with greater than 200 linear feet along the Magnolia Avenue right-of-way as required in Zone 1. Improvements shall include decorative sidewalk and lighting throughout the plaza with bollards to control traffic, street furniture, and other design elements to successfully create an active plaza entryway from Magnolia Avenue.
- F)** The Plan envisions a narrow-gauge streetcar line that runs in a dedicated right-of-way along Kennedy Boulevard, Journal Square and Bergen Avenue. This streetcar system is a critical north/south component of a comprehensive transit network designed to service Journal Square and surrounding neighborhoods. A streetcar system will ensure that new and existing developments along Kennedy Boulevard and Bergen Avenue have convenient access to the Journal Square Transportation Center and proposed extensions of the Hudson Bergen Light Rail in the Bergen Arches. The Redevelopment Plan recommends that a streetcar run from the intersection of John F. Kennedy Boulevard and Route 139 to Bergen Avenue at McGinley Square (see Map 6). During the development of a streetcar system, a dedicated bus lane should be implemented along the streetcar right-of-way. All stops should be permanent and substantial in nature. A transitional bus along the streetcar route can help establish a riding habit among Journal Square residents and encourage transit appropriate development along the eventual streetcar corridor. The streetcar may be extended in the future to service additional neighborhoods as part of a comprehensive bus rapid transit system for Jersey City.
- G)** Bus priority lanes should be provided within Sip, Pavonia, and Summit Avenues to accommodate a western waterfront bus rapid transit (BRT) system. A BRT line that connects the western waterfront corridor to the Journal Square Transportation Center is necessary to support the development and redevelopment of Jersey City's western waterfront. At the time of this writing, the City of Jersey City is developing a

concept design for a two directional BRT route that runs along the Routes 440 and 1&9 Truck corridor between Danforth Avenue and Sip Avenue and connects to the Journal Square Transportation Center via Sip Avenue. The route will have loop turnarounds at each end. The southern turnaround will be in the vicinity of Danforth Avenue, and the northern turnaround will be at the Journal Square Transportation Center via Pavonia, Summit and Sip Avenues. In order to accommodate the BRT route as it traverses the Journal Square area, the full length of Sip Avenue between Garrison Avenue and the transportation center should be designed to include bus priority lanes so that the BRT vehicles are not delayed by general traffic. These lanes may be placed within the existing right-of-way or cartway and may be comprised of two one-directional lanes, or one reversible lane that is eastbound during the AM peak and westbound during the PM peak. Additionally, to accommodate the loop turnaround at Journal Square, Pavonia, Summit and Sip Avenue should be designed to include bus priority lanes so that BRT vehicles departing Journal Square for Route 440/1&9T via Sip Avenue are not delayed by general traffic.

(VII) DESIGN REQUIREMENTS FOR ALL ZONES

A) GENERAL REQUIREMENTS

- 1) All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk.
- 2) All minimum building height requirements shall be measured as stories above sidewalk grade. No mezzanines or split levels or any floor partially below grade shall be considered for minimum height requirements (see building height tables for each zone district). All floors necessary to meet the minimum height requirement must be approximately equal in floor area. No required minimum floor may be less than 60% of the first-floor area at grade.
- 3) All lots at the time of adoption of this plan are conforming lots for development, however any newly created lots or development sites through subdivision or consolidation shall have a maximum shape factor of 28. Shape factor is defined as the perimeter of the lot squared, divided by the lot area:

$$\frac{\textit{Perimeter}^2}{\textit{Lot area}} = \textit{Shape Factor}$$

(a) Example for a standard 25' by 100' rectangular lot:

perimeter = 250'

perimeter squared = 62,500

area = 2500 square feet

shape factor is $62500 / 2500 = 25$

- 4) Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials and shall be encouraged to incorporate historic elements found throughout the surrounding area.
- 5) Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside of the project area. Front facades, facades which are visible from a public right-of-way, and all facades that are significantly taller than adjacent buildings or are visible as part of the Journal Square skyline shall be treated with equal importance in material selection and architectural design.
- 6) Large blank walls without fenestration surrounding large residential or commercial uses such as theatres, parking garages, bowling alleys, big box retail, or similar uses must incorporate facade relief, an expressed structural system, sculpted, carved or penetrated wall surfaces, architectural lighting, or other architectural techniques to provide visual interest.
- 7) Access by the elderly, physically handicapped and/or disabled shall meet barrier free design regulations as specified in the New Jersey and Federal ADA Standard Uniform Construction Code.
- 8) All utility distribution lines, including multi-media telecommunication lines, and utility service connections from such lines to the project area's individual use shall be located underground.
- 9) All adaptive reuse of existing structures shall not be required to meet minimum building height requirements.
- 10) Roof treatment, Mechanical Screening and Electrical Equipment
 - (a) All mechanical equipment located on any roof of a building shall be screened

from view from all vantage points with a material complementary with the façade of the structure. The screening shall not resemble a utility or rooftop elevator or stair tower. It shall instead resemble an upper-level extension of the building and be designed to contribute to the building top design.

- (b) A roof plan must be developed and submitted for approval. Roof plans shall include mechanical equipment, trellises to obscure view, colored roof patterns and landscaping. Parking deck roofs shall be designed to maximize recreational amenity space and all remaining rooftop areas shall be developed as a green roof.
- (c) All electrical communication equipment shall be located in such a way that it does not negatively impact the appearance of the building nor create objectionable views as seen from surrounding structures.
- (d) Transformers and primary and back-up generators shall be located interior to the building or vaulted underground within the pavement area of an adjacent street. Location upon the sidewalk, between the sidewalk and the building, or anywhere outside at grade is not permitted.
- (e) The placement of all new or reconstructed signal boxes is required to be below grade.
- (f) The screening of all new or reconstructed telecom equipment is required.
- (g) Reserved.

11) Streetscape

- (a) All buildings shall be designed to front on a public street to create a street wall and a pedestrian environment at a human scale.
- (b) Main entrances into buildings shall be located on all public streets. Secondary entrances shall also be provided from parking areas and/or as necessary according to the design of the structure.
- (c) Entrances shall be designed to be attractive and functional. Indicators such as awning, changes in sidewalk paving material or other indicator consistent with the design, proportions, material and character of the surrounding area shall be provided.
- (d) Automobile parking between the building line and a public right-of-way is expressly prohibited, even where surface parking is a permitted use. Parking is not permitted in any front yard.

(e) Porte-cocheres and drop-off lanes are prohibited.

12) A cornerstone marking the date of construction shall be located in an appropriate ground level corner of any building five or more stories. The cornerstone shall be incorporated into the primary facade material.

13) Overhead walkways (skywalks) connecting buildings and or parking above streets or rights-of-ways are prohibited.

14) All facade vents for air conditioning or heating units must be incorporated into the window design such that vent grills and windows appear as a single unit. This is best achieved by lining up vent grills with the vertical or horizontal edge of the adjacent window and matching the window's length or width or using a spandrel panel to fill any voids.

15) All new sidewalk concrete shall be tinted charcoal grey or equivalent tint. The Planning Board may grant a waiver for superior design which relates to adjacent architecture or other public purpose.

16) All storefronts shall incorporate a cornice element or horizontal projection above the storefront glazing separating ground floor uses from the building above.

17) Ground floor storefront bulkheads below the display windows shall be a maximum of 18 inches in height above sidewalk grade.

18) All storefront facades shall incorporate a minimum of 80% transparent glass.

19) All ground floor entryways shall be recessed or designed to avoid door swings into any public right-of-way.

20) All large residential development projects are strongly recommended to include provisions for a dog run.

B) REQUIRED CONTEXTUAL DESIGN ELEMENT

1) Buildings that are taller than adjacent buildings by 50% or more shall utilize a contextual building height feature in the facade design. The contextual height feature shall mark the average building height of adjacent structures within the facade design through a change in materials, colors, a projection or cantilever, or other design element to articulate the new building to its smaller neighboring structures.

C) FLOOR HEIGHT MINIMUM

1) Residential floor-to-ceiling heights must be a minimum of 9 feet and a maximum

of 12 feet, excepting drop ceilings in kitchens, bathrooms, corridors, and other similar spaces.

- 2) A ground floor residential use (where permitted) must be 3 feet above sidewalk grade or set back from a front property line by 3 feet and screened with raised landscaping enclosed by a minimum 6x6 inch masonry curb. Building lobbies may be at grade for ADA accessibility.
- 3) Ground floor floor-to-ceiling height minimums for a non-residential use are regulated by the following table:

Overall Building Height (stories)	Minimum First Floor Height	Maximum First Floor Height
2 to 6	12'	18'
7 to 12	15'	20'
13 and up	20'	30'

Table 5

- 4) As an alternative to the table above, ground floor floor-to-ceiling height may match adjacent historic structures.

D) SPECIAL REQUIREMENTS FOR A TOWER ON A BASE

- 1) When indicated in the Building Step back Tables in each Zone district, the following “Tower on a base” requirements shall apply.
- 2) All buildings shall have a base, which shall be designed according to the following:
 - (a) Building base height requirements:

Base Height Requirements by Zone (In feet)		
Zone	Minimum	Maximum
1	50'	75'
3	30'	60'
10	30'	45'

Table 6

- (b) As an alternative to the chart above, building base heights may be contextual to match the adjacent buildings heights, or match the mean or mode building height on the block.
 - (c) A project on Block 9501, Lot 23 fronting onto the Journal Square Plaza is permitted a base height of 150 feet and may provide enclosed recreation facilities.
- 3) Towers shall be setback from the front lot line a minimum of 10 feet for sites with a lot depth of 100 feet or less. Towers shall be a setback from the front lot line a minimum of 15 feet for sites with a lot depth of more than 100 feet.
 - 4) Towers shall be setback from side lot lines a minimum of 10 feet.
 - 5) Maximum diagonal dimension between building corners is 180 feet for primarily residential or hotel use buildings.
 - 6) Maximum diagonal dimension between building corners is 200 feet for primarily office use building.
 - 7) Where the tower base abuts a lower density zone, the base of a tower shall be set back from side lot line a minimum of 5 feet and the tower shall be setback a minimum of 30 feet.
 - 8) Towers must be setback 30 feet from any adjacent property's rear property line, except the base floors which may cover 100% of the lot.
 - 9) Front yard setback requirements for each Zone shall apply. Side yard and rear yard requirements of the Tower on a Base section shall supersede any side yard or rear yard requirement from the base zone or district.
- 10) Building Base Design Requirements:
- (a) A visual cue or indicator such as a cornice, belt coursing, a significant change in the glass to solid ratio, or any other indicator consistent with the design, proportions, and materials shall be provided at the top of the base.
 - (b) Decorative features and materials are required to provide detail and interest to the pedestrian level of the building.
 - (c) Building bases shall be constructed of durable material of high quality, including but not limited to glass, stone, brick, textured concrete, metal paneling, etc. Glass shall constitute a minimum of 80 % of the ground floor

storefront facades (see ground floor height minimum).

- (d) A decorative screening facade may substitute for glass to wrap parking facilities, subject to approval by the Planning Board.
- (e) Retail and/or other permitted uses are required along all public rights-of-way, with a minimum depth of twenty-five (25) feet. No more than fifteen (15) percent of the first floor street frontage and no more than 30 consecutive linear feet along a public right-of-way may be dedicated to other uses such as meter rooms, blank walls, emergency exits, etc.
- (f) First floor retail height shall be regulated by the ground floor floor-to-ceiling height table in Table 5 above.

11) Building Tower Design Requirements:

- (a) A visual cue or indicator such as a cornice, belt coursing, a significant change in the glass to solid ratio, or any other indicator consistent with the design, proportions, and materials shall be provided at the top of the tower.
- (b) Building towers shall be constructed of durable material of high quality, including, but not limited to glass, stone, textured concrete, brick, metal paneling etc. Glass shall constitute a minimum of 40 % of the facade.
- (c) Building towers on a single lot are required to have a minimum separation distance of 50 feet. Condominium lots are a single lot for the purpose of this standard.

E) PARKING STANDARDS

All parking shall be provided in multi-tiered structures, automatic garages, or within a structure. Parking structures shall meet the following requirements:

- 1) Bicycle Parking Provisions: Bicycle parking shall be provided pursuant to the requirements found in the Jersey City Land Development Ordinance.
- 2) Automobile Maximum Parking Ratios by Use:
 - (a) For lots of less than 60 feet in width: no parking is permitted.
 - (b) Curb cuts are prohibited except where providing access to parking areas with 8 spaces or more.
 - (c) Residential uses may provide up to a maximum of 0.5 off-street parking space per dwelling unit.
 - (d) Office and other commercial uses may provide up to a maximum of 0.5

spaces per 1000 square feet of gross floor area.

- (e) Retail, restaurants, bars, nightclubs and health clubs may provide up to a maximum of 0.5 space per 1000 square feet of gross floor area.
- (f) Theaters may provide up to a maximum of 1 space per 20 seats.
- (g) Hotels may provide up to a maximum of 1 space per every 3 rooms.
- (h) Public/semi-public uses may provide a maximum 0.5 space per 1000 square feet of gross floor area.
- (i) Colleges and Universities may provide a maximum of 1 space per faculty and administrative member per 8-hour shift.
- (j) All other uses may provide a maximum 0.5 space per 1000 square feet of gross floor area.
- (k) Public parking garages as a standalone use are exempt from the parking maximum.

3) Automobile Parking Provisions

- (a) Commuter parking is prohibited.
- (b) Semi-annual reporting of the parking pricing and usage shall be provided to the Director of the Division of City Planning and the Chairman of the Jersey City Planning Board in a format and detail similar to the semi-annual parking report submitted for the Newport Redevelopment Plan Area.
- (c) To assure the most efficient and effective use of the parking resources located within the Redevelopment Area, shared use of the parking facilities is encouraged.

4) Design Standards:

- (a) In any building over six stories, or any stand-alone parking structure, a parking level at grade may not contain any parking or mechanical floor area adjacent to the sidewalk/street frontage. Atrium, lobby, and/or retail space shall occupy these areas

with a minimum depth of 25 feet.
- (b) All garage entry doors shall be set back into building facade a minimum of 4 feet to provide a site triangle to pedestrians on the sidewalk. The entry shall be flanked by planter boxes, bollards, sculpture, or other feature acceptable to the Planning Board no greater than 24 inches in height and no less than 5 feet in length along the sidewalk to protect the site triangle and keep

pedestrian traffic flow a safe distance in front of the garage entry.

- (c) For standalone parking structures, the ground floor retail use shall be a minimum height of 15 feet and a depth of 25 feet.
- (d) Any parking structure shall be designed to eliminate headlight glare by the provision of opaque screening for head lights and placement of interior garage lighting to be directed into the structure and/or mounted on the interior side of columns so as to prevent glare from such lighting to be visible from the street or adjacent property. Light fixture details and location shall be included within the garage floor plan at the time of site plan application.
- (e) The facade of all parking levels shall be of a compatible material to that used throughout the development or adjacent structures and shall be designed to provide visual interest.
- (f) All openings must be screened with glass or decorative façade materials. Any openings shall be in a vertical proportion. Open horizontal bands along the façade of any parking structure are prohibited.
- (g) Exterior lighting of the screening materials on a parking structure façade may be required by the Planning Board in order to provide additional visual interest in terms of light and shadow and to further mask the interior lighting of the parking structure and headlight glare.
- (h) All pedestrian access points shall be provided at street level and designed to encourage street activity. Overhead or elevated pedestrian or vehicular connections are prohibited.
- (i) All parking spaces shall be 9 feet wide by 18 feet deep. Compact parking spaces (8x15) may be provided, up to fifty (50) percent of approved parking spaces.
- (j) Aisle widths shall conform to the following standards:
 - (i) 90- d e g r e e parking 22' wide two-way aisle
 - (ii) 60- d e g r e e parking 18' wide one-way aisle
 - (iii) 45- d e g r e e parking 15' wide one-way aisle
 - (iv) 30- d e g r e e parking 12' wide one-way aisle
- (k) All one-way aisles shall be clearly designated.
- (l) All automatic garage parking is exempt from the above space and aisle dimension requirements.
- (m) 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.

- (n) Surface parking lots (as an interim use) and all loading areas, shall provide a screen planting of dense evergreens along any street line and along all property lines except those instances where a building intervenes or where the proposed planting may interfere with sight triangles. Within the parking area, a minimum of three percent (3%) of the parking area shall be landscaped and maintained with shrubs no higher than three (3) feet and trees with branches no lower than six (6) so that the landscaping is dispersed throughout the parking area.
 - (o) The number and design of off-street loading spaces shall be demonstrated by an applicant according to an anticipated need. All freight loading activities are encouraged to be restricted to early morning and/or late evening hours. The design and number of off-street loading shall be regulated by the Jersey City Land Development Ordinance.
 - (p) Drop off areas may be required for uses generating organized pick-up and drop-off services such as, but not limited to, medical offices.
 - (q) All entry ways to off-street parking and loading structures shall incorporate decorative materials coordinated with the primary base façade on all surfaces twenty-five (25) feet deep into the structure to create an attractive view from the sidewalk and adjacent pedestrian areas.
 - (r) Parking and service access should not be located on the main traffic-oriented streets. A head-in/head-out design is required for all loading and parking facilities. For parking facilities with 30 spaces or less, driveway widths shall be a maximum of 12 feet. For all other parking facilities, driveway widths shall be a maximum of 18 feet.
 - (s) Direct new development to minimize pedestrian and traffic conflicts.
 - (t) All site plan application for parking structures should demonstrate the ability to provide for electric vehicle charging stations in the future.
- 5) Below grade parking is permitted to cover 100% of the lot and shall not be counted against permitted FAR.
- 6) 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, all parking stall and aisle widths and any other information deemed necessary to effectively evaluate the management plan. All parking management plans shall be subject to review and approval of the Division of Traffic Engineering, the Division of City Planning and the Planning Board. Valet parking schemes shall not be permitted to increase the total number of parked cars above the maximum number of permitted spaces.

F) OPEN SPACE DESIGN REQUIREMENTS

- 1) Where possible, new structures surrounding or enclosing open space should be designed and sited to allow the greatest penetration of sunlight onto open space areas throughout the year.
- 2) Open space shall provide visual and functional elements such as bicycle parking, benches, seating walls, drinking fountains, refuse containers and planters, and public fountains. Open space amenities shall include decorative material such as: stone pavers, brick pavers, asphalt pavers, stamped and tinted concrete, and decorative lighting and detailing.
- 3) Adequate lighting shall be provided to encourage active usage and a sense of security in the open space.
- 4) Open space shall be distributed so as to provide for maximum usability.
- 5) 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. Open space and plazas shall be designed at a human scale to invite and attract the public.
- 6) Open space shall be oriented to maximize views.
- 7) As a general guide, one (1) linear foot of seating for each linear foot of plaza perimeter shall be provided. Seating space may include planters, benches, fountains, etc.

G) LANDSCAPING AND LIGHTING REQUIREMENTS

- 1) Landscaping shall be required for any part of any parcel not used for buildings,

off-street parking, plaza areas or loading zones. The developer's plan shall include proposals for landscaping indicating the location, size and quantity of the various species to be used.

- 2) All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of 4 feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. Ground cover shall be used in place of mulch.
- 3) All new trees shall be of a species and gender so as to minimize fruit and pollen.
- 4) Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
- 5) Underground watering facilities shall be required for all landscaped areas. Hose bibs shall be provided immediately adjacent to planting areas abutting a building.
- 6) Street trees shall be planted along curb lines of streets in accordance with the Jersey City Forestry Standards.
- 7) Lighting within the site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent dark corners.
- 8) All lighting sources must be adequately shielded to avoid any off-site glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot candles.
- 9) All landscaping must be fully enclosed by curb or seating wall constructed of a masonry or metal material with a minimum of 6 inch in height. Landscaping shall be elevated to match the height of the curb or seating wall. Fencing is discouraged but may be set into the required curb.

H) GREEN BUILDING REQUIREMENTS

- 1) For new construction projects with more than 9,000 square feet of roof top area, 90% of all roof top area not used for recreation space, solar panels, elevator or stair housing or other areas necessary for mechanical equipment must be a "green roof".
- 2) All plumbing fixtures must demonstrate a 30% improvement over US EPA 1992

Energy Policy Act standards. All new toilets must be a dual-flush design and use an average of

1.28 gallons per flush or less and achieve the US EPA HET standard. All new shower heads and faucets must be equipped with aerators or other mechanisms to reduce water flow.

- 3) All new construction must demonstrate 15% improvement in energy efficiency of the building envelope and mechanical systems over ASHRAE 90.1 2007 or the most recently adopted energy standards by NJ Department of Energy.
- 4) All paints and carpets must be “low VOC” generally defined as having less than 60 grams per liter of volatile organic compounds.
- 5) All new installed appliances must be Energy Star rated. All light bulbs must be Energy Star rated, LED, or utilize other energy saving features such as dimmers, motion detectors, etc.
- 6) The recycling and reuse of grey water is encouraged when feasible.

I) BUILDING AMENITY REQUIREMENTS

- 1) All buildings with 4 or more units must provide a washer/dryer room in the building or a washer/dryer within each unit.
- 2) Buildings with over 50 units must include at least 2% of the units designed with 3 bedrooms or more.
- 3) A minimum of 20% of the lot area must be dedicated to useable recreation space by occupants, or plaza areas accessible by the public. This space may be placed in a rear yard or on a roof. Roof decks are encouraged and may be necessary to achieve this requirement.
- 4) Showers and other facilities necessary to support people biking to work is required in all office buildings and other major centers of employment greater than 100,000 square feet.

J) BUILDING MATERIALS REQUIREMENTS

- 1) Synthetic stucco materials such as EIFS is prohibited. Any stucco material used must be fine grained with a smooth finish to reflect a more stone like appearance and qualities of light reflection.
- 2) Concrete block may not be used as a decorative finish on any facade.

- 3) Exterior doors including emergency exits and utility access shall not be secured with a pad lock. All doors must include a built-in lock mechanism.
- 4) Brick facades are encouraged to utilize multi toned brick selections with at least 3 tones so as not to create a dull or flat brick facade.
- 5) Front cantilevered balconies may project no more than 12 inches from the facade where located within 45 feet from grade or on the base of any "tower on a base" building design (see Section IV: C). Above a step back, balconies may extend no more than the width of the step back.
- 6) Use of chain link fencing, razor wire, barbed wire, or other similar security devises is expressly prohibited. Chain linked fencing may be temporality utilized during construction only.
- 7) Security Gates: All front security gates shall be completely composed of the open mesh type, except for two feet at the bottom of the gate which may be solid. Storage boxes for all security gates shall be mounted on the interior of the building. Gate tracks shall be recessed into the glazing reveal and the gate housing shall be flush with the plane of the storefront. No storage box, tracks or mechanical devices related to the gates may project from the plane of the storefront.

(VIII) SIGNAGE REGULATIONS

A) Signage Approval Process

- 1) All temporary banner signs for marketing projects on site shall be considered as an interim use.
- 2) Minor Site Plan application with deviation must be submitted to the Planning board for all non-conforming sign proposals.
- 3) Any signage (except billboards) more than 45 feet above grade is not permitted in this Redevelopment Plan. All requests for this type of signage constitutes a minor site plan application with deviation.
- 4) Billboards or theater marquees are subject to minor site plan review.
- 5) During construction, one (1) temporary sign indicating: the name of the project or development, general contractor, subcontractor, financing institution and public entity officials (where applicable)

shall be permitted. The sign area shall not exceed forty (40) square feet.

B) Number and Size of Signage

- 1) The building address is required to be placed on either the main entry door, transom window, building, or awning flap at a maximum font height of 10 inches.
- 2) Corner lot development is encouraged to display the street names on the building facade or imprinted into the sidewalk.
- 3) Sign requirements along all Rights-of-Way where retail is mandatory (see *Map 4: Required Retail Use Map*):
 - (a) For retail, restaurants, bars, nightclubs, and other similar ground floor uses:
 - (i) Each use fronting on a public street may be permitted one (1) exterior sign per store front bay on each street frontage.
 - (ii) Maximum sign height shall be 32 inches.
 - (b) All other uses:
 - (i) Each such use fronting on a public street may be permitted one (1) exterior sign per entryway per street frontage. Buildings with multiple uses shall have no more than one (1) sign per use.
 - (ii) In no case shall a sign on any structure exceed 20 square feet.
- 4) Sign requirements along all Rights-of-Way where retail is not required (see *Map 4: Required Retail Use Map*):
 - (a) For retail, restaurants, bars, nightclubs, and other similar storefront uses:
 - (i) Each such use fronting on a public street may be permitted one (1) exterior sign per store front bay on each street frontage.
 - (ii) Maximum sign height shall be 18 inches.
 - (b) All other uses:
 - (i) Each such use fronting on a public street may be permitted one (1) exterior sign per entryway per street frontage. Buildings with multiple uses shall have not more than one (1) sign per use.
 - (ii) The total exterior sign area shall not exceed the equivalent of two (2) percent of the first story portion of the wall to which it is attached. In no case shall a sign on any structure exceed 8 square feet.

- 5) Signage along Kennedy Boulevard between Tonnele Avenue and Van Reipen Avenue may exceed size and placement limitations by design waiver request to the Planning Board as part of a minor site plan application.

C) Sign Design Requirements

- 1) All signs shall be attached to the first-floor level of the building only, although blade signs may be attached to the first or second floor façade.
- 2) All wall signs shall be flush mounted;
- 3) All blade signs shall project no more than 30 inches from the facade and the bottom of the sign must be a minimum of 9 feet above the sidewalk.
- 4) Window signs (other than lettering and logos as specifically permitted) shall be prohibited. Lettering or logos shall be limited to decorative metal leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / storefront and shall cover no more than twenty (20%) of the window area.
- 5) Permitted signage material includes:
 - (a) Painted wood.
 - (b) Painted metals including aluminum and steel.
 - (c) Brushed finished aluminum, stainless steel, brass, copper, or bronze.
 - (d) Carved wood or wood substitute.
 - (e) Channel letters.
- 6) Permitted lettering material includes:
 - (a) Lettering forms applied to the surface of the sign.
 - (b) Single colored lettering forms applied to the surface of the sign.
 - (c) Metallic solid body letters with or without returns.
 - (d) Painted acrylic or metal letter.
 - (e) Vinyl lettering attached permanently to a wood, wood substitute or metal signboard.
- 7) Signs may be lit from backlit halo, and up-lights.
- 8) Storefront windows shall not be blocked by any interior display case or other form of barrier. Pedestrians on the street shall have the ability to see into the shop and view the activity within.
- 9) Signs may include the name of the store only. Building address, phone number, operating hours and other additional information may be stenciled on the door.

D) Parking Garage Signage

- 1) One (1) sign shall be provided per entrance to garages indicating the parking facility by the international parking symbol and direction arrow. The sign area shall not exceed twenty (20) square feet. If applicable, one (1) sign per entrance may be allowed indicating parking rates, not to exceed eight (8) square feet.
- 2) Portable signs are not permitted for parking garages.

E) Billboard Requirements

- 1) Billboards are only permitted within a 400-foot radius of the intersection of the center lines of Kennedy Boulevard and Bergen Avenue.
- 2) Billboards are permitted only on building rooftops greater than 30 feet above grade. Billboards may also be permitted on a building facade only at the discretion of the Planning Board and only for the purpose of screening a blank wall or parking structures and within the 400-foot radius described above.
- 3) All billboards are required to be coplanar, (placed in the same plane) with the building facade.
- 4) Billboards may not exceed 20 feet in height and are required to be the same width as the portion of the facade it is built coplanar to.
- 5) All support structures shall be screened from view from all public rights-of-way by the face of the billboard.

F) Prohibited Signs

- 1) Freestanding signs, except for those indicating direction, transportation, circulation and parking are prohibited.
- 2) Portable advertising signs not associated with use within 10 feet are strictly prohibited.
- 3) Product advertising signage of any kind.
- 4) Signage attached to parking meters, light poles, benches, or other street furniture.
- 5) Monument signs
- 6) Internally or externally illuminated box signs
- 7) Flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle
- 8) Window signs, posters, plastic or paper that appear to be attached to the window.

9) Pole signs.

10) Waterfall style or plastic awnings.

G) Exceptions

- 1) None of the standards contained within Section VIII Signage Regulations shall be applicable to any lot in Zone 5 located west of Kennedy Boulevard, an area also known as India Square.

(IX) REQUIRED LAND USE REGULATIONS

A) Retail and/or other permitted active storefront type uses, which activate the adjacent sidewalk, are required along all public rights-of-way where indicated on *Map 4: Required Retail Use Map*. Active storefront type uses include, but not limited to, retail, storefronts, building lobbies, art galleries, bars and restaurants.

- 1) Minimum depth of retail use shall be twenty-five (25) feet.
- 2) No more than fifteen (15) percent and no more than twenty (20) consecutive linear feet may be dedicated to other uses such as meter rooms, blank walls, emergency exits, etc.
- 3) Ground floor residential is only permitted if necessary to meet the requirements of the Americans with Disabilities Act, there is no elevator access, and provided the following conditions are met:
 - (i) Must be situated behind the retail use.
 - (ii) The building must maintain a minimum of 600 square feet of retail space at grade level and at the front of the building.
 - (iii) The building must incorporate a cellar not less than 600 square feet or 50% of the building's footprint, whichever is greater, to provide storage space for the retail use and for the location of trash rooms, mechanical rooms, meters or other infrastructure needs of the building so as to maximize available retail space at the ground floor level. Additional space may be allocated to residential tenants.

(X) SPECIFIC LAND USE REGULATIONS

A) ZONE 1: CORE

The purpose of this zone is to provide for high-density, high-rise construction on parcels immediately adjacent to the Journal Square Transportation Center. As the center of the Journal Square plan with the greatest access to both heavy rail and bus transportation systems, this block has the greatest potential to provide housing, office space, and other uses in a transit-oriented manner.

1) Permitted Principal Uses:

- (a) Mid and High-rise Residential: no residential units permitted on the ground floor.
- (b) Retail Sales of Goods and Services/Financial Services.
- (c) Office: Permitted everywhere except ground floor.
- (d) Art galleries
- (e) Live/Work units and home occupations: except on the ground floor.
- (f) Restaurants, category one and two.
- (g) Hotels/Bed and Breakfast.
- (h) Theaters.
- (i) Child/Adult Day Care Centers: except on the ground floor.
- (j) Night Clubs/Bars.
- (k) Schools.
- (l) Community Centers. (m) Museums.
- (n) Government uses.
- (o) Billboards: as per billboard requirements in Section VII: E above.
- (p) Any combination of the above

2) Accessory Uses

- (a) Structured parking and loading
- (b) Fences and seating walls
- (c) Landscape features
- (d) Improved Open Space
- (e) Signs
- (f) Rooftop Recreation

(g) Sidewalk Cafe: where sidewalk width permits.

3) Prohibited Uses

(a) Surface parking as a principal or accessory use.

(b) Drive-through facilities pertaining to restaurants, banks, pharmacies, and other drive through uses

(c) Gas stations, service stations, auto repair, auto body shops, and other automobile related uses (not including car share programs).

4) Lot Size and Dimension Requirements

(a) All existing lots at the time of adoption of this plan are conforming lots.

(b) Subdivisions must conform to the following minimum standards:

(i) Minimum lot area: 10,000 square feet.

(ii) Minimum lot width: 100 feet.

(iii) Minimum Lot Depth: 100 feet.

(iv) Shape Factor Maximum: 28

5) Maximum Floor Area Ratio (FAR)Standards

(a) The permitted Floor Area Ratio (FAR) for any new development shall be regulated according to the following table:

LOT SIZE (Square Feet)		Maximum Permitted FAR (residential primary use)	Maximum Permitted FAR (office primary use)
From	To		
0	5,999	4	4
6,000	19,999	8	6
20,000	29,999	16	8
30,000	59,999	20	12
60,000	And up	25	16

Table 7

(b) The Floor Area Ratios in Table 7 above are inclusive of all built structures at or above grade including, but not limited to parking decks, lobbies, hallways, building core, common areas, etc.

(c) Buildings over 210 feet must comply with "tower on a base" design requirements in Section VII: D.

6) Minimum Building Height Requirement

(a) The minimum height for any new building shall be sixty-five (65) feet.

- 7) Yard Requirements
 - (a) Front Yard Requirements:
 - (i) Front yard setback shall be sufficient to provide the minimum sidewalk width indicated in *Map 5: Required Sidewalk Width Map*, measured from the ground floor building facade to the existing curb-line at the time of adoption. Example: If the existing sidewalk width is 10 feet, and the required sidewalk is 20 feet, then the required front yard setback shall be 10 feet.
 - (b) Side Yard Requirements:
 - (i) Side yards are not permitted within 10 feet of a right-of-way except where required by fire or building code to accommodate adjacent windows or as per the “Tower on a Base” requirements in Section IV: C.
 - (c) Rear Yard Requirements:
 - (i) No rear yard is required.
- 8) Sidewalk and streetscape elements shall complement the established design, color, materials and street furniture of the Journal Square Streetscape improvements.
- 9) Any project on Block 9501, Lot 23, shall provide ground floor retail frontage along Concourse East, and shall provide the west side of the pedestrian walkway on Lot 22 an active frontage or retail to create a quality pedestrian access to Concourse East from Sip Avenue, excepting areas necessary for loading and unloading.
- 10) Improvement shall be provided to Concourse East to insure a seamless connection between the projects and usable shared sidewalk.
- 11) It is required that Pavonia Avenue be widened by approximately ten feet (10') on the South side, in-line with a previous street widening in front on the Journal Square Transportation Center. The required setback along Pavonia Avenue therefore must be sufficient to accommodate this street widening as well as the required sidewalk width of twenty (20') feet, totaling an approximate thirty (30) foot setback from the existing curb line along this section of Pavonia Avenue. The land necessary for this right-of-way improvement shall be dedicated to the City. All setback and step back requirements shall be measured from the new property lines created.

12) A maximization of lot coverage and FAR is being permitted as a component of this zone due to its proximity to the Journal Square PATH station. At grade open space is not required on site, but instead must be provided as improvements to the Magnolia Ave kiss-and-ride drop off area as described in section VI) E above by any development adjacent to Magnolia Avenue for a length greater than 200 linear feet. Any developer that triggers this provision shall fund, improve, and maintain this new plaza entry way for the Journal Square Transportation Center. Any development application for building under this provision shall include the site plan development improvements for the plaza as part of the same application. Construction of the plaza shall be completed simultaneously with the principal building.

B) ZONE 2: AIR-RIGHTS

1) The sole permitted use in this zone is for transportation uses. It is desirable in the future to deck over the existing rail tracks and develop the air rights above for a variety of uses, including office, commercial and residential uses, and to incorporate public open space to create landscaped pedestrian plazas that form a continuous link from the Journal Square PATH station to the surrounding neighborhoods from Baldwin Avenue to Garrison Avenue. Recommended pedestrian corridors are shown on *Map 5: Required Sidewalk Width* and *Map 6: Circulation*. Building heights, forms, and permitted uses are to be determined as a future amendment to this redevelopment plan.

C) ZONE 3: COMMERCIAL CENTER

The purpose of this zone is to provide for an active and intensive use of parcels surrounding the Journal Square Transportation Center. With close proximity and short walking distances to heavy rail and bus transit systems, this zone complements the established commercial center of Jersey City.

1) Permitted Uses:

- (a) Residential: permitted everywhere except on the ground floor of buildings greater than 65 feet in height.
- (b) Retail Sales of Goods and Services/Financial Services.
- (c) Offices: permitted everywhere except on the ground floor of buildings greater

than 65 feet in height.

- (d) Houses of worship: Permitted everywhere except on the ground floor of buildings
- (e) Art galleries.
- (f) Live/Work units and home occupations: except on the ground floor of buildings greater than 65 feet in height.
- (g) Restaurants: category one and two.
- (h) Structured Parking: provided the design standards of Section IV: D above are met. Structured Parking is not permitted at any street corner location.
- (i) Hotels/Bed and Breakfast.
- (j) Medical Offices
- (k) Child and Adult Day Care Centers.
- (l) Theatres/Night Clubs/Bars. (m) Schools
- (n) Museum
- (o) Government uses.
- (p) Billboards: as per billboard requirements in Section VII: E above.
- (q) Any combination of the above.

2) Accessory Uses

- (a) Fences and seating walls.
- (b) Landscape features.
- (c) Improved Open Space.
- (d) Signs.
- (e) Rooftop Recreation.
- (f) Sidewalk Cafe: where sidewalk width permits.

3) Prohibited Uses

- (a) Surface parking as a principal or accessory use.
- (b) Drive-throughs pertaining to restaurants, banks, pharmacies, and other drive through uses.
- (c) Gas stations, service stations, auto repair, auto body shops, and other automobile related uses (not including car share programs).

4) Lot Size and Dimension Requirements

- (a) All existing lots at the time of adoption of this plan are conforming lots.
- (b) Subdivisions must conform to the following minimum standards:

(i) Minimum lot area: 7500 square feet.

(ii) Minimum lot width: 75 feet.

(iii) Minimum Lot Depth: 100 feet.

(iv) Shape Factor Maximum: 28

5) Density and Height Requirements

(a) Density is not regulated by floor area ratio or units per acre in this zone.

Instead, a "building envelope" is defined, depending on the size and shape of the site. Minimum room and unit sizes are regulated by building code.

6) Maximum and minimum building height shall be calculated based on the lot size according to the following table provided the required standards in the table are met:

Approximate Lot Dimension	Lot Area up to: (square feet)	Maximum Building Height (stories)/(feet)
	0 to 2499	3 / 34'
25x100	2500 to 4999	5 / 54'
50x100	5000 to 7499	8 / 85'
75x100	7500 to 9999	10 / 105'
100x100	10,000 to 12,499	18 / 195'
125x100	12,500 and up	25 / 265'

Table 8

7) Building Step backs: To provide light and air to adjacent lots, buildings taller than 4 stories must provide a "step back" from the property line at the following intervals:

Story Level	Front Step back	Side Step back	Rear Step back
1	none	none	none
2 to 5	none	none	15'
6 to 10	none	none	20'
11 to 18	10'	15'	30'
19 and up	See Tower on a Base Section VII: D		

Table 9

8) Yard Requirements

(a) Front Yard Requirements:

(i) Front yard setback shall be sufficient to provide the minimum sidewalk width indicated in *Map 5: Required Sidewalk Width Map*, measured from the ground floor building facade to the existing curb-line at the time of adoption. Example: If the existing sidewalk width is 10 feet, and the required sidewalk is 20 feet, then the required front yard setback shall be 10 feet.

(ii) Up to 30% of a building façade may be set back up to an additional 10 feet to accommodate outdoor seating areas or public space, but not for front yard car parking and must be designed to be impractical for such use.

(b) Side Yard Requirements:

(i) Side yards are not permitted within 10 feet of a right-of-way except where required by fire or building code to accommodate adjacent windows or as per the "Tower on a Base" requirements in Section IV: C.

(c) Rear Yard Requirements:

(i) No rear yard is required, however a building step back above the ground floor is required as per Table 9 above.

(ii) For through lots with a lot depth of 170 feet or more, a 50 foot "rear yard" is required at grade or above the first floor, and centered in the middle of the block.

9) Corner Lot Bonus: Corner lots at selected locations within Zone 3 are permitted a height bonus of up to four (4) additional floors and sixty (60) additional feet to encourage larger buildings and additional commercial uses at street corners as indicated in Map 3: Corner Lot Bonus Map. To qualify for the bonus height, corner lots must have a minimum lot size of 5,000 square feet and be no greater than 50,000 square feet in area, as well as provide the minimum sidewalk width indicated in Map 5: Sidewalk Width Map, or a minimum of 12 feet, whichever is greater. The additional floors may only be used for non-residential commercial uses, as defined below, and each floor may have up to a 15' floor to ceiling heights. The permitted commercial uses within these corner lot bonus floors are:

- (a) Offices
- (b) Medical offices
- (c) Professional office
- (d) Retail sales of goods and services
- (e) Education uses
- (f) Art galleries
- (g) Government uses
- (h) Child and adult day care centers
- (i) Theatres
- (j) Hotel uses
- (k) Parking
- (l) Restaurants, categories one and two
- (m) Nightclubs/bars

The structure must include a separate dedicated lobby, stair, and ADA elevator access from the ground level to the bonus floor(s). Any dedicated lobby may be shared with any uses permitted within the development pursuant to the Office Space Bonus.

One (1) parking space shall be required for every one thousand (1,000) square feet of commercial space created by utilizing the Corner D Bonus provision. Parking provided through this provision may be public and or private at the discretion of the property owner.

D) ZONE 4: NEIGHBORHOOD MIXED USE

The purpose of this zone is to provide for new housing, office space, and other uses on parcels within a 10 minute walk of the Journal Square Transportation Center. This zone continues the existing pattern of mixed land uses and building types while providing for increased height limits on corner lots.

1) Permitted Uses:

- (a) Residential: permitted everywhere except as restricted on the ground floor of buildings utilizing a corner height bonus depicted on *Map 3: Corner Lot Bonus Map*.
- (b) Retail Sales of Goods and Services/Financial Services.
- (c) Offices.

- (d) Art galleries.
- (e) Live/Work units and home occupations.
- (f) Restaurants: category one and two.
- (g) Structured Parking: provided the design standards of Section IV: D above are met. Structured Parking is not permitted at any street corner location.
- (h) Hotels/Bed and Breakfast.
- (i) Medical Offices.
- (j) Child and Adult Day Care Centers.
- (k) Theatres/Night Clubs/Bars: on corner lots, provided no more than 60 decibels is measurable outside the establishment. Night clubs and bars are limited to 5000 square feet.
- (l) Houses of worship. (m)Museum.
- (n) Schools.
- (o) Community Centers.
- (p) Government uses.
- (q) Any combination of the above.

2) Accessory Uses

- (a) Structured and surface parking and loading.
- (b) Fences and seating walls.
- (c) Landscape features.
- (d) Improved Open Space.
- (e) Signs.
- (f) Rooftop Recreation.
- (g) Sidewalk Cafe: where sidewalk width permits.

3) Prohibited Uses

- (a) Surface parking as a principal use.
- (b) Drive-throughs pertaining to restaurants, banks, pharmacies, and other drive through uses.
- (c) Gas stations, service stations, auto repair, auto body shops, and other automobile related uses (not including car share programs).
- (d) Billboards.

4) Lot Size and Dimension Requirements

- (a) All existing lots at the time of adoption of this plan are conforming lots.

(b) Subdivisions must conform to the following minimum standards:

(i) Minimum lot area: 7500 square feet.

(ii) Minimum lot width: 75 feet.

(iii) Minimum Lot Depth: 100 feet.

(iv) Shape Factor Maximum: 28

5) Density and Height Requirements

(a) Density is not regulated by floor area ratio or units per acre in this zone.

Instead, a "building envelope" is defined, depending on the size and shape of the site. Minimum room and unit sizes are regulated by building code.

(b) Maximum and minimum building height shall be calculated based on the lot size according to the following table provided the required standards in the table are met:

Approximate Lot Dimension	Lot Area up to: (Square feet)	Minimum Building Height (stories)/(feet)	Maximum Building Height (stories)/(feet)	Maximum Building Height with Bonus "C" (stories)/(feet)	Maximum Building Height with Bonus "B" (stories)/(feet)	Maximum Building Height with Bonus "A" (stories)/(feet)
	0 to 2499	2 / 22'	3 / 34'			
25x100	2500 to 4999	2 / 22'	4 / 44'	5 / 54'	5 / 54'	5 / 54'
50x100	5000 to 7499	3 / 32'	5 / 54'	6 / 64'	6 / 64'	8 / 85'
75x100	7500 to 9500	4 / 42'	6 / 64'	6 / 64'	8 / 85'	8 / 85'
95x100	9501 and up	5 / 52'	6 / 64'	6 / 64'	8 / 85'	12 / 130'

Table 10

(c) Corner Lot Bonus: Corner lots at selected locations are permitted a height bonus to encourage larger buildings at street corners as indicated in *Map 3: Corner Lot Bonus Map*. To qualify for the bonus height, corner lots must have the minimum lot size indicated in Table 10 for each bonus as well as the minimum sidewalk width indicated in *Map 5: Sidewalk Width Map*, or a minimum of 12 feet; whichever is greater. Corner Bonus projects are not required to match adjacent front yard setbacks in section 6 below, but instead must provide a front yard setback from the existing curb-line at the time of adoption sufficient to meet the minimum sidewalk width as per the *Map 5: Sidewalk Width Map*, or a minimum of 12 feet, whichever is greater. Projects must also comply with the minimum floor-to-ceiling height requirements and required building step backs. Buildings of 8 stories and greater must provide ground floor commercial uses in all ground floor

areas not utilized for parking, storage or building utilities; and must measure a minimum depth of 30 feet from all street lines. Ground floor residential is only permitted at the rear of a building where a minimum of 5000 square feet of retail is provided. The Corner Lot Bonus is applicable to a maximum lot area of 20,000 square feet. All floor levels above the height of adjacent buildings shall be set back from the property line 5 feet or more to provide windows.

1. Any development of the Property (Block 9405, Lots 11 and 12) above the maximum permitted stories under the "B" Bonus Corner provisions of eight (8) stories shall require that 20% of the residential units above the eighth floor (on the ninth floor and up) shall be required to be deed restricted as moderate affordable housing units (up to 80% of area median income - "AMI") for a period of 30 years. The applicant/developer shall enter into a developer's agreement with the City of Jersey City to memorialize same as part of any development approval for the Property (Block 9405, Lots 11 and 12).
 2. The development shall also include improvements and restorations to the Brett Triangle Park ("Park") that is located in the immediate vicinity of the Property (Block 9405, Lots 11 and 12). The improvements/restoration of the Park shall be made in conjunction with the development. The improvements/restoration of the Park are required to be approved as part of the site plan approval for the Property (Block 9405, Lots 11 and 12) and will be a condition of approval. The Park improvements/restoration will be required to be completed prior to the issuance of a final certificate of occupancy.
- (d) Whole block development provision: where an entire block measuring greater than 30,000 square feet (not including any property in Zone 6) is consolidated, bounded only by rights-of-way, the development standards for Zone 3 may be applied provided that:
- (i) A 20-foot sidewalk is provided around the entire circumference of the block.
 - (ii) Tower step backs of 12 feet are accommodated set back from the

base facade.

(iii) Parking is not permitted to front along any right-of-way at grade level. All parking uses must be screened from view through the use of wrap units. Any non-parking permitted use must occupy the first floor along all rights-of-way to a depth of a minimum of 25 feet. Parking may only be exposed on or above the second story.

(iv) Properties in Zone 6 must be excluded from any site plan under this provision.

(v) No buildings may be placed in the right-of-way preservation area as indicated on

Map 6: Circulation. All preservation areas must be designed as publicly accessible plaza.

6) Yard Requirements:

(a) Front Yard Requirements:

(i) Front yard setback shall match the setback of the "Primary Building Façade" (see Article I of the Land Development Ordinance for definition of Primary Building Façade) on either side of the subject parcel, provided that the building setback to be matched shall be closest to the predominant (most frequently occurring) setback on the block front. Where sidewalk widths are less than 8 feet, the front yard setback requirement must be the minimum of 8 feet from front facade at the ground floor to the curb.

(ii) Up to 30% of a building façade may be set back up to an additional 10 feet to accommodate stoops, outdoor seating areas or public space, but not for front yard car parking and must be designed to be impractical for such use.

(iii) If the adjacent front yard setbacks are greater than 10 feet, and the project site has 60 feet or more of frontage on a right-of-way, then the building may limit the front yard setback requirement to 10 feet.

(iv) Where retail is required as indicated in *Map 4: Required Retail Use Map*, the front yard setback shall be from the existing curb-line at the time of adoption sufficient to provide the minimum sidewalk width as depicted in *Map 5: Required Sidewalk Width Map*, measured from the

ground floor building facade to curb. Example: If the existing sidewalk width is 10 feet, and the required sidewalk is 20 feet, then the front yard setback shall be 10 feet.

(b) Side Yard Requirements:

- (i) Where the adjacent building is less than four stories, the minimum side yard setback shall be 3 feet to match an adjacent 2-foot yard, 2 feet to match an adjacent 3-foot yard, or the required minimum to meet fire and building code to accommodate windows.
- (ii) Where a ground floor retail use is mandatory (see *Map 4: Required Retail Use Map*), side yards are not permitted within 10 feet of a right-of-way except where required by fire or building code to accommodate adjacent windows.
- (iii) Where the adjacent building is greater than 4 stories, or where the adjacent building is built on the lot line, side yards are not permitted within 10 feet of a right-of-way except where required by fire or building code to accommodate adjacent windows.

(c) Rear Yard requirements:

- (i) Ground floor level may extend to 100% of the lot.
- (ii) All floor levels above the ground floor shall be set back from the rear yard lot line by a minimum of 30% of the lot depth or 30 feet, whichever is smaller.
- (iii) All floor levels above the ground floor where parking is provided shall be set back from the rear yard lot line by a minimum of 5% of the lot depth or 5 feet, whichever is less.
- (iv) For through lots, the ground floor level may cover 100% of the lot with no yards provided.

E) ZONE 4A: COMMUNITY MULTI-FAMILY LOW RISE

This zone continues the existing pattern of mixed land uses and building types while providing for increased height limits on corner lots.

1) Permitted Uses:

(a) Residential: permitted everywhere except as restricted on the ground floor of buildings utilizing a corner height bonus depicted on *Map 3: Corner Lot Bonus Map*

(b) Where retail is indicated on Map 4: Required Retail Use Map as required or optional, all uses permitted in Zone 4 shall be permitted on the ground floor. These uses shall also be permitted on the ground floor of lots eligible for the Corner Lot Bonus as indicated on Map 3: Corner Lot Bonus Map.

2) Lot Size and Dimension Requirements:

(a) All existing lots at the time of adoption of this plan are conforming lots

(b) Subdivisions must conform to the following standards:

(i) Minimum Lot Area: 2500 sq ft

(ii) Minimum Lot Width: 25ft

(iii) Minimum Lot Depth: 100ft

3) Density and Height Requirements

(a) Density is not regulated by floor area ratio or units per acre in this zone. Instead, a "building envelope" is defined, depending on the size and shape of the site. Minimum room and unit sizes are regulated by building code.

(b) In no instance shall a building be greater than the width of the street right of way. In the case of corner lots, the front lot line shall be the street line with the lesser frontage. In the case of through lots, both lot lines shall be treated as front line, however, the height for each frontage shall be determined by the width of the street right of way it fronts on indicated in *Map 8 ROW Width Map*.

(c) Corner Lot Bonus: Corner lots at selected locations are permitted a height bonus to encourage larger buildings at street corners as indicated in *Map 3: Corner Lot Bonus Map*. To qualify for the bonus height, corner lots must

have the minimum lot size indicated in Table 11 for each bonus as well as the minimum sidewalk width indicated in *Map 5: Sidewalk Width Map*, or a minimum of 12 feet; whichever is greater. Corner Bonus projects are not required to match adjacent front yard setbacks in section 4 below, but instead must provide a front yard setback from the existing curb-line at the time of adoption sufficient to meet the minimum sidewalk width as per the *Map 5: Sidewalk Width Map*, or a minimum of 12 feet, whichever is greater. Projects must also comply with the minimum floor-to-ceiling height requirements and required building step backs. Buildings of 8 stories and greater must provide ground floor commercial uses in all ground floor areas not utilized for parking, storage or building utilities; and must measure a minimum depth of 30 feet from all street lines. Ground floor residential is only permitted at the rear of a building where a minimum of 5,000 square feet of retail is provided. The Corner Lot Bonus is applicable to a maximum lot area of 20,000 square feet. All floor levels above the height of adjacent buildings shall be set back from the property line 5 feet or more to provide windows.

- (d) Maximum and minimum building height for corner bonuses shall be calculated based on the lot size according to the following table provided the required standards in the table are met:

Approximate Lot Dimension	Lot Area up to: (square feet)	Maximum Building Height with Bonus "C" (stories)/(feet)	Maximum Building Height with Bonus "B" (stories)/(feet)	Maximum Building Height with Bonus "A" (stories)/(feet)
50x100	5000 to 7499	6 / 64'	6 / 64'	8 / 85'
75x100	7500 to 9500	6 / 64'	8 / 85'	8 / 85'
95x100	9501 and up	6 / 64'	8 / 85'	12 / 130'

Table 11

4) Yard and Step back Requirements:

(a) Front Yard Requirements:

- (i) Front yard setback shall match the setback of the "Primary Building Façade" (see Article I of the Land Development Ordinance for definition of Primary Building Façade) on either side of the subject parcel, provided that

the building setback to be matched shall be closest to the predominant (most frequently occurring) setback on the block front. Where sidewalk widths are less than 8 feet, the front yard setback requirement must be a minimum of 8 feet from front facade at the ground floor to the curb.

(b) Side Yard Requirements:

- (i) Where the adjacent building is less than four stories, the minimum side yard setback shall be 3 feet to match an adjacent 2 foot yard, 2 feet to match an adjacent 3 foot yard, or the required minimum to meet fire and building code to accommodate windows.

(c) Rear Yard Requirements:

- (i) Minimum of 30% lot depth or 30 ft., whichever is less.
- (ii) For through lots, the ground floor may cover 100% of the lot with no yards provided.

F) ZONE 5: COMMERCIAL MAIN STREET

The purpose of this zone is to continue the existing pattern of main street type commercial

buildings along Newark Avenue while providing for efficient modern new construction and increased density on corner lots.

1) Permitted Uses:

- (a) Residential: permitted everywhere except on the ground floor.
- (b) Retail Sales of Goods and Services/Financial Services.
- (c) Offices.
- (d) Art galleries.
- (e) Live/Work units and home occupations: permitted everywhere except on the ground floor.
- (f) Restaurants: category one and two.
- (g) Structured Parking: provided the design standards of Section IV: D above are met. Structured Parking is not permitted at any street corner location.
- (h) Hotels/Bed and Breakfast.
- (i) Medical Offices.
- (j) Child and Adult Day Care Centers.
- (k) Night Clubs/Bars: on corner lots, provided no more than 60 decibels is measurable outside the establishment.

- (l) Museum.
- (m) House of worship: permitted west of JFK Blvd. only.
- (n) Any combination of the above.

2) Accessory Uses

- (a) Structured parking and loading.
- (b) Fences and seating walls.
- (c) Landscape features.
- (d) Improved Open Space.
- (e) Signs.
- (f) Rooftop Recreation.
- (g) Sidewalk Cafe: where sidewalk width permits.

3) Prohibited Uses

- (a) Surface parking as a principal or accessory use.
- (b) Drive-throughs pertaining to restaurants, banks, pharmacies, and other drive-through uses.
- (c) Gas stations, service stations, auto repair, auto body shops, and other automobile related uses (not including car share programs).
- (d) Billboards.

4) Lot Size and Dimension Requirements

- (a) All existing lots at the time of adoption of this plan are conforming lots.
- (b) Subdivisions must conform to the following minimum standards:
 - (i) Minimum lot area: 2500 square feet.
 - (ii) Minimum lot width: 25 feet.
 - (iii) Minimum Lot Depth: 100 feet.
 - (iv) Shape Factor Maximum: 28

5) Density and Height Requirements

- (a) Density is not regulated by floor area ratio or units per acre in this zone. Instead, a "building envelope" is defined, depending on the size and shape of the site. Minimum room and unit sizes are regulated by building code.
- (b) Corner Lot Bonus: Corner lots at selected locations are permitted a height bonus to encourage larger buildings at street corners as

indicated in *Map 3: Corner Lot Bonus Map*. To qualify for the additional height, corner lots must have the minimum lot size indicated in Table 12 for each bonus as well as the minimum sidewalk width indicated in *Map 5: Required Sidewalk Width Map*, or a minimum width of 14 feet; whichever is greater.

Corner Bonus projects are not required to match adjacent front yard setbacks in Section 5 below, but instead provide a front yard setback from the existing curb-line at the time of adoption sufficient to meet the minimum sidewalk width, or a minimum width of 14 feet; whichever is greater. Projects must also comply with the minimum floor-to-ceiling height requirements and required building step backs. The Corner Lot Bonus is applicable to a maximum lot area of 20,000 square feet. All floor levels above the height of adjacent buildings shall be set back from the property line 5 feet or more to provide windows.

- (c) Maximum and minimum building height shall be calculated based on the lot size according to the following table provided the required standards in the table are met:

Approximate Lot Dimension	Lot Area up to: (square feet)	Minimum Building Height (stories)/(feet)	Maximum Building Height (stories)/(feet)	Maximum Building Height with Bonus "C" (stories)/(feet)	Maximum Building Height with Bonus "B" (stories)/(feet)	Maximum Building Height with Bonus "A" (stories)/(feet)
	0 to 2499	3 / 32'	3 / 34'			
25x100	2500 to 4999	3 / 32'	4 / 44'	5 / 54'	5 / 54'	5 / 54'
50x100	5000 to 7499	3 / 32'	5 / 54'	6 / 64'	6 / 64'	6 / 64'
75x100	7500 to 9500	4 / 42'	6 / 64'	6 / 64'	8 / 85'	8 / 85'
95x100	9501 and up	5 / 52'	6 / 64'	6 / 64'	8 / 85'	12 / 130'

Table 12

6) Yard and Step back Requirements:

(a) Front Yard Requirements:

- (i) The front yard setback shall be sufficient to provide the minimum sidewalk width as indicated in *Map 5: Required Sidewalk Width Map*,

measured from the ground floor building facade to the existing curb-line at the time of adoption. Example: If the existing sidewalk width is 10 feet, and the required sidewalk is 20 feet, then the front yard setback shall be 10 feet.

(ii) Up to 30% of a building façade may be set back up to an additional 10 feet to accommodate outdoor seating areas or public space, but not for front yard car parking and must be designed to be impractical for such use.

(b) Side Yard Requirements:

(i) Side yards are not permitted within 10 feet of a right-of-way except where required by fire or building code to accommodate adjacent windows.

(c) Rear Yard requirements:

(i) Ground floor level may extend to 100% of the lot.

(ii) All floor levels above the ground floor up to 5 levels shall be set back from the rear yard lot line a minimum of 15% of the lot depth or 15 feet, whichever is less.

(iii) All floor levels above the 5th floor shall be set back from the rear yard lot line a minimum of 20% of the lot depth or 20 feet, whichever is less.

(iv) All floor levels above the 8th floor shall be set back from the rear yard line a minimum of 25% or 20 feet, whichever is less.

(v) All floor levels above the ground floor where parking is provided shall be set back from the rear yard lot line by a minimum of 5% of the lot depth or 5 feet, whichever is less.

(vi) For through lots, the ground floor level may cover 100% of the lot with no yards provided.

G) ZONE 6: PRESERVATION

Situated with the original palisaded town of Bergen to the south, and Newark Avenue and Five Corners to the north; the Journal Square 2060 Redevelopment Plan Area has been the site of architectural endeavors for some 350 years. Although many early buildings have been razed in the development of the area, much remains to give us an idea of the area's development: socially, economically, architecturally, historically and culturally. Many resources remain that are locally significant and that still possess integrity of location, design, setting, materials, workmanship, feeling, and association. These buildings and streetscapes give the area a unique sense of place different not

experienced elsewhere in the city.

During prior waves of development in the twentieth century, when the area's landscape changed from that of a suburban small town to the city's Central Business District, important buildings were demolished, altered, or moved. Development, especially in the first half of the twentieth century, was sometimes undertaken without examination and appreciation of past cultural and architectural development. This plan seeks to preserve important resources which help to define the unique character of the Journal Square area. This Zone shall preserve a wide variety of buildings characteristic of the area's varied development encompassing the seventeenth century Newkirk / Summit House, the eighteenth and nineteenth century Apple Tree House, Victorian brick townhouse rows, a Classical Revival Terrace on East Street, late 19th century mixed use developments and large early 20th century apartment buildings as well as churches, theatres and office buildings.

The properties that have been selected for Zone 6: Preservation have, paraphrasing the National Register Criteria for Evaluation:

- A. Been associated with events that have made significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history. To respect the special character that the Journal Square area has acquired and retained over the past three and one half centuries, the buildings included in this Preservation Zone shall be rehabilitated in accordance with the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties* so that future generations can be delighted by the history and architecture of the Journal Square Neighborhood.

1) Permitted Uses:

- (a) All uses at their existing location at the time of adoption of this Plan are permitted.

- (b) Residential above the ground floor
- (c) Retail sales of goods and services/Financial services
- (d) Offices
- (e) Art Galleries
- (f) Live/work units and home occupations
- (g) Restaurants: Category one and two
- (h) Hotels/Bed and breakfast
- (i) Child and Adult Day Care Centers
- (j) Theaters
- (k) Nightclubs
- (l) Bars
- (m) Schools
- (n) Community Centers
- (o) Government Uses
- (p) Any combination of the above

2) Lot Size and Dimension Requirements

- (a) All existing lots at the time of adoption of this plan are conforming lots.
- (b) Subdivision is not permitted.

3) Height and Bulk Requirements

- (a) The existing building height, floor area, established setbacks and the exterior building envelope as of the adoption of this Plan shall constitute the development standards of each building. Any change to the above standards shall constitute a deviation from this plan.
- (b) Minor alterations in site plan and façade characteristics may be permitted by the Planning Board provided such alterations are consistent with the above standards for this zone. Any changes not consistent with this Plan are cognizable under a deviation application, and will be judged on their merits.

4) Yard and Coverage Requirements

- (a) building coverage: existing
- (b) lot coverage: existing
- (c) front yard: existing
- (d) side yard: existing

- (e) rear yard: existing
- (f) Building Design Requirements
- (g) All visible façades must retain historic building fabric where practicable. Architectural elements must be fully retained, preserved, restored, or recreated as necessary, based on site, photographic, or period documentation.
- (h) Any rehabilitation is to be done in compliance with the *Secretary of the Interiors Standards and Guidelines for the Treatment of Historic Properties*
- (i) All building must comply with all State or national historic register regulations.
- (j) Parking is not permitted in this zone unless present at the time of adoption of this redevelopment plan.

H) ZONE 7: DECO

The purpose of this zone is to retain and preserve the early twentieth century art-deco facades along Bergen Avenue while providing for vertical additions to these historic facades.

- 1) Permitted Uses:
 - (a) Residential: permitted everywhere except on the ground floor.
 - (b) Retail Sales of Goods and Services/Financial Services.
 - (c) Offices: permitted everywhere except on the ground floor.
 - (d) Art galleries.
 - (e) Live/Work units and home occupations: permitted everywhere except on the ground floor.
 - (f) Restaurants: category one and two.
 - (g) Hotels/Bed and Breakfast.
 - (h) Medical Offices: permitted everywhere except on the ground floor.
 - (i) Child and Adult Day Care Centers: permitted everywhere except on the ground floor.
 - (j) Night Clubs/Bars: on corner lots, provided no more than 60 decibels is measurable outside the establishment. Night clubs and bars are limited to 3000 square feet.
 - (k) Museum.
 - (l) Any combination of the above.
- 2) Lot Size and Dimension Requirements
 - (a) All existing lots at the time of adoption of this plan are conforming lots.
 - (b) Subdivision is not permitted.

- 3) Height Requirements
 - (a) Maximum building height: 8 stories and 85 feet
 - (b) Building Step backs: a 15 foot front step back is required for any additions above the existing deco buildings along Bergen Avenue. A 5-foot step back is required for any additions on Newkirk Street.
- 4) Yard Requirements
 - (a) The maximum permitted building and lot coverage shall be the existing building and lot coverage at the time of adoption of this Plan.
- 5) Building Design Requirements
 - (a) All visible façades must retain historic building fabric where practicable. Architectural elements must be fully retained, preserved, restored, or recreated as necessary, based on site, photographic, or period documentation.
 - (b) Any facade rehabilitation is to be done in compliance with the *Secretary of the Interiors Standards and Guidelines for the Treatment of Historic Properties*
 - (c) The front façade of any roof top addition must include a minimum of 75 % glazing which will minimize any impact the addition may have on the historic resource.
 - (d) Parking is not permitted in this zone.

I) ZONE 8: BERGEN SQUARE

The purpose of this zone is to demarcate and preserve the footprint, block, and lot lines of the original Dutch settlement of Bergen, established in 1661. This zone provides for mixed use development respecting the established height limits and development context found in Bergen Square.

- 1) Permitted Uses:
 - (a) Residential: permitted everywhere except on the ground floor of buildings utilizing a corner height bonus.
 - (b) Retail Sales of Goods and Services/Financial Services.
 - (c) Offices.
 - (d) Medical Offices
 - (e) Art galleries.
 - (f) Live/Work units and home occupations.
 - (g) Restaurants: category one and two.
 - (h) Bed and Breakfast.
 - (i) Child and Adult Day Care Centers.

- (j) Night Clubs/Bars: restricted to Bergen Ave, provided no more than 60 decibels is measurable outside the establishment.
- (k) Schools.
- (l) Community Centers.
- (m) Government uses.
- (n) Museum.
- (o) Any combination of the above.

2) Accessory Uses

- (a) Fences and seating walls.
- (b) Landscape features.
- (c) Improved Open Space.
- (d) Signs.
- (e) Rooftop Recreation.
- (f) Sidewalk Cafe: where sidewalk width permits.

3) Prohibited Uses

- (a) Surface parking as a principal or accessory use.
- (b) Drive-throughs pertaining to restaurants, banks, pharmacies, and other drive through uses.
- (c) Gas stations, service stations, auto repair, auto body shops, and other automobile related uses (not including car share programs).
- (d) Billboards.

4) Lot Size and Dimension Requirements

- (a) All existing lots at the time of adoption of this plan are conforming lots.
- (b) Subdivisions must conform to the following minimum standards:
 - (i) Minimum lot area: 2500 square feet.
 - (ii) Minimum lot width: 25 feet.
 - (iii) Minimum Lot Depth: 100 feet.
 - (iv) Shape Factor Maximum: 28

5) Density and Height Requirements

- (a) Density is not regulated by floor area ratio or units per acre in this zone. Instead, a "building envelope" is defined, depending on the size and shape of the site. Minimum room and unit sizes are regulated by building code.

- (b) Maximum and minimum building height shall be calculated based on the lot size according to the following table provided the required standards in the table are met:

Approximate Lot Dimension	Lot Area up to (Square Feet)	Minimum Building Height (Stories / Feet)	Maximum Building Height (Stories / Feet)
	0 to 2,499	2 / 22'	3 / 34'
325x100	2,500 to 4,999	2 / 22'	4 / 44'
50x100	5,000 and up	3 / 32'	5 / 54'

Table 13

- (c) Building Step backs: To provide light and air to adjacent lots, buildings taller than 4 stories must provide a "step back" from the property line at the following intervals:

Story Level	Front Yard Step back	Side Yard Step back	Rear Step back
1 to 4	none	none	30'
5	10'	none	30'

Table 14

6) Yard Requirements

(a) Front Yard Requirements:

- (i) Front yard setback shall match the setback of the "Primary Building Façade" (see Article I of the Land Development Ordinance for definition of Primary Building Façade) on either side of the subject parcel, provided that the building setback to be matched shall be closest to the predominant (most frequently occurring) setback on the block front.
- (ii) Where retail is required as indicated in *Map 4: Required Retail Use Map*, the front yard setback from the existing curb-line at the time of adoption shall be sufficient to provide the minimum sidewalk width as depicted in *Map 5: Required Sidewalk Width Map*, measured from the ground floor building facade to curb. Example: If the existing sidewalk width is 10 feet, and the required sidewalk is 20 feet, then the front yard setback shall be 10 feet.

(b) Side Yard Requirements:

- (i) Where the adjacent building is less than four stories, the minimum side

yard setback shall be 3 feet to match an adjacent 2-foot yard, 2 feet to match an adjacent 3 foot yard, or the required minimum to meet fire and building code to accommodate windows.

(ii) Where a ground floor retail use is mandatory (see *Map 4: Required Retail Use Map*), side yards are not permitted within 10 feet of a right-of-way except where required by fire or building code to accommodate adjacent windows.

(iii) Where the adjacent building is greater than 4 stories, or when the adjacent building is built on the lot line, side yards are not permitted within 10 feet of a right-of-way except where required by fire or building code to accommodate adjacent windows.

(c) Rear Yard Requirements:

(i) A rear yard contextual to the block and lining up with adjacent buildings as determined by the Planning Board is required.

J) ZONE 9: PARKS

1) Parks, plazas, and other types of public open space are the only permitted at grade use in this zone. Underground parking facilities are also permitted beneath the required at grade park.

K) ZONE 10: CULTURAL ARTS DISTRICT

1) Purpose: This zone is to intended to create a new cultural arts district, connecting Journal Square to Mana Contemporary and the growing cultural community surrounding these developments. The zone will provide bonuses for newly built cultural facilities and public open space connections between them. To accommodate the cultural facilities and site development, infrastructure improvements to facilitate public access to rail transit and pedestrian connections through the area are required.

2) All parcels in Zone 10 shall be submitted to the City Planning Division as a single site plan application. Any development application shall be phased in accordance with Map 2 phasing diagram in the Zone 10 Arts District

Requirements. Phase 1 may be expanded but shall not be reduced in size. All phasing shall be pursuant to an agreement with the Jersey City Redevelopment Agency.

- 3) All development applications, as may be approved by the Jersey City Planning Board, shall require as a condition of approval that the applicant shall enter into a redevelopment agreement with the Jersey City Redevelopment Agency. This agreement shall memorialize in detail all public easements to be granted to the City including the parties, schedule of conveyance, terms and conditions of use, maintenance, repair, snow removal, etc. of these easements. Any development application seeking to utilize the Open Space, Cultural Arts, or Affordable Housing Bonus described in section 11(c) below shall provide the Planning Board a fully executed agreement with the Jersey City Redevelopment Agency which shall determine the additional building height and floor area permitted by this bonus provision. Nothing herein shall be construed to deprive or dispossess the Jersey City Redevelopment Agency of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. including the designation of a redeveloper under the Act.
- 4) All at grade public open space, at grade public walkways and plazas, and any other areas made available to the public shall be memorialized in the terms and conditions in the required Redevelopment Agreement with the Jersey City Redevelopment Agency. The specifics of hours of public access and maintenance responsibilities shall be as set forth and subject to this agreement.
- 5) Site plan design and materials including building locations, plaza locations, public walkways, roadways, publicly accessible roof areas, and other public amenities shall conform to the Zone 10 Arts District Requirements of this redevelopment plan, which provides the approximate location and design concepts to be incorporated into any development application pursuant to Zone 10.
- 6) The site plan for Zone 10 shall be in conformity with all design requirements in Chapter VII and VIII as well as the required public sidewalk requirements found on Map 5: Required Sidewalk Width unless superseded by the design controls within the Zone 10 Arts District Requirements.

(a) Zone 10 shall be exempt from sections VII(11) and VII(13).

7) Required Infrastructure Improvements:

(a) Concourse West/Gloria Esposito Way: Improvements to Concourse West, as depicted in Map 1 and Map 6 of the Zone 10 Arts District Requirements, beginning at JFK Blvd. and terminating at the foot of Magnolia Street are required of any development application provided the City grants the appropriate parties the rights necessary for such improvements, with the following requirements:

(i) The concourse shall incorporate retail edges where practical to activate the space and provide a greater sense of safety. Reconstruction of the retail space within the concourse is permitted notwithstanding the preservation requirements under Zone 6. Small permanent and temporary retail additions are permitted within the concourse.

(ii) Ground floor permitted uses adjacent to Concourse West/Gloria Esposito Way:

(i) Retail Sales of goods

(ii) Restaurants, Category 1 and 2

(iii) Cafes

(iv) Bars

(b) Magnolia Street Plaza: a public plaza, as depicted in Map 1 and Map 6 of the Zone 10 Arts District Requirements, which connects Concourse West/Gloria Esposito Way to Magnolia Street is required utilizing approximately 60 feet of the Magnolia Street right-of-way, provided the City agrees to limit vehicular traffic from this portion of the street and grants the appropriate parties the rights necessary for such improvements.

(i) If adjacent private property to the south is made available for the plaza prior to planning board approval, the property provided shall be incorporated into the plaza design and made part of the site plan approval.

(ii) If the triangular parking area on Block 10601 Lot 1 (as depicted in Map 6 of the Zone 10 Arts District Requirements) is made available by the private property owner or by the Jersey City Redevelopment Agency for the plaza prior to planning board approval, then the property provided shall be

incorporated into the plaza design and made part of the site plan approval.

- (c) Pavonia to Van Reipen Street Connector: Pavonia Avenue shall be extended and curved to the north connecting to Van Reipen Avenue, allowing public vehicular and pedestrian traffic flows to loop back in the opposite direction eliminating the need to K turn at the terminus of each street. The street connector, as depicted in Map 1 and Map 4 of the Zone 10 Arts District Requirements, shall conform to all engineering requirements and shall be constructed pursuant to site plan approval and to the terms of the agreement with the Jersey City Redevelopment Agency.
- (d) Public Walkway Improvements: public walkways, as depicted in Map 1 and Map 4 of the Zone 10 Arts District Requirements, connecting Concourse West and Magnolia Street Plaza to Pavonia Avenue, Van Reipen Avenue, and Bryan Place are required as per Map 5 depicting required public sidewalks.
- (e) Public Open Space: All land area with Zone 10 not utilized for Buildings 1 through 5, Sites 6 and 7, or required roadway connections and public walkways or plazas, shall be designed and landscaped as public parks and open space, as recommended in Map 3 of the Zone 10 Arts District Requirements.
- (f) Privacy Walls: Along the Zone 4 boundary, retaining walls or privacy walls shall be constructed to shield the adjacent homes and rear yard areas in Zone 4.
 - (i) The minimum height above the grade in Zone 4 shall be 8 feet.
 - (ii) Walls shall be constructed with decorative treatments on the Zone 4 side, or as negotiated with adjacent property owners.
 - (iii) Walls are not required where new buildings abut or are built within 5 feet of adjacent buildings in Zone 4.
- (g) PATH Access Corridor: Currently, an abandoned PATH access tunnel under JFK Blvd terminates at Block 9403, Lot 16, Qualifier "BLDG" adjacent to the Loews Theatre. It is envisioned that this corridor be restored and extended by others. Building 1 shall include an interior or exterior corridor along the Zone 2 boundary with a minimum width of 10 feet, as depicted in Map 1 of the Zone 10 Arts District Requirements. As an alternative, the Planning Board may approve an alternative access corridor. The eastern end of the required corridor shall permit future connection to an extension of the existing corridor to be built by others. As a condition of any approval, the western end of the

required access corridor shall terminate in a public entryway to be constructed at such time when the existing corridor is connected at the eastern end.

(h) Loading Docks: at Site 6, as depicted in Map 1 of the Zone 10 Arts District Requirements, two loading docks, one of which shall be of sufficient size to accommodate a WB-40 truck or tractor trailer is required. This loading facility shall also include a storage area of at least 450 square feet.

8) Required Public Access Ways and Easements:

(a) Any public easements required by this section shall be included in the terms and conditions of a redevelopment agreement with the Jersey City Redevelopment Agency, including the parties, schedule for conveyance, terms and conditions of the use, maintenance, repair, snow removal, etc.

(b) A public easement along all required infrastructure improvements in Section 7 above shall be granted to the City. This easement shall permit an equivalent level of public access as all other Jersey City streets.

(c) A public easement for all required public open space in Section 7(e) above shall be granted to the City. This easement shall permit an equivalent level of public access as all other Jersey City parks.

(i) 10 feet surrounding all buildings (1-5) and Site 6 may be reserved as private land without public access.

(d) A public easement for any Public Rooftop Open Space Bonus areas pursuant to section 10(b) shall be granted to the City. This easement may include limited access for the public.

(e) A public access easement along the required PATH access corridor as described in section 7(g) above shall be depicted in any site plan application. This easement shall be maintained free and clear of encumbrances with a vertical clearance of 12 feet. At such time when the existing PATH connection is extended to the western end of the required corridor, this easement may be exercised by the City of Jersey City to provide for public access to the Journal Square PATH station. If the site plan approval allows for an alternative location for the PATH access corridor, then this easement shall be similarly relocated. These easements are depicted in Map 4 and Map 5 of the Zone 10 Arts District Requirements.

(f) Fifty (50) foot wide public access easements allowing the continuation of

Pavonia Avenue, Van Reipen Avenue, and Bryan Place to the Zone 2 boundary (air rights over PATH and Conrail tracks) shall be depicted on any site plan application. These easements shall be maintained free and clear of encumbrances with a vertical clearance of 16 feet to accommodate future roadway connections to Zone 2. Any development of Zone 10 shall maintain the right to construct subsurface parking under all or part of Zone 10. Any roadway improvements to use the 50 feet wide public access easements required herein for connections to Zone 2 shall be undertaken and paid for by others.

- (i) The easement for Bryan Place shall only require a minimal turning radius area at the western most point of Zone 10.
 - (ii) At such time when Zone 2 is amended to provide for the development of the air rights over the PATH and Conrail tracks, these easements may be exercised by the City of Jersey City to construct the necessary roadway connections to Zone 2.
 - (iii) Roadway design within the easement area shall be included in the terms of a redevelopment agreement with the Jersey City Redevelopment Agency.
 - (iv) In recognition that the Zone 2 air-rights may not be developed for many years, the site plan may incorporate trees or other easily removable encumbrances to create a quality edge along Zone 2 boundary.
- (g) Along the entire Zone 2 boundary beginning at the western most point of Zone 10 at Bryan Place to the eastern side of the Pavonia Ave extension easement, a 5 foot wide public access easement shall be granted to the City to allow for public walkway extensions into Zone 2.
- (i) At such time when Zone 2 is amended to provide for the development of the air rights over the PATH and Conrail tracks, these easements may be exercised by the City of Jersey City to construct the necessary walkway connections into Zone 2.
 - (ii) In recognition that the Zone 2 air-rights may not be developed for many years, the site plan may incorporate trees or other easily removable encumbrances to create a quality edge along Zone 2.

9) Permitted Development: A maximum of two high-rise buildings (Buildings 1 and

4 as labeled in Map 1 of the Zone 10 Arts District Requirements) exceeding 50 feet in height and 3 additional low-rise buildings (Building 2, 3, and 5 as labeled in Map 1) less than 50 feet in height may be constructed in Zone 10, with the remainder of the Zone developed as open space, cultural amenities (Sites 6 and 7 as labeled in Map 1), pedestrian and roadway circulation, and public plazas.

- (a) Total Permitted floor area (without applicable bonuses): 850,000 gross square feet.
- (b) Building 3 and 5 shall have a height limit of 30 feet.
- (c) In order to maintain pedestrian circulation throughout the site, the primary pedestrian path (as depicted in Map 1 of the Zone 10 Arts District Requirements) shall have a minimum width of 18 feet and an average width of 24 feet, including planting areas and landscaping elements and street furniture.
- (d) Building 1 and Site 6 shall be situated such that the following minimum clearances for pedestrian circulation are maintained:
 - (i) 10 feet between Building 1 and any access road including future connections to Zone 2.
 - (ii) 18 feet between tower sections of Building 1 above 50 feet from grade and Zone 2.
 - (iii) 18 feet between tower sections of Building 1 above 50 feet from grade and Zone 4.
 - (iv) 5 feet between tower sections of Building 1 above 50 feet from grade and Zone 6. This may be reduced to zero if the City of Jersey City grants a light and air easement for windows.
- (e) Building 2 shall be situated such that the following alignments and minimum clearances for pedestrian circulation are maintained:
 - (i) The Building front shall generally align with the front facades along the south side of Pavonia Avenue.
 - (ii) 10 feet between Building 2 and any access road continuation of Pavonia Avenue including future connections to Zone 2
 - (iii) 0 feet between Building 2 and Zone 4.
- (f) Building 3 shall be situated such that the following alignments and minimum clearances for pedestrian circulation are maintained:

- (i) The Building front shall generally align with the front facades along the north side of Pavonia Avenue.
 - (ii) 10 feet between Building 3 and any access road continuation of Pavonia Avenue including future connections to Zone 2.
 - (iii) 5 feet between Building 3 and any access road to link Pavonia Avenue to Van Reipen Avenue.
 - (iv) 25 feet between Building 3 and Building 4.
 - (v) 30 feet between Building 3 and Zone 4.
- (g) Building 4 shall be situated such that the following alignments and minimum clearances for pedestrian circulation are maintained:
- (i) Building base shall align with the building facades along the south side of Van Reipen Avenue.
 - (ii) Portions of the base built over the garage entry ramp shall align with the front facades along the south side of Van Reipen Avenue.
 - (iii) Tower sections of Building 4 above 40 feet from grade shall be placed south of the curb line along the south side of Van Reipen Avenue.
 - (iv) 18 feet between raised portions of Building 4 and roadway grade below.
 - (v) 18 feet between Building 4 above the grade level and Zone 2.
 - (vi) 50 feet between Building 4 at grade level and Zone 2.
 - (vii) 45 feet between Building 4 and Building 5.
 - (viii) 0 feet between Building 4 at grade level and Zone 4.
 - (ix) 25 feet between tower sections of Building 4 above 40 feet from grade and Zone 4.
- (h) Building 5 shall be situated such that the following alignments and minimum clearances for pedestrian circulation are maintained:
- (i) The building front shall align with the front facades along the north side of Van Reipen Avenue.
 - (ii) The minimum necessary between Building 5 and adjacent windows within Zone 4 to provide light and air.
- (i) Site 7 shall be situated such that the following minimum clearances for pedestrian circulation are maintained:
- (i) 8 feet between Site 7 and Zone 4.
 - (ii) 5 feet between Site 7 and Bryan Place.

(iii) 15 feet between Site 7 and future roadway access connecting Bryan Place to Zone 2 and Cottage Street across the rail cut.

10) Permitted Building Height: the as-of-right building height for the two primary Buildings 1 and 4, shall be a maximum of 37 stories and 390 feet. This height limitation may be exceeded by utilizing the following floor area bonuses which create a variety of public benefits.

(a) Cultural Facility Bonus: The construction of cultural facilities at Buildings 1, 2, 4, and 5 shall qualify Buildings 1 and 4 for additional permitted floor area at a rate of 20:1, subject to the following requirements:

(i) Permitted Principal Uses for Buildings 2, 3 and 5:

(i) Theatres

(ii) Art Galleries

(iii) Art Studios

(iv) Dance Studios

(v) Museums

(vi) Libraries

(vii) Rehearsal studios, permitted above the ground floor.

(ii) Permitted Accessory Uses not to exceed 15% of floor area for Buildings 2 and 5:

(i) Cafe

(ii) Retail sales of goods and services

(iii) Additional Permitted Principal Uses for Building 3:

(i) Restaurant, category 1 and 2

(ii) Cafe

(iii) Retail sales of goods and services

(iv) Permitted Principal Uses for Site 7:

(i) Outdoor Amphitheatre.

(ii) Outdoor dog runs.

(iii) Outdoor playgrounds.

(b) Public Rooftop Open Space Bonus: additional public open space can be created at the roof top levels of Buildings 2, 3, and 5. Any roof top open space made accessible to the general public shall permit additional floor area at a ratio of bonus floor area to rooftop open space of 8:1. Public access shall be

not less than 8 hours per day.

- (c) Open Space, Cultural Arts, and Affordable Housing_Bonus: additional floor area and building height may be granted by agreement with the Jersey City Redevelopment Agency for contributions to the Jersey City Open Space Trust Fund, the Journal Square Cultural Arts Fund, or the Affordable Housing Trust Fund. All applicable bonus floor area shall be permitted in Buildings 1 and 4 only.
- (d) Tonnele Avenue Connection Bonus: The walkways provided by Zone 10 are greatly enhanced by a direct connection between the western most point of Zone 10 to Tonnele Avenue, reducing walking distance from neighborhoods to the west and north-west to the Journal Square Transportation Center.
 - (i) The route is approximately 260 feet along the rail cut to connect to Tonnele Avenue on the bridge structure as depicted in Map 1 of the Zone 10 Arts District Requirements.
 - (ii) The applicable bonus floor area shall be 12:1 for each square foot of walkway, applicable to a maximum walkway width of 20 feet.

11) Permitted Principal Uses for Buildings 1 and 4:

- (a) Residential, except on the ground floor level.
- (b) Retail sales of goods and services, on the ground level and second floors only.
- (c) Office
- (d) Art Galleries
- (e) Live/Work units, except on the ground floor level.
- (f) Hotels
- (g) Restaurants, category 1 and 2.
- (h) Bars, Night Clubs
- (i) Schools
- (j) Child/Adult Day Care, except on the ground level.

12) Prohibited Principal or Accessory Uses throughout Zone 10:

- (a) Surface parking lots, exempting short term drop off and waiting spaces located near building entryways, not to exceed 8 spaces.

13) Maximum Building Coverage for all structures within Zone 10 (not including underground parking structures): 38%

14) Maximum Tower Diagonal Measurement for all floor plates greater than 50 feet

above grade: 180 feet.

15) Roadway Design Requirements:

- (a) All roadway designs shall require traffic calming features as required by the Division of Engineering.
- (b) All roadway turning radii at approximate right-angle turns shall not exceed 8 feet unless sidewalk bump-outs or other traffic calming features require a larger radius, as determined by the Division of Engineering.
- (c) All two-way lane widths shall not exceed 10 feet.
- (d) All one-way lane widths shall not exceed 16 feet.
- (e) Clearance between the Pavonia Avenue to Van Reipen Avenue connector street to Zone 2 shall be 20 feet. If the Van Reipen Avenue access easement to Zone 2 is exercised by the City, the connector street shall form a right-angle intersection with the extension of Van Reipen Avenue.
- (f) Any drop-off between Building 2 and Building 3 shall be a zero-curb plaza area with bollards demarcating the pedestrian zone.

16) Permitted Parking:

- (a) Underground parking is a permitted principal use throughout Zone 10.
- (b) A total of 650 parking spaces shall be permitted in Zone 10 in a subsurface structure, equivalent to the existing number of parking spaces in Zone 10
- (c) If Zone 10 is developed in multiple phases, surface parking is permitted as an interim use for the remaining phases not being developed.

L) ZONE 11: TRANSITION

- 1) All land in Zone 11 must be submitted to the City Planning Board as a single site plan application, however construction may be phased.
- 2) Property in Zone 11 fronting on Summit Avenue, continuing to the east side of the West Street right-of-way and its extension to the south across Block 9604 Lot 11 and Block 10803 Lot 27 may utilize the development regulations of Zone 3 Commercial Center, with the following additional requirements:
 - (a) Summit House Plaza: A 30-foot side yard shall be provided along the southern property line of the Summit House at 510 Summit Avenue, one of the oldest buildings in the State of New Jersey. This yard area must be

developed as a pedestrian plaza and may include seating for restaurant or cafe type uses. Driveway egress only to Summit Avenue is permitted within the required plaza area.

- (b) A 10-foot yard shall be provided along the eastern property line at the rear of the Summit House.
 - (c) No yard or building step backs shall be required between any two buildings within Zone 11.
 - (d) Primary driveway entrance and exit must be from West Street.
 - (e) A 24 hour publicly accessible pedestrian easement and paved walkway shall be constructed along the full length of the southern property line of Block 10803 Lot 27 with a minimum width of 20 feet, running along the PATH rail tracks and connecting from Summit Avenue to the Zone 9 Park (see Map 5: Required Sidewalk Width Map).
 - (f) A building height bonus of 17 stories has been granted for this portion of Zone 11 due to the dedication of land for a public park. The maximum building height is therefore set at 42 stories and 440 feet.
- 3) Property in Zone 11 east of the West Street right-of-way and its extension to the south across Block 9604 Lot 11 and Block 10803 Lot 27 may unitize the development regulations of Zone 4 Neighborhood Mixed Use, with the following additional requirements:
- (a) A publicly accessible pedestrian easement and paved walkway shall be constructed along the full length of the southern property line of Block 10803 Lot 27 with a minimum width of 20 feet, running along the PATH rail tracks and connecting from Summit Avenue to the Zone 9 Park (see Map 5: Required Sidewalk Width Map).
 - (b) Multi-level parking garages within this portion of Zone 11:
 - (i) shall have a height limit of 5 parking levels and 50 feet.
 - (ii) are required to provide a minimum 10-foot rear yard adjacent to Zone 6 and Zone 9.
 - (iii) shall not be required to provide building step backs.

M) ZONE 12: JOURNAL SQUARE PLAZA EXTENSION ZONE

The purpose of this zone is to provide for high-density, high-rise construction on

parcels immediately adjacent to the Journal Square Transportation Center. Given the site's high accessibility to both 24-hour heavy rail and bus transportation systems, this block has the potential to create increased public plaza areas as an extension of the Journal Square Plaza, activated by retail, while also provided housing in a transit accessible location and incentivizing office space.

- 1) All parcels in Zone 12 must be submitted to the City Planning Division as a single site plan application and must be constructed as a single phase.
- 2) The development standards within Zone 12 shall only apply to all tax parcels within Zone 12 together as a single development site consolidated as a single tax lot. If individual parcels within Zone 12 are developed separately, Zone 3 standards shall apply except for Block 10702, Lot 4, (30 Journal Square former Jersey Journal building) where Zone 6 shall apply.
- 3) The adaptive re-use of the existing 30 Journal Square building to create a public plaza area with shopping and dining amenities is required. The re-use of the existing structure shall permit the partial demolition of interior spaces within the building including side and rear walls, however the front facade facing Sip Avenue shall remain. Alterations to the front facade are permitted however the historic brick structure of the front facade and any cast stone, cornices, or other materials or architectural features that are incorporated into the facade structure shall remain. The historic Jersey Journal sign is also required to remain and be maintained for the life of the project.
- 4) An outdoor public plaza area with a minimum of 14,000 square feet must be provided within any development approval under Zone 12. The plaza areas shall be privately owned and maintained, however must be open to the general public a minimum of 6AM to 10PM throughout the year. The plaza shall also function as a pedestrian through route from Sip Avenue through the adaptive retail reuse of the Jersey Journal building to Enos Place.
- 5) Permitted Principal Uses for New Construction:
 - (a) Residential, however residential units are not permitted on the ground floor.
 - (b) Retail Sales of Goods and Services/Financial Services.
 - (c) Office: Permitted everywhere except ground floor.
 - (d) Art galleries
 - (e) Live/Work units and home occupations: except on the ground floor.

- (f) Restaurants, category one and two.
 - (g) Hotels/Bed and Breakfast.
 - (h) Theaters.
 - (i) Child/Adult Day Care Centers: except on the ground floor.
 - (j) Night Clubs/Bars.
 - (k) Schools.
 - (l) Community Centers.
 - (m) Museums.
 - (n) Government uses.
 - (o) Any combination of the above
- 6) Accessory Uses:
- (a) Structured parking and loading
 - (b) Fences and seating walls
 - (c) Landscape features
 - (d) Improved Open Space plazas
 - (e) Signs
 - (f) Rooftop Recreation
 - (g) Sidewalk Cafe: where sidewalk width permits
- 7) Prohibited Uses for New Construction:
- (a) Surface parking as a principal use.
 - (b) Drive-through facilities pertaining to restaurants, banks, pharmacies, and other drive through uses
 - (c) Gas stations, service stations, auto repair, auto body shops, and other automobile related uses (not including car share programs).
- 8) Permitted Principal Uses within the adaptive re-use of the existing 30 Journal Square building:
- (a) Retail Sales
 - (b) Restaurants, category one and two.
 - (c) Night Clubs/Bars.
 - (d) Art galleries
- 9) Prohibited Uses within the adaptive re-use of the existing 30 Journal Square building:
- (a) Retail services

- (b) Office
- (c) Financial Institutions / Banks

10) Lot Size and Dimension Requirements:

- (a) All existing lots at the time of adoption of this plan are conforming lots for development under Zone 3 or Zone 6 standards as per paragraph 2 above.
- (b) Subdivisions must conform to the following minimum standards:
 - (i) Minimum lot area: all tax lots within Zone 12 must be consolidated into a single lot.

11) Maximum Floor Area Ratio (FAR): 20

- (a) The Floor Area Ratio is inclusive of all built structures at or above grade including, but not limited to parking decks, lobbies, hallways, building core, common areas, etc.
- (b) Floor Area Bonus for office use: To encourage development of office space within mixed use buildings, up to 4 additional floors may be added to the building base or tower for office use only, and such floor area shall be in addition to the maximum 20 FAR.

12) Yard Requirements:

- (a) Front Yard Requirements:
 - (i) Front yard setbacks along Enos Place and Newkirk Street shall be sufficient to provide a minimum sidewalk width of 15 feet.
 - (ii) The existing sidewalk width along Sip Avenue shall remain.
- (b) Side and Rear Yard Requirements: not required.

1) Maximum Permitted Building Coverage: 32,000 square feet.

2) Permitted Building Envelop:

The permitted building envelop shall be composed of four separate elements with the following height, coverage, and design requirements:

- (a) Adaptive re-use of the existing 30 Journal Square building:
 - (i) Maximum Building Coverage: existing building coverage of 30 Journal Square.
 - (ii) Maximum Building Height: existing building height of 30 Journal Square
 - (iii) All building design and materials as well as surface treatments utilized

in the adaptive re-use of the existing 30 Journal Square building shall conform to the Zone 12 Design Appendix section of this redevelopment plan.

(iv) Minimum retail space: 5,000 square feet.

(v) Percent of building material reused from existing structures: 10% (such as bricks, steel, tiles, etc.).

(vi) Portions of this historic 30 Journal Square building are required to remain in place. For example, partial floor plates, partial stairs, partial walls, structural framing members, etc.

(vii) Numerous other building elements such as doors, window frames, fixtures, etc. shall be reused and/or repurposed in the plaza design.

(b) Required Outdoor Plaza Area:

(i) Minimum Lot Coverage: 14,000 square feet.

(ii) Plaza area must be open to the sky.

(iii) Plaza area must provide pedestrian access to both Sip Avenue through the adaptive reuse of the Jersey Journal building as well as to Enos Place.

(iv) All materials and design utilized in the plaza areas shall conform to the Zone 12 Design Appendix section of this redevelopment plan.

(c) Tower Base:

(i) Maximum Building Coverage: 27,000 square feet

(ii) Maximum Building Height: 65 feet, however up to 4 additional floors may be added to the maximum height if such bonus floors are restricted to office use.

(iii) A contextual height design feature shall mark the average building height of adjacent structures within the facade design of the tower podium.

(iv) Tower Base must be situated so as to provide the required outdoor plaza areas between the base and the existing 30 Journal Square building.

(v) Tower base shall incorporate outdoor recreation open space to building occupants on the roof level of the tower base not less than 12,000 square feet.

(vi) Tower base must provide retail frontage and access along both Enos

Place and Newkirk Street.

(vii) Minimum ground floor to ceiling height: 18 feet.

(viii) Minimum ground floor facade glazing: 75%

(d) Tower:

(i) Maximum Building Coverage: 12,900 square feet.

(ii) Maximum Building Height: no height limit.

(iii) Minimum Building Step back from Enos Place and Newkirk Street: 25 feet. (iv) Minimum Building Step back from interior lot lines: 25 feet.

3) Driveway Access Requirements: all access to loading and parking areas shall be from Newkirk Street a minimum of 50 feet from a street corner.

(a) curb returns into the sidewalk are strictly prohibited. A drop apron with a steep incline to sidewalk grade shall be utilized.

(b) Maximum width of curb cut to service both loading areas and parking access: 68 feet.

(c) loading and parking entry into the building shall be set back into the building or design in a manner to provide a site triangle for exiting vehicles to see pedestrians walking along the Newkirk sidewalk.

(X) DEFINITIONS

A) All definitions shall refer to the Jersey City Land Development Ordinance.

(XI) MAPS

- 1) Boundary Map
- 2) Zone Districts Map
- 3) Corner Lot Bonus Map
- 4) Required Retail Use Map
- 5) Sidewalk Width Map
- 6) Circulation Map
- 7) Redevelopment and Acquisition

(XII) APPENDIX

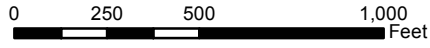
- 1) ZONE 12 DESIGN APPENDIX

JOURNAL SQUARE 2060


MAP 1: BOUNDARY MAP

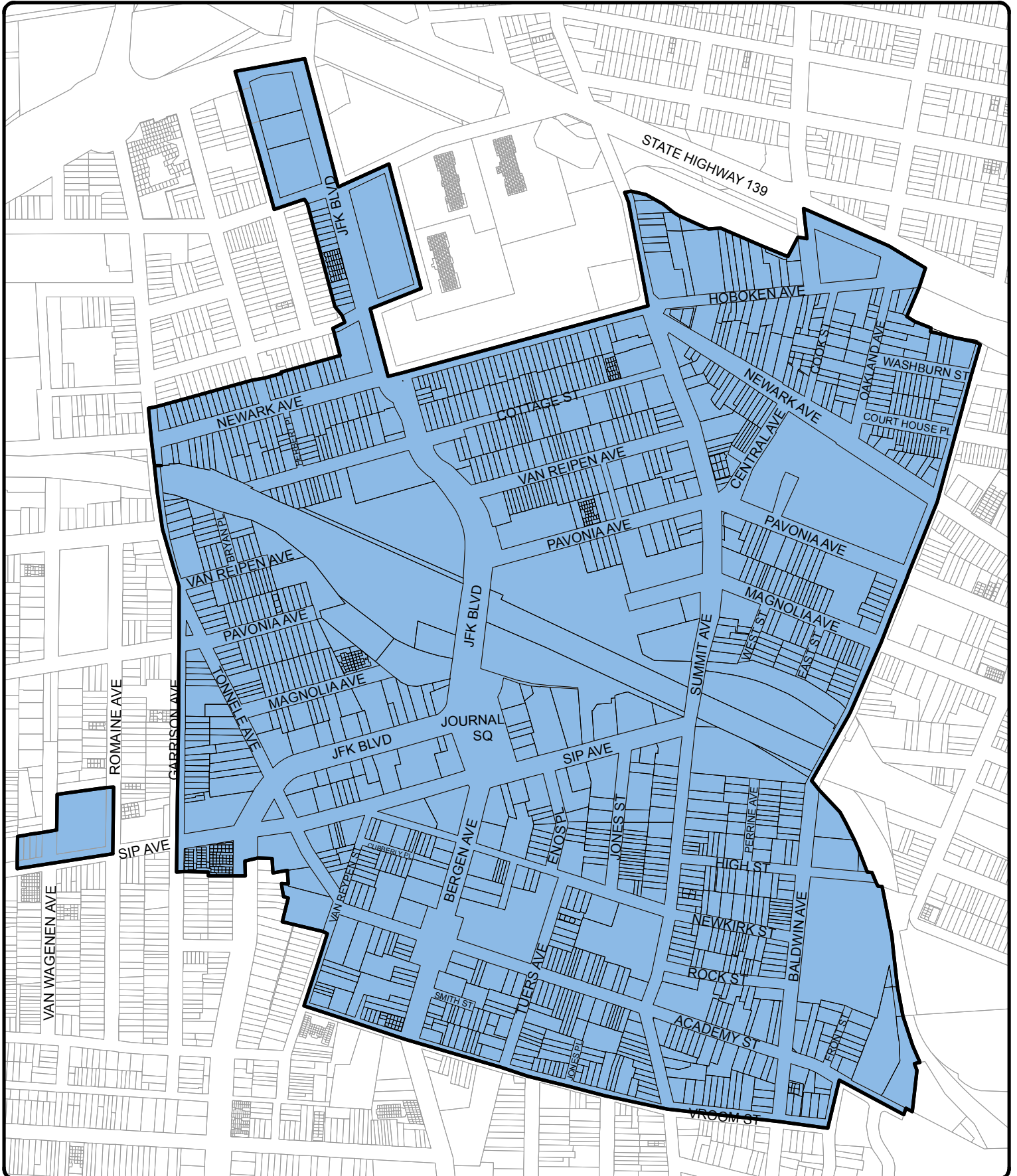
JUNE 6, 2014

1 inch = 520 feet



Boundary

 Redevelopment Plan Boundary



JOURNAL SQUARE 2060

MAP 2: ZONE DISTRICTS MAP













Amendment: SEPTEMBER 24, 2025

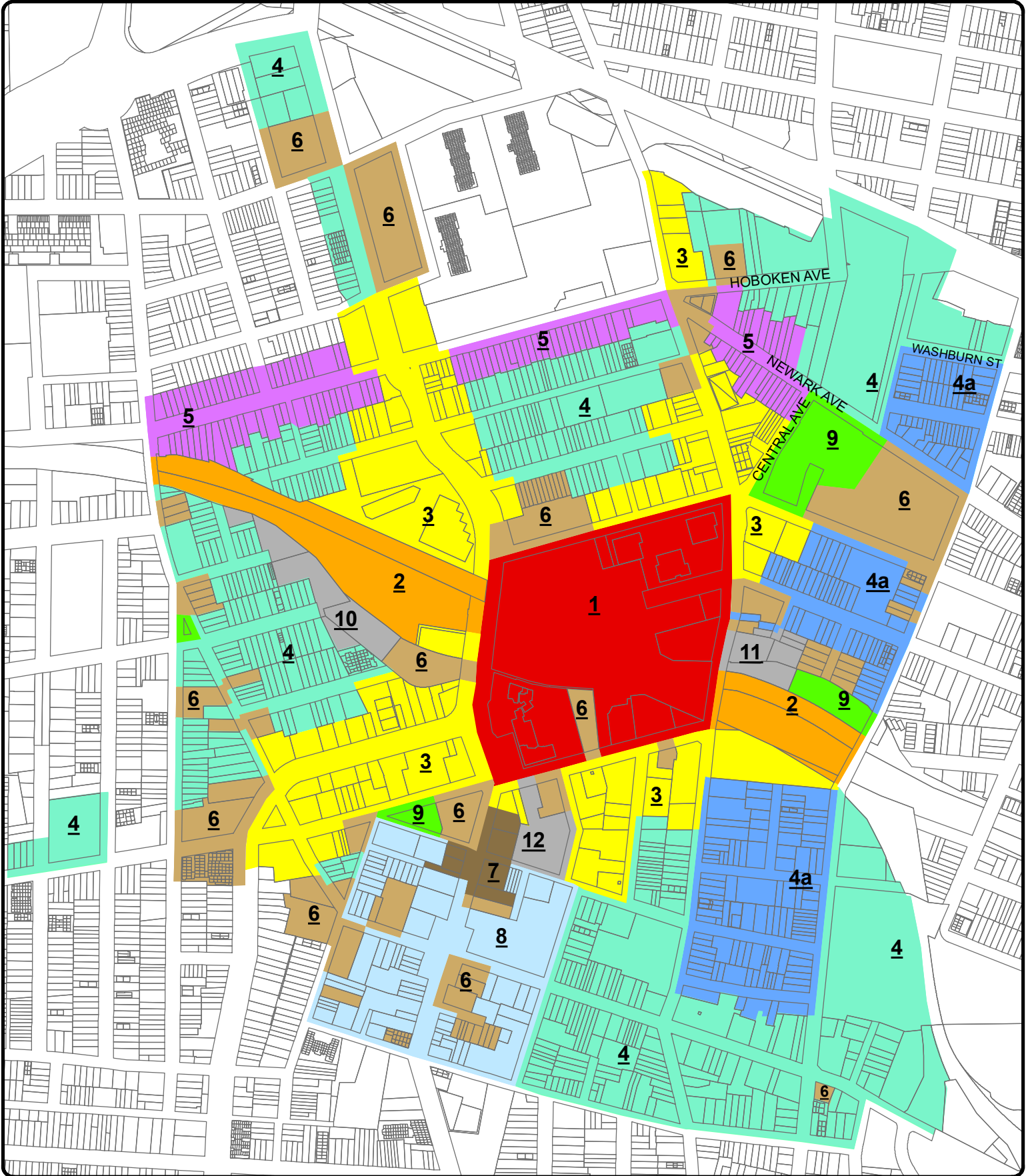
1 inch = 500 feet

0 125 250 500 750 Feet



Zone Districts

- | | | | |
|---|--------------------------------|---|--------------------------|
|  | Zone 1: Core |  | Zone 6: Preservation |
|  | Zone 2: Air-Rights |  | Zone 7: Deco |
|  | Zone 3: Commercial Center |  | Zone 8: Bergen Square |
|  | Zone 4: Neighborhood Mixed Use |  | Zone 9: Parks |
|  | Zone 4a: Community Mixed Use |  | Site Specific Districts: |
|  | Zone 5: Commercial Main Street |  | Zone 10, 11, 12 |

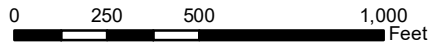


JOURNAL SQUARE 2060

MAP 3: CORNER LOT BONUS MAP

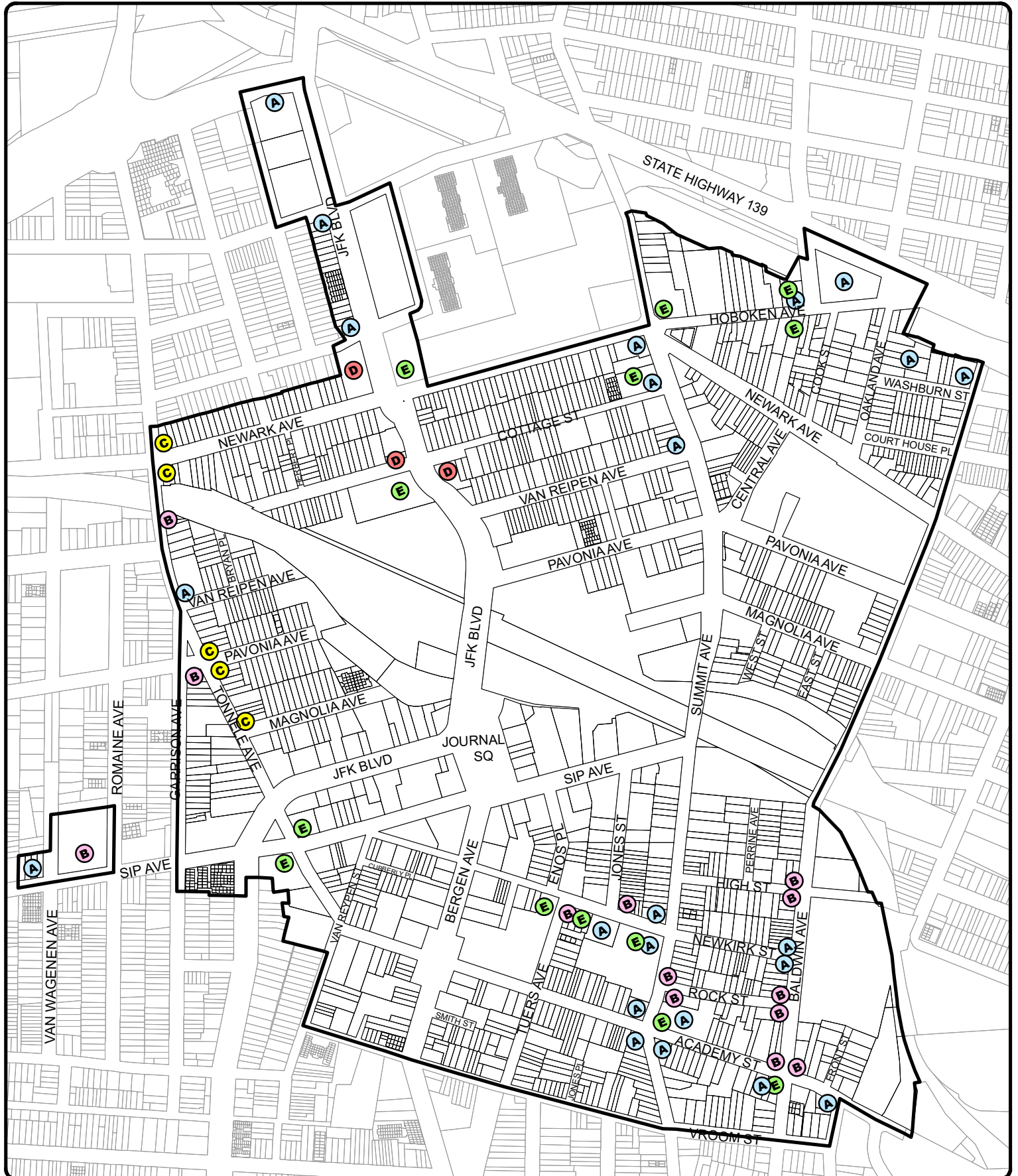
SEPTEMBER 24, 2025

1 inch = 520 feet



Corner Lot Bonus Locations

- A** A Bonus Corner
- B** B Bonus Corner
- C** C Bonus Corner
- D** D Bonus Corner
- E** E Bonus Corner
- Boundary

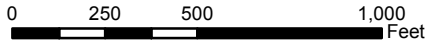


JOURNAL SQUARE 2060

MAP 4: REQUIRED RETAIL USE MAP

SEPTEMBER 25, 2018

1 inch = 520 feet

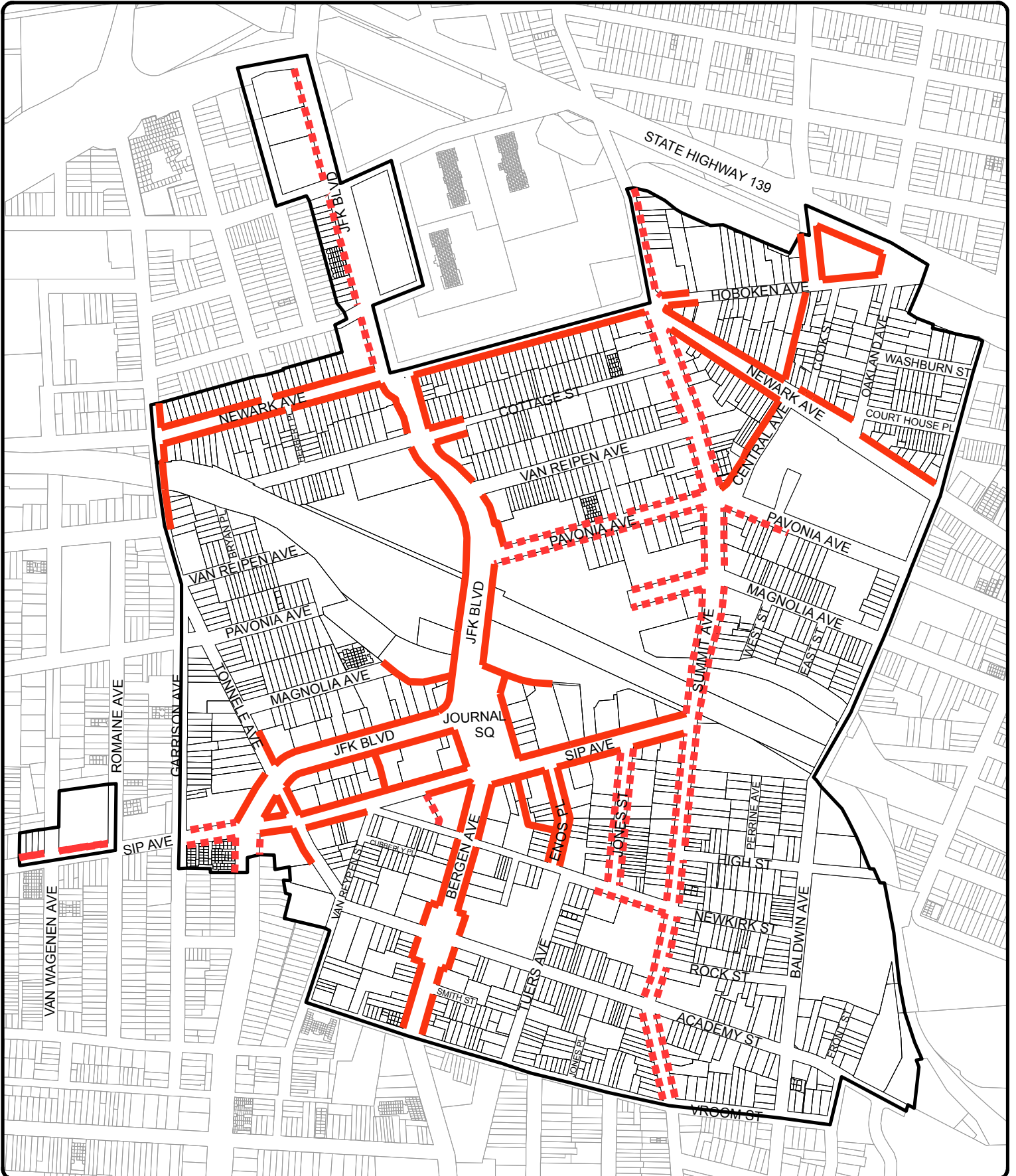


Ground Floor Use

— Required Retail

- - - Optional Retail

*See section IX) Required Land Use Regulations

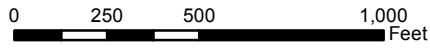


JOURNAL SQUARE 2060





MAP 5: REQUIRED SIDEWALK WIDTH MAP

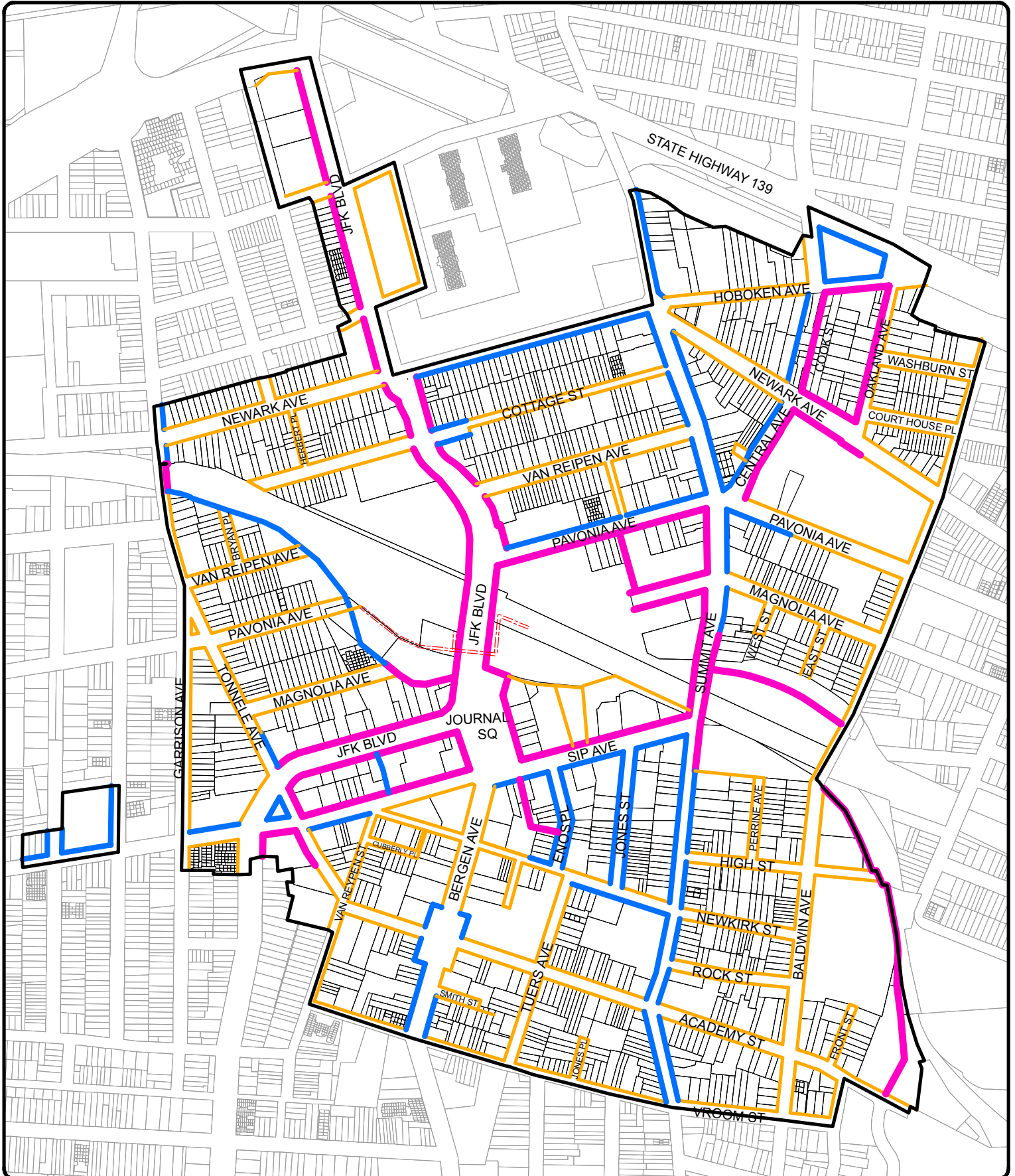
SEPTEMBER 12, 2016

1 inch = 520 feet



Sidewalk Width Requirements

-  20 Foot Minimum Sidewalk Width
-  15 Foot Minimum Sidewalk Width
-  Prevailing Width (Minimum of 8')
-  PATH Access (Minimum of 10')

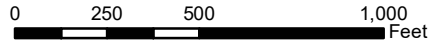


JOURNAL SQUARE 2060

MAP 6: CIRCULATION MAP

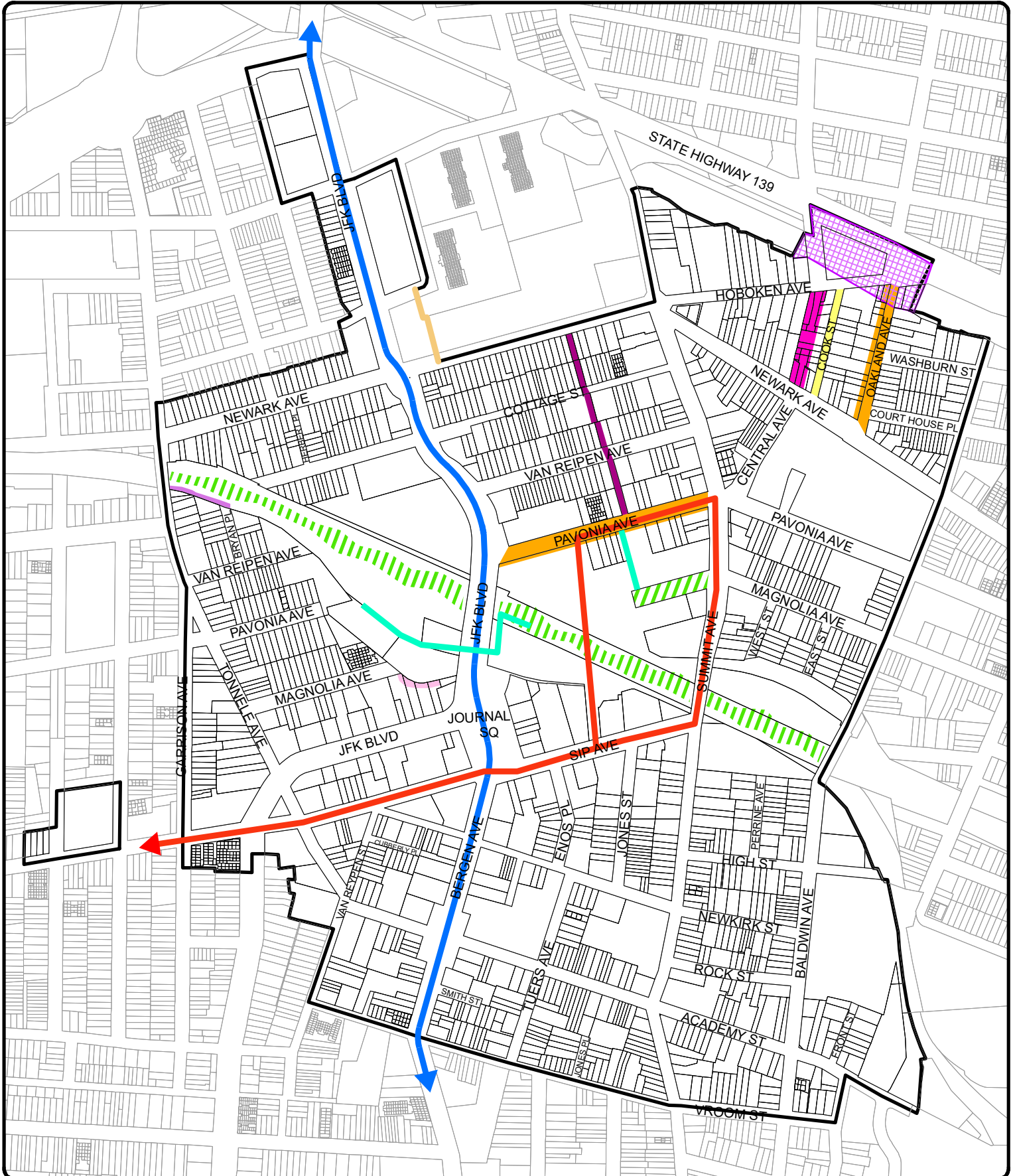
SEPTEMBER 24, 2025

1 inch = 520 feet



New Circulation Elements (exact boundaries to be determined)

- Pedestrian Path
- PATH Access
- Proposed Streetcar
- Proposed Bus Rapid Transit
- Street Vacation
- Homestead Extension
- Central Avenue New Street Connector
- Tonnele Ave Art Walk Connection
- Art Walk Widening
- Pedestrian Plaza
- Right-of-Way Preservation
- Street Widening

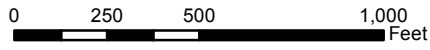


JOURNAL SQUARE 2060



MAP 7: REDEVELOPMENT AND ACQUISITION

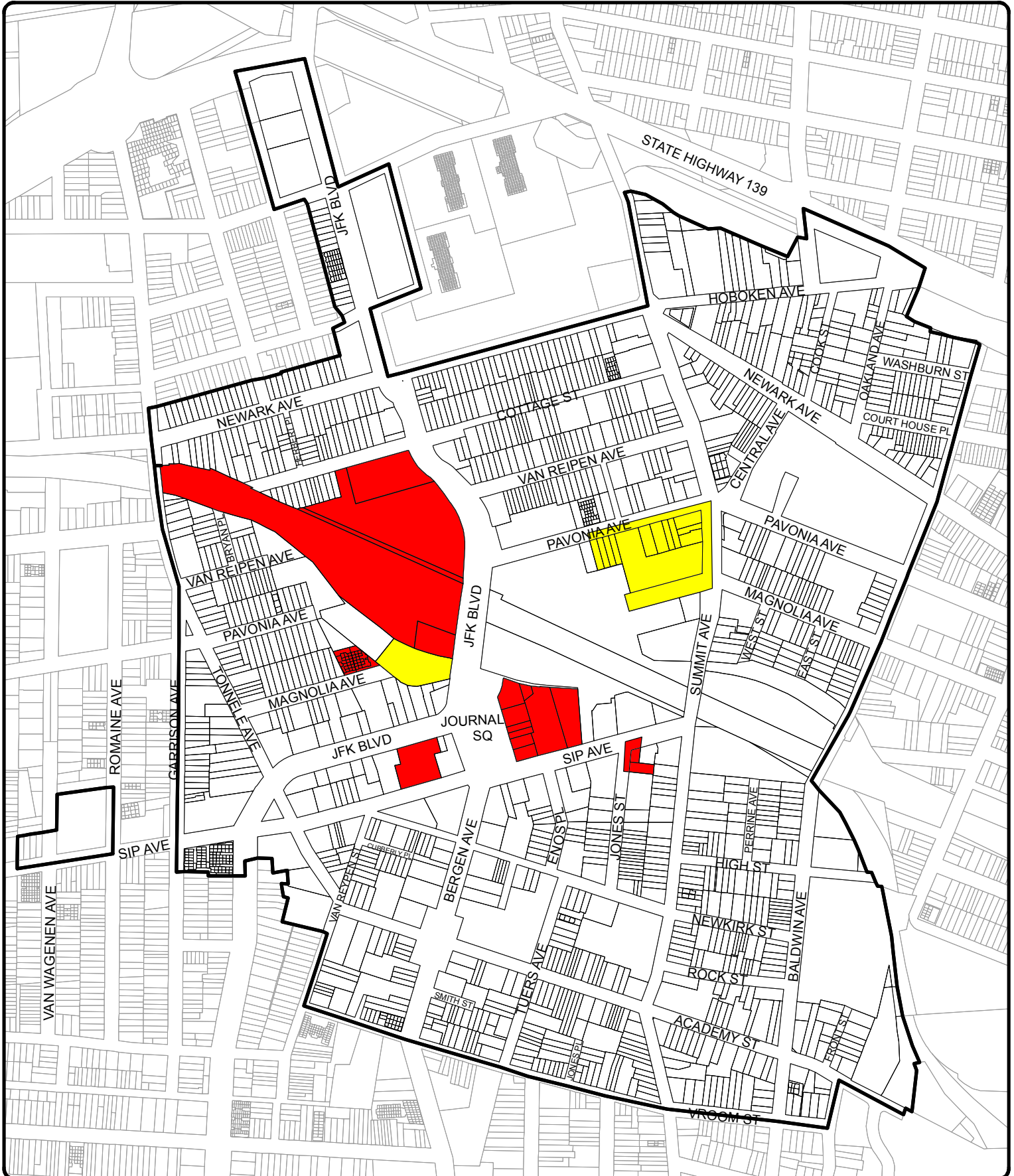
MAY 2, 2016

1 inch = 520 feet



Areas In Need of Redevelopment

-  Not to be Acquired
-  May be Acquired

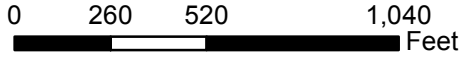



JOURNAL SQUARE 2060

MAP 8: ROW MAP

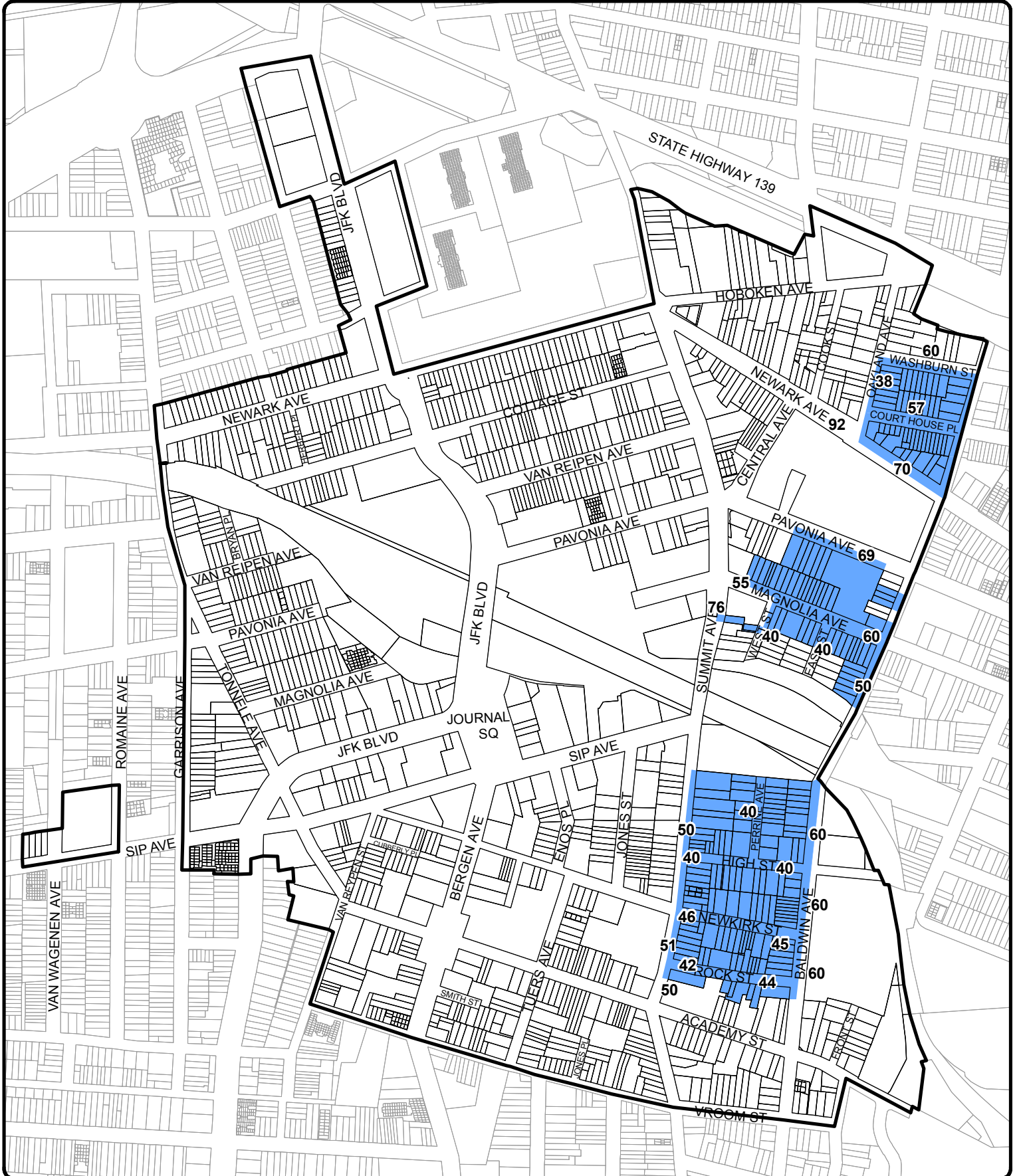
MARCH 25, 2019

1 inch = 520 feet



 Zone 4a: Community Mixed Use

40-76 Road Widths in Feet



JOURNAL SQUARE 2060 REDEVELOPMENT PLAN

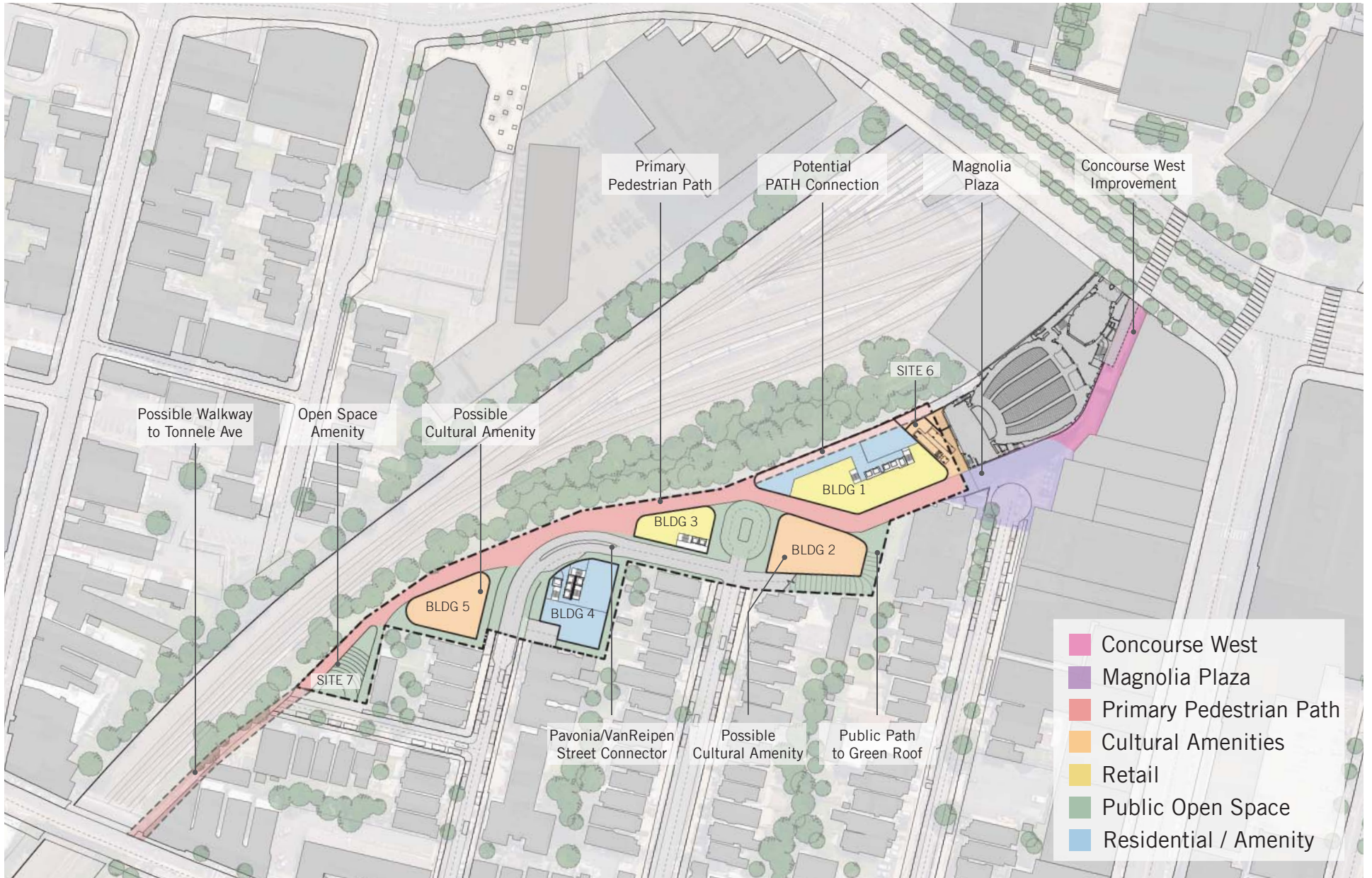
ZONE 10 ARTS DISTRICT
DESIGN REQUIREMENTS

September 20, 2016



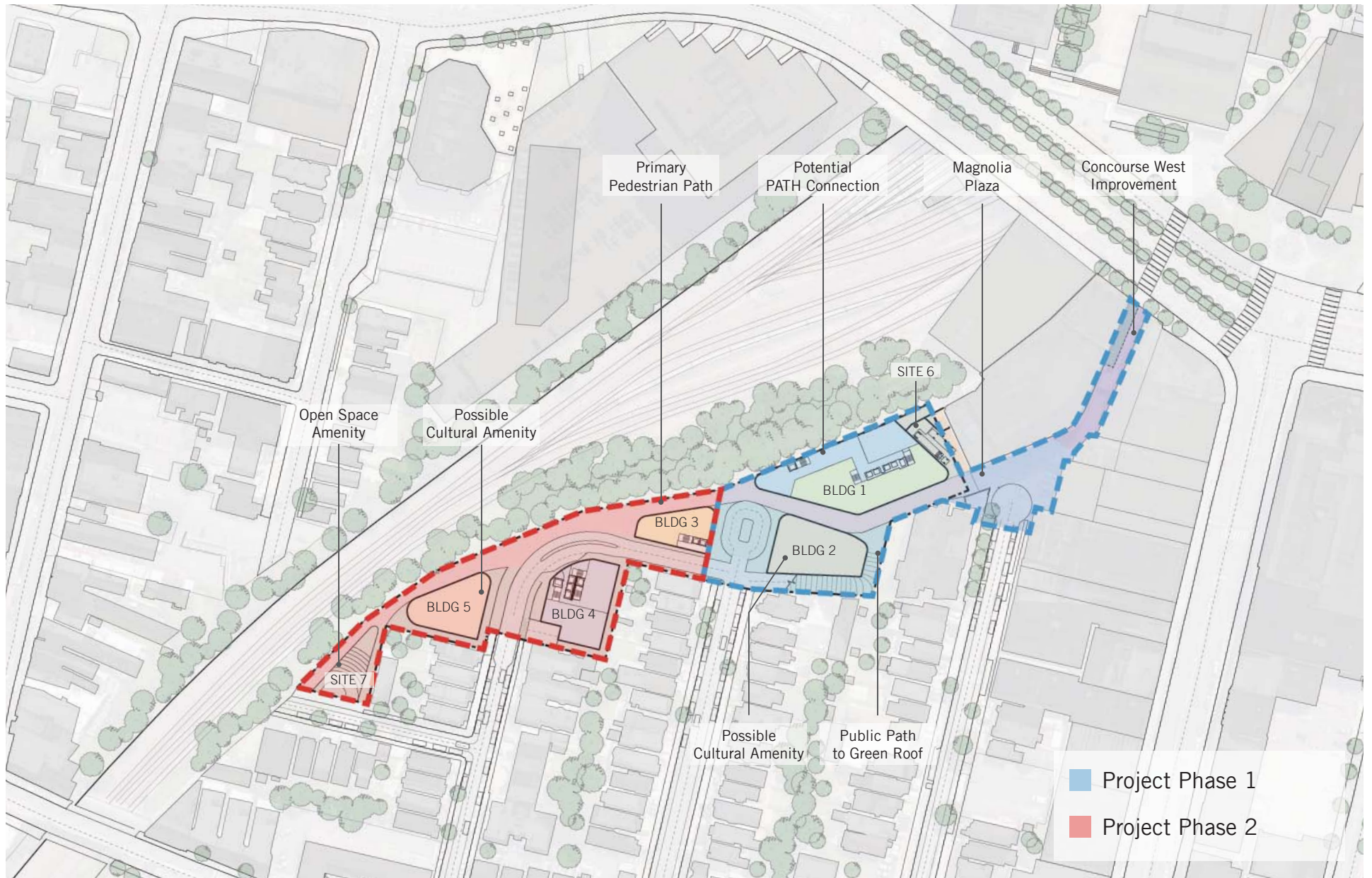
STUDIO V
ARCHITECTURE

**BAL
MORI**



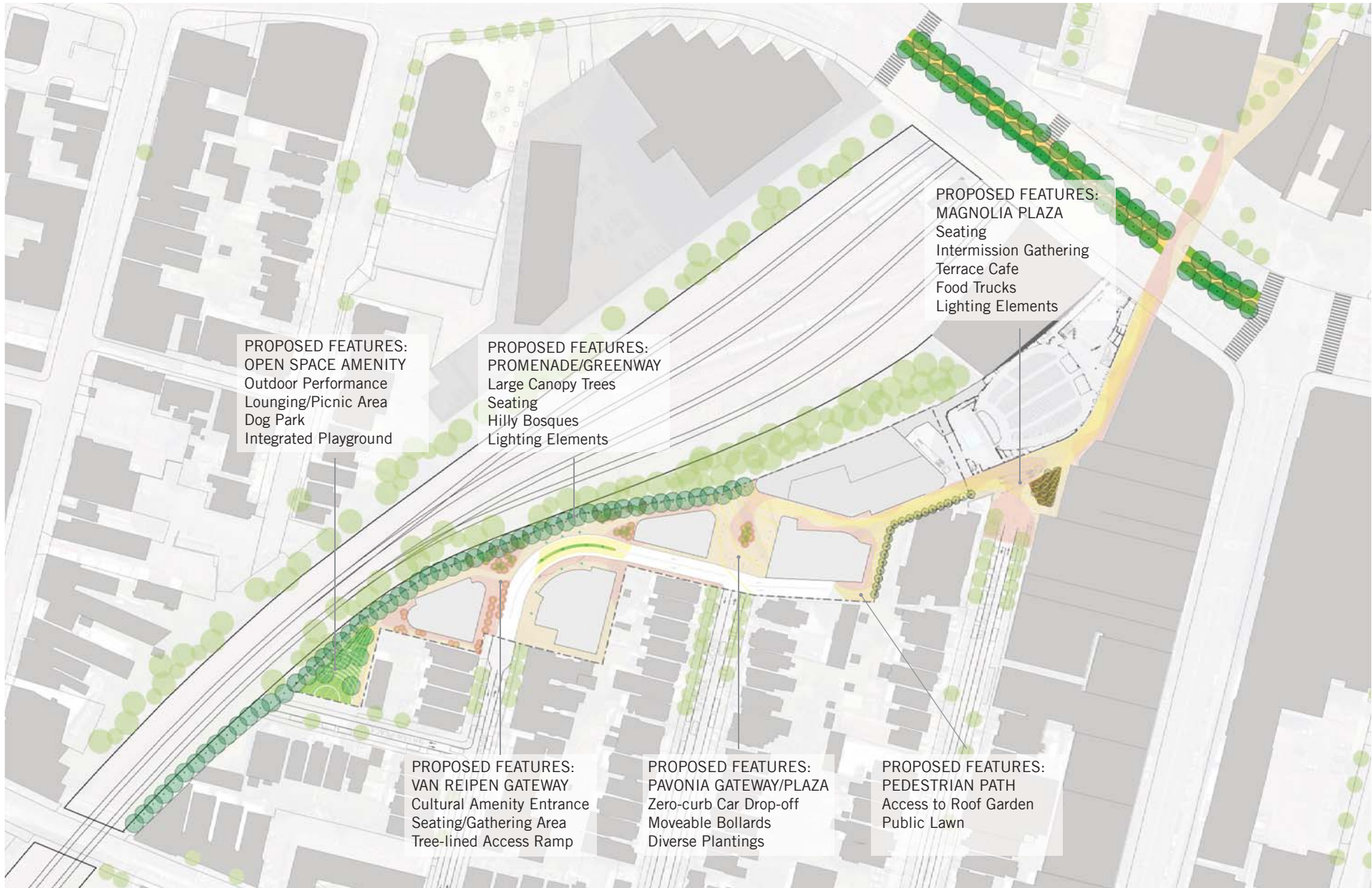
NOT TO SCALE

**Zone 10 Amendment Text
Paragraph(s): 5,7,8,9,10,11,15**



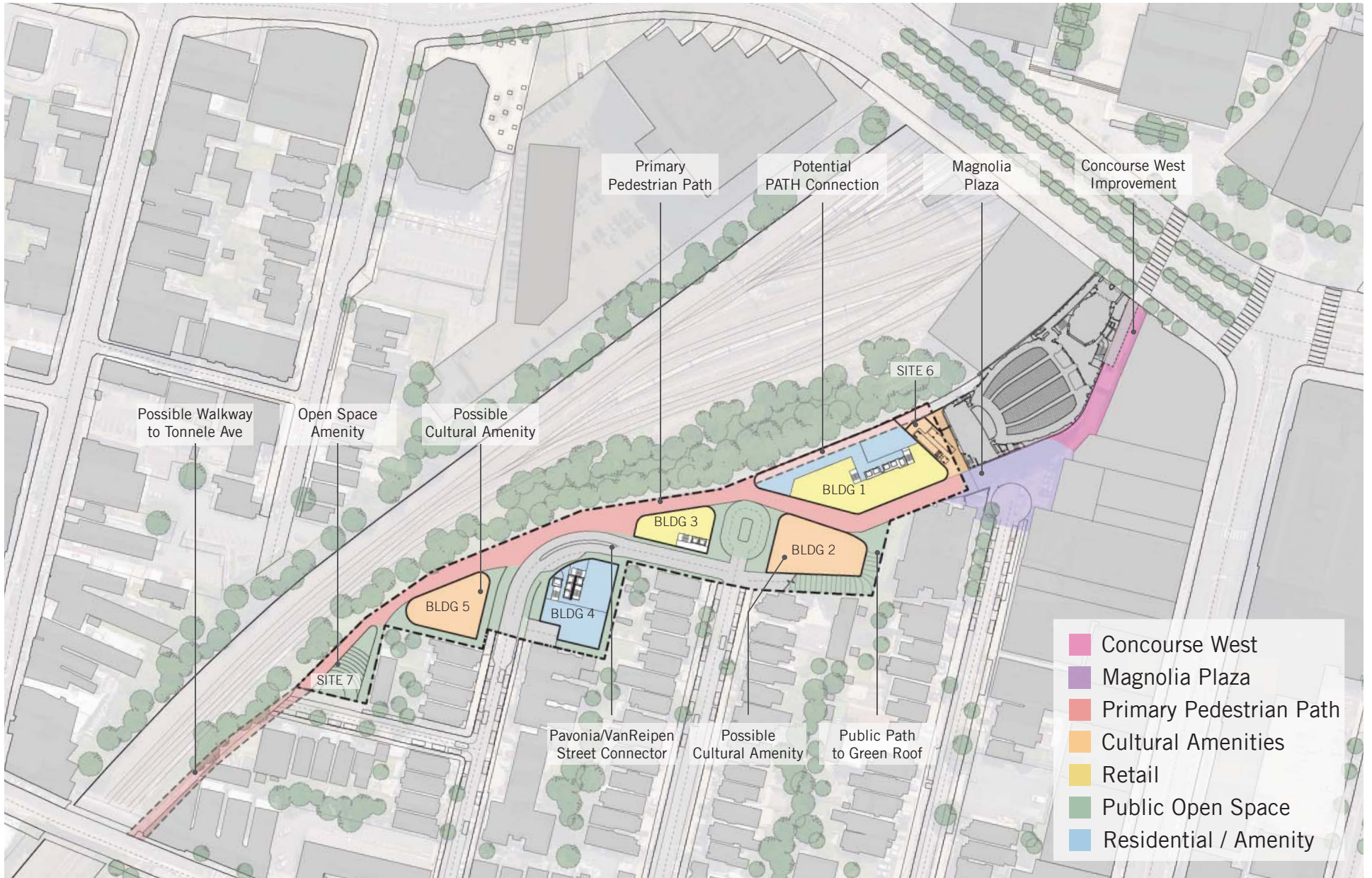
NOT TO SCALE

Zone 10 Amendment Text
Paragraph(s): 2



NOT TO SCALE

**Zone 10 Amendment Text
 Paragraph(s): 7**



NOT TO SCALE

**Zone 10 Amendment Text
Paragraph(s): 5,7,8,9,10,11,15**



- Amendment Boundary
- Public Access
- - - Possible Future Walking Routes
- - - Public Access Vehicular Easement

NOT TO SCALE

Zone 10 Amendment Text
Paragraph(s): 7, 8



NOT TO SCALE

Zone 10 Amendment Text
Paragraph(s): 7, 8



FLEXIBLE SEATING / FOOD TRUCKS



URBAN GROVE



COLLAPSIBLE BOLLARDS



LIGHTING / ART INSTALLATION

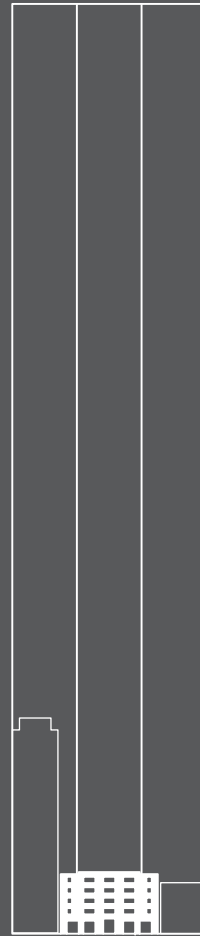


PLANTED MEDIAN



NOT TO SCALE

Zone 10 Amendment Text Paragraph(s): 5, 7



Journal Square 2060 Redevelopment Plan Zone 12 Design Appendix

28 December, 2015

Morris Adjmi Architects + Future Green Studio

The purpose of the new proposed zoning district is to maintain respect for the historic qualities of 30 Journal Square while maximizing the potential for economic growth and development on the site. In order to do so, the new proposal will allow historically relevant portions of the existing building to remain, such as the front facade, the “Jersey Journal” sign, and portions of the existing structure. In addition, existing building materials and fixtures will be incorporated into the design of the new public space to pay proper homage to the building’s past.

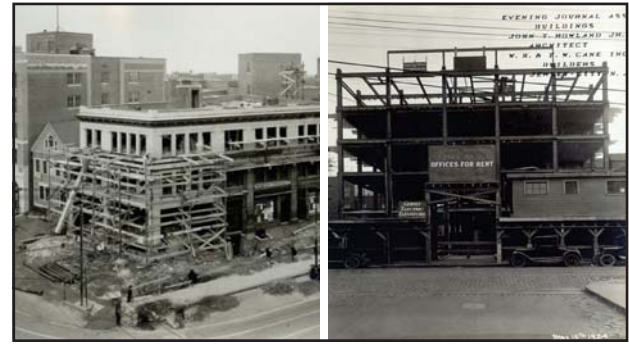
This plaza, flanked by commercial and retail space, will serve the public by blending the repurposed industrial aesthetic of the existing Jersey Journal building with natural elements. As the project opens up a new retail corridor, it will provide exposure to the remnants of the historic building through vignettes of reuse. The plaza will utilize environmentally-conscious landscape design and innovative green strategies to create a flexible and desirable social destination for the residents of Jersey City.



May 2, 1867
The First Issue of The Evening Journal



1875
The Evening Journal at 37 Montgomery Street



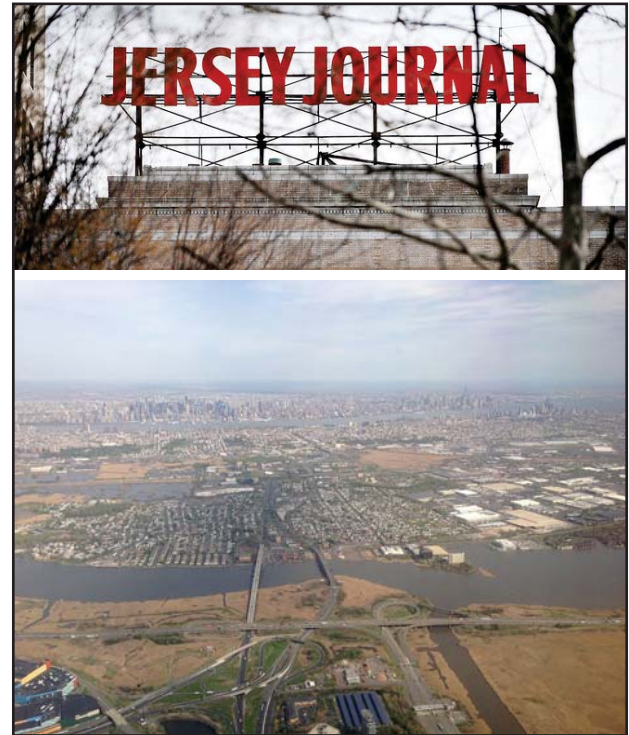
1911
Construction begins at 30 Journal Square



1924
Construction Complete at 30 Journal Square



1924-2014
Printing of The Journal at 30 Journal Square



2014
The Jersey Journal Relocates to Secaucus



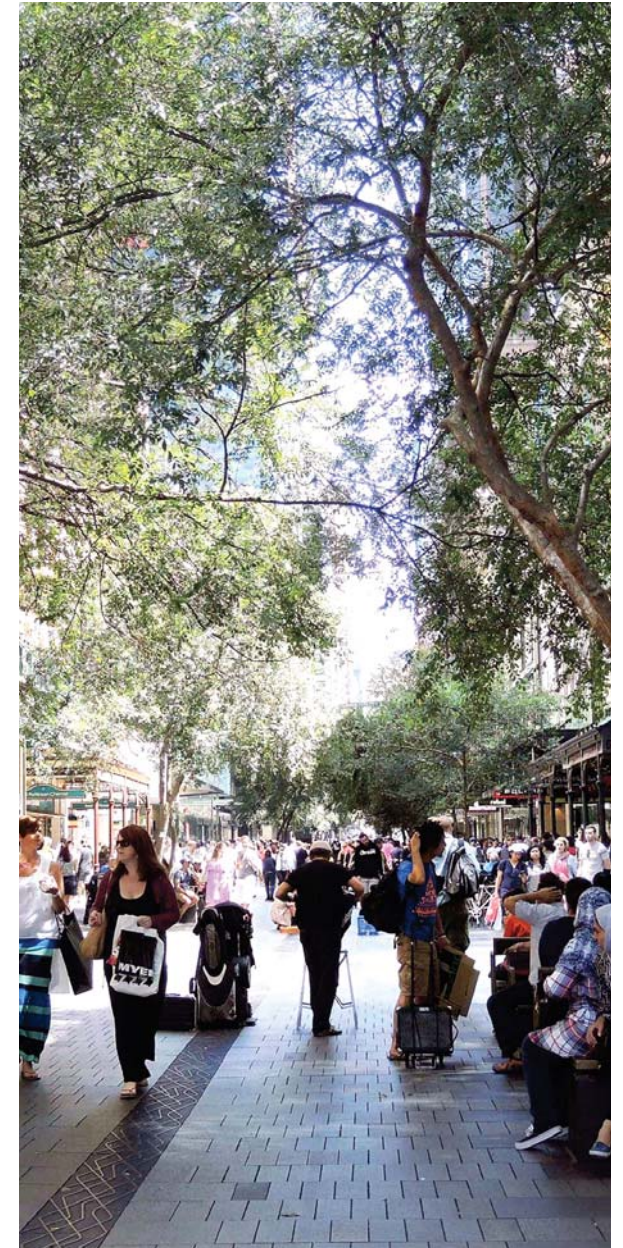
TYPOLOGIES



American Tobacco Campus - North Carolina



Chelsea Market - New York City



Pitt Street Mall - Australia



Shake Shack - Madison Square, NYC



Swan Dive - Brooklyn



Stacked Planter Boxes: Carroll Street, Brooklyn



Paving Transition: University of California, San Francisco



22 Washington Square North, NYC



St. Plechelmus Square, The Netherlands



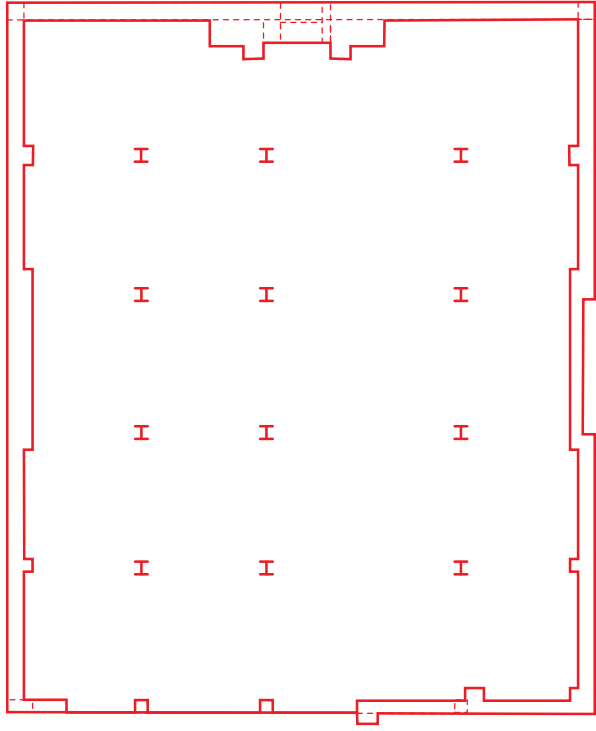
High Line, Brooklyn



Natur-Park Schöneberger, Berlin



30 Journal Square Construction, 1924



Existing 30 Journal Square Footprint

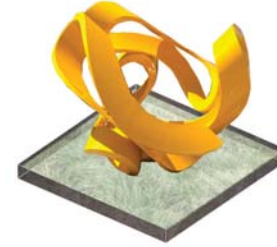
DESIGN



BANDSTAND



STONE PAVING



SCULPTURE



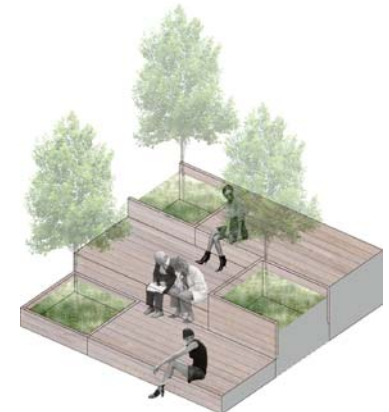
BEER GARDEN



MARKET



PLANTED BUFFER



AMPITHEATER



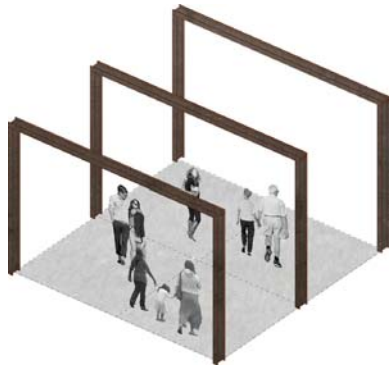
Morris Adjmi Architects
www.ma.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY

30 Journal Square
Jersey City, NJ

Suggested Program Elements

Zone 12 Design Appendix / 28 December 2015



PROMENADE



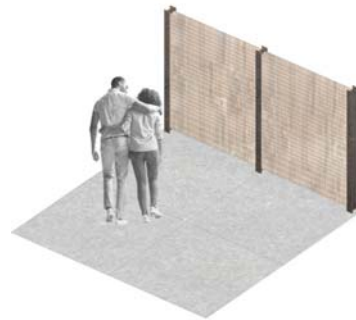
TREE PIT



EMBEDDED PAVING



POROUS FENCE



PRIVACY FENCE



LIGHT FIXTURE



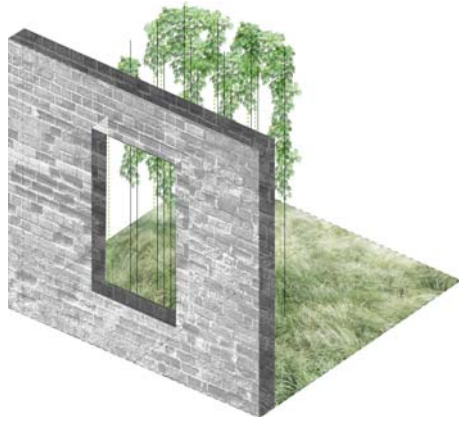
Morris Adjmi Architects
www.ma.com

FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY

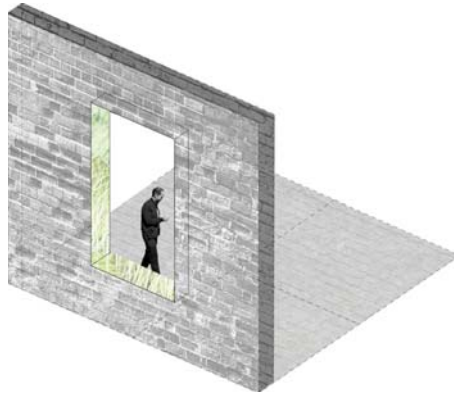
30 Journal Square
Jersey City, NJ

Material Reuse Strategies

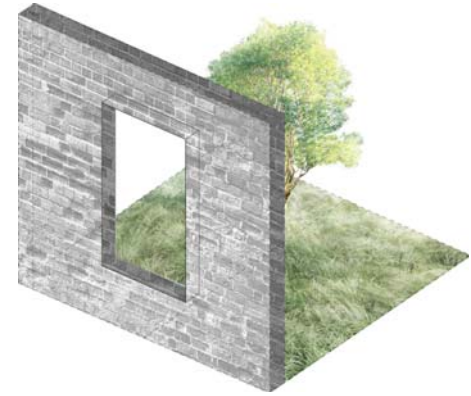
Zone 12 Design Appendix / 28 December 2015



CABLE SYSTEM



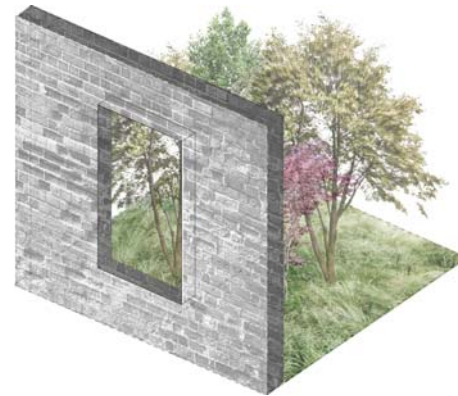
WINDOW BOX



FRAMED TREE



VINES ON FACADE



HIDDEN FOREST



PROMENADE



PLANTING BUFFER



GREEN FACADE



CAFE WITH PICNIC BENCHES



GREEN GATEWAY



FLEXIBLE SPACE
- BEER GARDEN
- MARKET



FLEXIBLE SPACE
- BAND STAND
- STAGE



POROUS FENCE

MATERIALS

ITEM	MANUFACTURER/TYPE	DETAILS
PAVERS	HANOVER/UNILOCK	MID-DARK GREY
ACCENT PAVERS	HANOVER	BLACK GRANITE, THERMAL FINISH
WOOD DECKING	KEBONY	SCOTS PINE
METAL PLANTERS	TINEMEC PAINTED STEEL	MID-DARK GREY
PLANT SCREENING	GREENSCREEN	BLACK
TREES	N/A	5" CALIPER, ACCOLADE ELM

*ALL ITEMS TO MATCH SCHEDULE OR SIMILAR

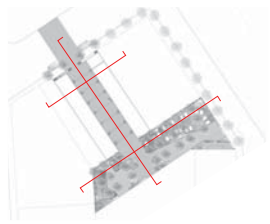


AMPITHEATER



SCULPTURE





A. PROMENADE LONG SECTION



B. PROMENADE CROSS SECTION



C. COURTYARD LONG SECTION





