

Ninth Street II Study Area Redevelopment Plan

As adopted by the Municipal Council of the City of Jersey City

**October 1978
Amended September 1983
Amended March 1984
Amended January 2007 – Ordinance #06-166
Amended February 8, 2012 – Ordinance #12-009
Block & Lot Updates March 7, 2013
Amended May 13 2015 – Ordinance #15-053
Amended May 8 2019 – Ordinance # 19-038**

DIVISION OF CITY PLANNING

TABLE OF CONTENTS

- I. Boundary Description
- II. Redevelopment Plan Goals and Objectives
- III. Types of Proposed Redevelopment Actions
- IV. Building Design Objectives for New Construction
- V. Specific Objectives
- VI. General Provisions
- VII. General Land Use Plan
- VIII. Other Provisions Necessary to Meet State and Local Requirements
- IX. Procedure for Amending the Approved Plan
 - Boundary Map
 - Acquisition Map
 - Land Use Map

I. BOUNDARY DESCRIPTION

BEGINNING at the point and place of intersection of the centerlines of Tenth Street and Coles Street, thence in a westerly direction along the centerline of Tenth Street to the point of its intersection with the centerline of Brunswick Street, thence in a southerly direction along the centerline of Brunswick Street, thence in a southerly direction along the centerline of Brunswick Street to the point of its intersection with the extended southern lot line of Lot 36 of Block 8502, thence in an easterly direction along said southern lot line to the point of its intersection with the eastern lot line of Lot 36 of Block 8502, thence in a northerly direction along said eastern lot line and continuing along the eastern lot line of Lot 1 of Block 8502 and extending along said lot line to the point of its intersection with the centerline of Ninth Street, thence in an easterly direction along said centerline to the point of its intersection with the centerline of Monmouth Street, thence in a southerly direction along said centerline to the point of its intersection with the extended southern centerline to the point of its intersection with the extended southern lot line of Lot 1 of Block 10001, thence in an easterly direction along said southern lot line to the point of intersection with the eastern lot line of Lot 16 of Block 10001, thence in a northerly direction along said eastern lot line to the point of its intersection with the centerline of Ninth Street, thence in an easterly direction along said centerline to the point of its intersection with the centerline of Coles Street, thence in a northerly direction along said centerline to the point and place of BEGINNING.

II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Renewal activities of the Ninth Street II Study Area will be undertaken in conformity with, and will be designed to meet the following goals and objectives.

1. To comprehensively redevelop the Ninth Street II Study Area by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate.
2. To provide for a variety of residential uses and housing types for both existing residents and prospective occupants in order to meet the housing needs of low, moderate and upper income households.
3. To provide for the improvements of the functional and physical layout of the project area for contemplated redevelopment and the removal of impediments for land disposition.
4. To provide construction related (temporary) jobs, and permanent jobs through the construction of new housing and public improvements.
5. To construct new housing for homeownership through a combination of private development financing and the selective use of public assistance.
6. To provide for the overall improvement of traffic circulation through the elimination of unnecessary streets wherever possible, and the development of new vehicular and pedestrian circulation systems which provide for the separation of vehicular and pedestrian traffic, as well as to provide for the maximum use of public transportation.
7. To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.
8. To provide for the stabilization and the increase of the tax base of the project area and the entire City by redeveloping non-revenue confidence on the part of existing and future residents both within the area and in contiguous neighborhoods.
9. To provide for the coordination of redevelopment activities to promote a uniform attack on blight which reinforces already existing renewal and improvement programs in adjacent areas in accordance with a plan that integrated the Ninth Street II Study Area with the existing physical and social fabric of the City of Jersey City.
10. To provide where necessary site improvements for both proposed and existing residential uses including new streets and sidewalks, street realignment, off-street

parking, open space, pedestrian malls, recreational areas, and new trees, where appropriate.

11. To maximize developer participation and contribute to the Ninth Street II Redevelopment Plan.

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Ninth Street II Study Area through a combination of redevelopment actions. These will include but not be limited to; 1) clearance of dilapidated structures; 2) retention and construction of sound compatible uses; 3) assembly into developable parcels the vacant and underutilized land now in scattered and varied ownership; and 4) provisions for a full range of public infrastructure necessary to service and support the new community.

IV. BUILDING DESIGN OBJECTIVES FOR NEW CONSTRUCTION

- A) 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.
- B) Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
- C) Buildings should be designed so as to be attractive from all vantage points.

V. SPECIFIC OBJECTIVES

A) Submission of Redevelopment Proposals

Prior to commencement of construction, architectural drawings, specifications, and site plans for the construction of improvements to the redevelopment area shall be submitted by the developers for review and approval by the Planning Board of the City of Jersey City.

B) Site Plan Review

Site plan review shall be conducted by the Jersey City Planning Board pursuant to NJS 40:55 D-1 et seq. Site Plan review shall consist of a preliminary site plan application and a final site plan application.

As part of the final site plan approval process, the Jersey City Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, in a form approved by either the Corporation Counsel of the City of Jersey City, or the Attorney for the Jersey City Planning Board. The amount of such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of improvements within one (1) year of final site plan approval.

C) Subdivision Approval

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 subdivision ordinance of the City of Jersey City.

D) 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. 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.

E) Adverse Influences

No use or re-use shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety and general welfare.

F) Restriction of Occupancy or Use

There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color or national origin.

G) Circulation and Open Space Design Objectives

- Unless paved, all open space areas shall be landscaped and maintained in an attractive condition.
- Open spaces for both residential rehabilitation and new construction shall be provided where feasible and be so located as to provide for maximum usability by tenants, and to create a harmonious relationship of buildings and open space throughout the project area.
- Sidewalk areas shall be adequately provided for the movements of pedestrians through and around the site.
- Sidewalk areas shall be attractively landscaped and durable paved and shall be provided with adequate lighting.
- Trees and shrubs shall be planted along the curblin at not less than 30 foot centers or in grouping, in a regularly spaced pattern to further increase the aesthetic quality of redevelopment activities.
- Areas designated as improved open space shall be in addition to all parking, loading, yard and setback requirements.

H) Off-Street Parking and Loading Objectives

- Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares.
- Any surface parking facilities shall be landscaped; large concentration of parking shall be avoided; poured in place concrete curbing shall be used in parking areas to prevent vehicles from encroaching upon planted areas.
- All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover.
- All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded, paved with a durable dust-free surface, adequately drained, well landscaped, and all access points shall be defined and limited in accordance with the zoning ordinance of the City of Jersey City.
- Front yard parking is prohibited.

I) Landscape Design Objectives

- All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material unless said open space is specifically designated for other activities which require paving or other treatment. All screen planting shall be evergreen and only species with proven resistance to the urban environment in this area will be acceptable. Screen planting shall be a minimum of four (4) feet high planting. Material shall be planted balled and burlaped and be heavy and of specimen quality as established by the American Association of Nurserymen. At initial planting the material shall provide an opaque screen from the top of the shrub to within six (6) inches of grade. Other plant materials shall be heavy, and of specimen quality determined as above. All trees shall be a minimum of three and one-half (3 ½) inches in caliper. All plants, trees and shrubs shall be installed in accordance with the Division of Urban Research planting schedules.

J) Interim Uses

- Interim uses may be established, subject to agreement with the Planning Board, that such uses will not have an adverse effect upon existing or contemplated development during the interim use period, not to exceed three years.

K) Underground Utility Placement

- All utility distribution lines and utility service connections from such lines to the project area's individual uses shall be located underground, where feasible.

VI. GENERAL PROVISIONS

- A) The regulations and controls in this section (Section VI, General Provisions) will be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- B) No covenant, lease, conveyance or other instrument shall be affected or executed by the Jersey City Redevelopment Agency or by a redeveloper or any of his successors or assignees, whereby land within the project area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof.

Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.

- C) No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Redevelopment Agency and Jersey City Department of Engineering.
- D) The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this plan by the City Council of the City of Jersey City.
- E) All residential redevelopment proposals and construction plans shall meet applicable F.H.A. and/or H.F.A minimum room size requirements prior to approval by the Redevelopment Agency and the Planning Board.

VII. GENERAL LAND USE PLAN

1. Land Use Map

Proposed Land Uses shall be shown on Map #3 “Land Use Map”

2. Land Use Provisions and Building Requirements – Townhouse District

A. Permitted Principal Uses

- Single-family Rowhouses and townhouses
- Public Utilities

B. Accessory Uses Permitted

- Off-street parking
- Recreation areas as part of a residential development
- Fences and walls
- Designed open space

C. Accessory Uses

- Professional offices as a home occupation
- Public utilities

D. Regulations and Controls

- Parcels designed residential shall be designed utilizing various materials to form a compatible overall architectural scheme

- Design open space shall be developed as an integral part in the overall design scheme.
- Where any questions arise in terms of definitions or terminology the Land Development Ordinance of the City of Jersey City shall govern.
- Offices as a home occupation shall be designed as places for the transaction of business where professional reports are prepared, records kept, and services rendered, but where no retail sales are offered.

E. Maximum Height

- All residential uses four (4) stories or forty (40) feet
- For any building developed as a result of this redevelopment plan and the intervention and/or involvement of the Jersey City Redevelopment Agency and/or the Jersey City Planning Board, the height of any such building shall only be increased or altered to the permitted maximum height of four (4) stories or forty (40) feet as outlined in the bulk and design standards below.

For buildings constructed as part of the 1983 (Ninth Street) project this applies to additions above the existing two stories, the height of original construction. And, for buildings constructed as part of the 1994 (Tenth Street) project this applies to additions above the existing two and one-half stories, the height of original construction.

F. Area, Yard and Bulk

1) Single Family Rowhouses and Townhouses

- Maximum Building Coverage – 40%
- Minimum Lot Area – 1300 sq. ft.
- Maximum Density – 35 dwelling units per acre
- Minimum Yards – Front – 5 feet
Side – 0 feet
Rear – 20 feet

G. Design Standards For vertical additions, the following design standards shall apply:

- Height shall not exceed maximum permitted height of the district
- Flat roofs are required. Mansards are permitted.
- All new windows shall match the existing windows below in size, dimension, style, and placement.

- Only masonry materials are permitted on front facades, except on mansard facades where other appropriate materials may be submitted for Board consideration.
- Vinyl siding is prohibited.
- A cornice is required. When already existing, it is preferable to reuse the existing cornice by moving it to the new building top. Property owners are required to cap and finish cornices on adjacent properties where they have been altered or cut to raise the adjoining cornice. No cornice shall appear “sawed off”.

H. Minimum Off-Street Parking

- All residential uses shall provide off-street parking at a ratio of not less than one (1) space per each dwelling unit.
- Professional offices as a home occupation or as part of the ground floor area of garden apartment complexes shall provide off-street parking at a ratio of not less than one (1) space per each three hundred (300) square feet of gross floor area devoted to the commercial use.

I. Minimum Off-Street Loading

- Off-street loading shall conform to Article IV of the Land Development Ordinance of the City of Jersey City

J. Maximum Sign Areas

- Professional offices as a home occupation shall be permitted one (1) attached sign not to exceed two (2) square feet.

3. Land Use Provisions and Building Requirements – Re-Use District

A) Permitted Principal Uses

- Detached one and two family homes (block 8502, Lots 1 and 35 only)
- Attached one and two family homes (block 8502, Lots 1 and 35 only)
- Multi-family residential
- Warehouse conversions to residential uses

B) Accessory Uses

- Parking areas and garages
- Recreation and open space
- Fences and walls

C) Conditional Uses

- Nursing Homes
- Public utilities

D) Maximum Height

- One and two family homes – three stories or thirty five (35) feet
- Multi-family residential, Nursing Homes – five (5) stories or sixty five (65) feet
- Conversions to residential – existing heights shall not be exceeded, except for the provisions of elevator mechanisms, water towers, and such other architectural necessities. Provided, however, that one additional story, not to exceed fifteen (15) feet, may be added for penthouse apartments.

E) Area, Yard and Bulk

1. One and two family homes (block 8502, Lots 1 and 35)

- Maximum coverage – 60%
- Minimum Lot Width – 20 feet
- Minimum Lot Depth – existing
- Maximum density – 50 units per acre
- Maximum Yards – Front – 5 feet
- Detached Homes Side – 0 feet-one side
 - 5 feet- both sides added
- Attached Homes Side – 0 feet, but 5 feet on end side of end units
 - Rear – 10 feet

2. Multi-Family Residential

- Maximum Coverage – 50%
- Minimum Lot Width – 100 feet
- Minimum Lot Depth – 100 feet
- Maximum Density – 100 units per acre
- Minimum Yards – Front – 5 feet
 - Rear – 20 feet
 - Side – 10 feet

3. Warehouse Conversions to Residential Uses

- Maximum coverage – 75%
- Minimum Lot Size – 1 acre
- Minimum Yards – none required

4. Nursing Homes

- Maximum coverage – 60%
- Minimum Lot Size – 10,000 sq. ft.
- Minimum Yards – Front – 5 feet

Side – 10 feet
Rear – 20 feet

The yard requirements may be waived at the discretion of the Planning Board, provided, however, that a minimum of five (5) percent of the total lot area is maintained as landscaped area about at least three sides or 75% of the perimeter of the site.

F) Minimum Off-Street Parking Requirements

- One and two family homes – none
- Multi-family residential – 0.5 space per dwelling unit.
- Warehouse conversions to residential uses – 0.33 space per dwelling unit.
- Nursing Homes – 1.0 space per 12 beds.

I. Off-Street Loading

- Nursing homes shall be required to provide adequate off-street loading areas to meet their anticipated needs. One berth, ten (10) feet by thirty (30) feet shall be provided.

J. Signs

- Multi-family residential and conversions to residential shall be permitted one (1) sign not to exceed ten (10) square feet, which sign must be attached flat against the primary wall.
- Nursing homes shall be permitted one (1) sign which may be free standing, not to exceed twelve (12) square feet and not to exceed ten (10) feet in height.

VIII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

- A. The various elements of this Redevelopment Plan set forth above are in compliance with the requirement of the State and Local Law and there are no additional requirements with respect to a Redevelopment Plan which have not been complied with.
- B. The Redevelopment Plan contains all provisions necessary to fulfill statutory requirements of the City of Jersey City.
- C. The Redevelopment Plan proposes to attain identifiable local objectives as to appropriate land use, density of population, improved public utilities, traffic

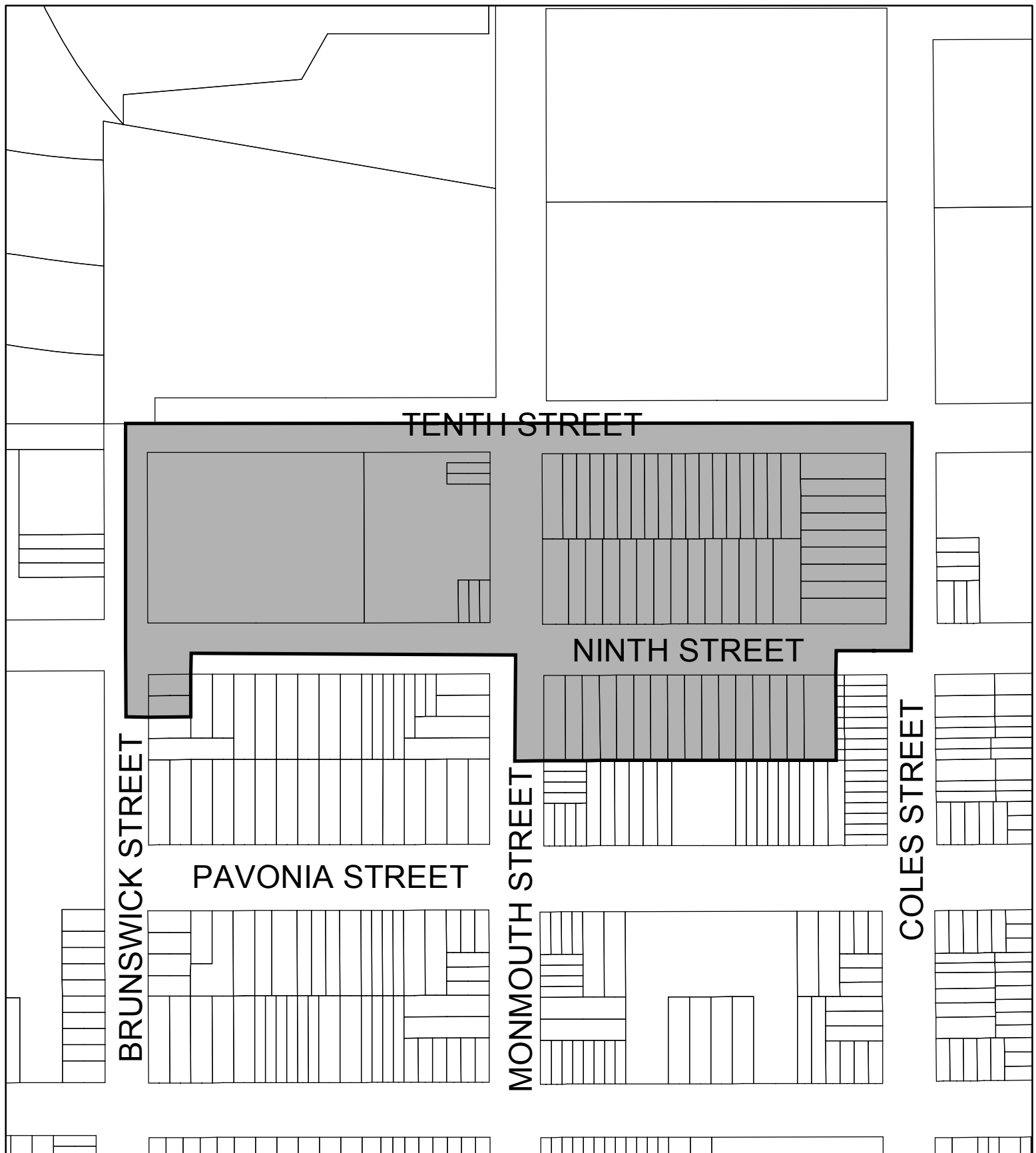
circulation, recreational and community improvements, and other public renovations.

- D. The following text referencing provision for the temporary relocation and permanent rehousing of persons residing within the Ninth Street II Study Area Redevelopment Project is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City through the services of the Jersey City Redevelopment Agency staff, will provide displaced families and individuals with the opportunity of being relocated into decent, safe, and sanitary housing which is within their financial means.

This office will be staffed by qualified personnel who will actively assist the families and individuals being displaced in finding adequate accommodations. All families and individuals being displaced will be interviewed to determine their rehousing requirements. In addition, a list of privately owned houses and apartments which have been inspected and certified as being safe, decent, and sanitary will be maintained by the relocation staff from which individuals will be referred to such dwelling units which are within their financial means.

IX. PROCEDURE FOR AMENDING THE APPROVED PLAN

The Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of One Thousand dollars \$1,000, plus all costs for copying and transcripts shall be payable by the applicant to the City of Jersey City for any request to amend this Plan. Fees shall not be charged for amendments proposed by local community block associations.

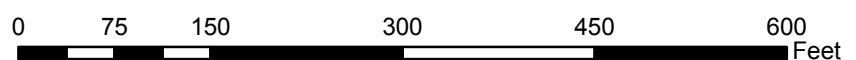


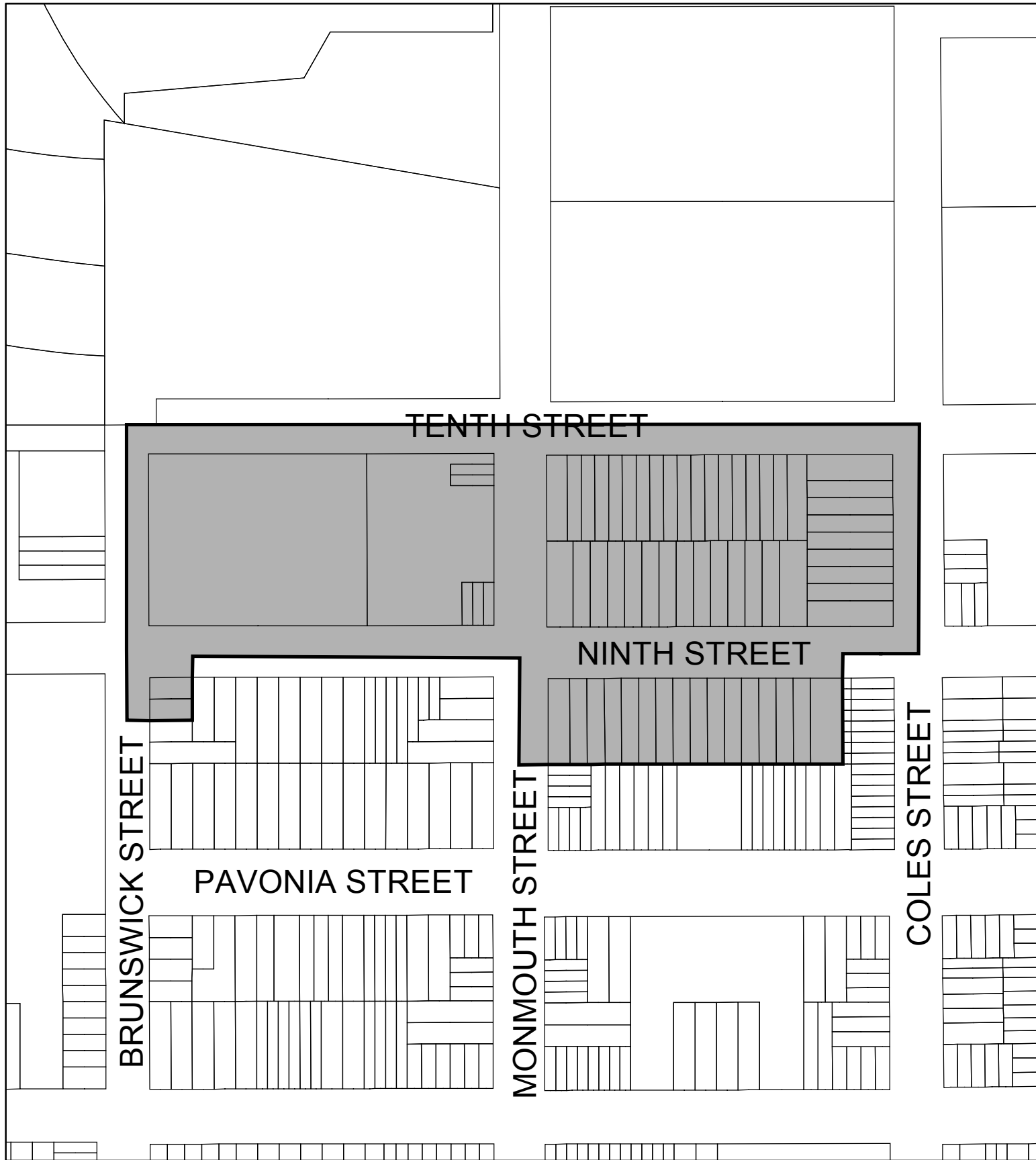
Ninth Street II Redevelopment Plan Area Boundary Map

March 7, 2013



1 inch = 150 feet





Ninth Street II Redevelopment Plan Area Acquisition Map

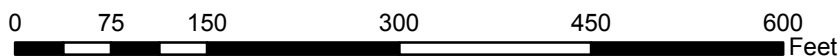
March 7, 2013

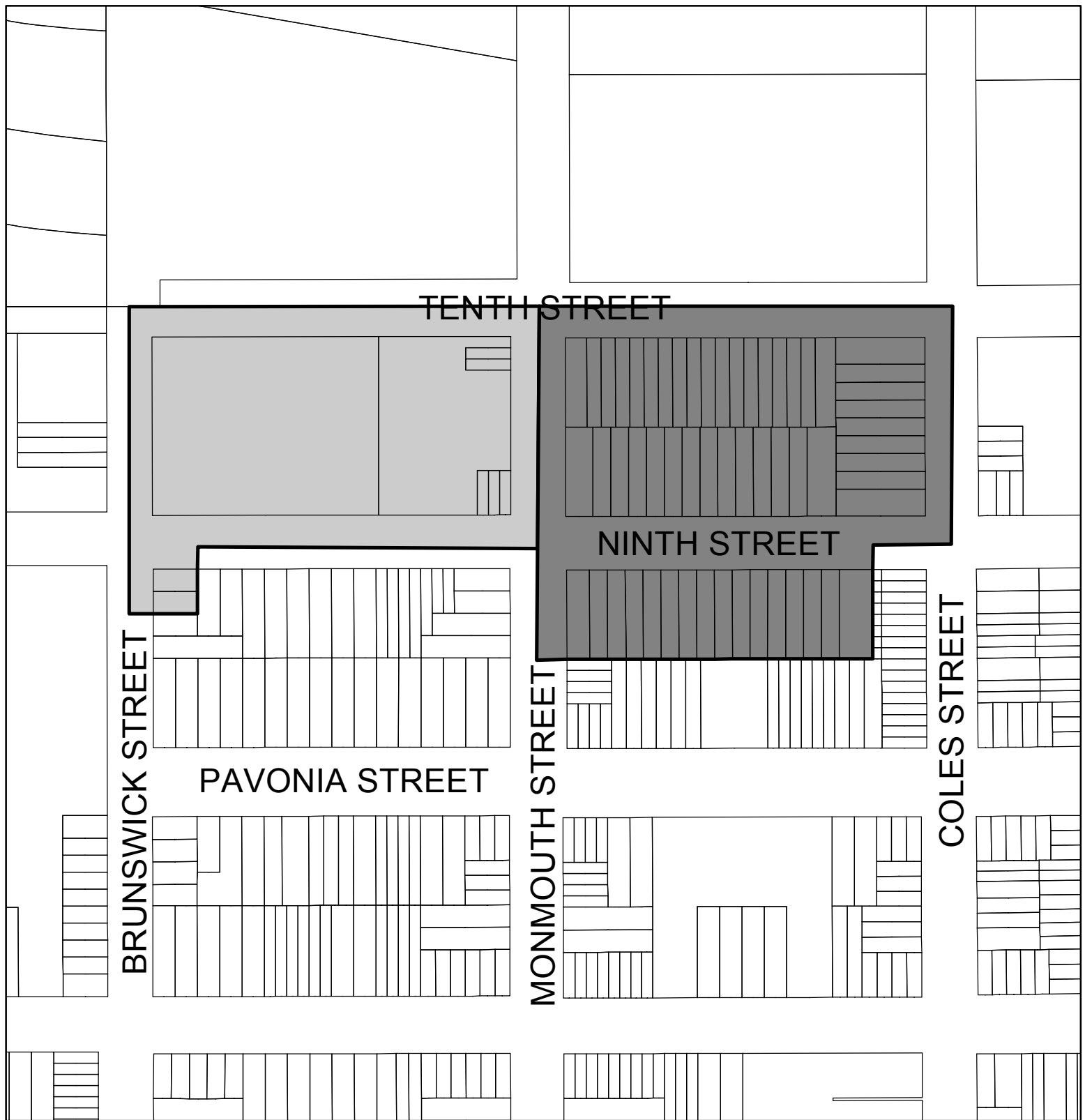


Legend

 To Be Acquired

1 inch = 150 feet





Ninth Street II Redevelopment Plan Area Land Use Map



Legend

- Re-Use District
- Townhouse District

March 7, 2013



1 inch = 150 feet

