

# **OCEAN/BAYVIEW REDEVELOPMENT PLAN City of Jersey City**

**Division of City Planning**

**Department of Housing, Economic Development and Commerce**

**Adopted April, 1977**

**Amended May, 1984**

**Amended November 24, 1992**

**Amended July 22, 1998**

**Amended October 26, 2004**

**Amended February 28, 2007**

**Amended November 10, 2010 – Ord. 10-134**

**Amended September 13, 2012 – Ord. 12-112**

**Amended January 14, 2015 – Ord. 14-174**

**Amended November 22, 2016 – Ord. 16-174**

**Amended October 28, 2021 – Ord. 21-071**

## **I. BOUNDARY DESCRIPTION - MAP**

(see end of document)

## **II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES**

Renewal activities of the Ocean/Bayview Study Area will be undertaken in conformity with, and will be designed to meet the following goals and objectives.

- 1) To comprehensively redevelop the Ocean/Bayview Study Area by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate.
- 2) To provide stable and affordable residential uses and housing types for both existing residents and prospective new occupants.
- 3) To provide for the improvement 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 where possible through the construction of new housing and public improvements.
- 5) To construct new housing for home ownership through a combination of private development financing and the selective use of federal and state funding programs.
- 6) To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.
- 7) To provide for the stabilization and the increase of the tax base of the project area and the entire city by redeveloping non-revenue producing areas and by re-establishing investment confidence on the part of existing and future residents both within the area and in contiguous neighborhoods.
- 8) 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 integrates the Ocean/Bayview Study Area with the existing physical and social fabric of the City of Jersey City.
- 9) To provide where necessary site improvements for both proposed and existing residential uses including improved streets and sidewalks, off-street parking, open space, pedestrian malls, recreational areas, and new trees, where appropriate.
- 10) To maximize developer participation and contribution to site improvements and other related amenities so as to improve aesthetic qualities of the Ocean/Bayview Study Area in particular and surrounding neighborhoods in general.

## **III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS**

It is proposed to substantially improve and upgrade the Ocean/Bayview 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 right-of-ways 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.
- d) Building setbacks should be varied to the extent practicable in order to provide an interesting interplay of buildings and open spaces.

#### **V. SPECIFIC OBJECTIVES**

##### **A) Submission of Redevelopment Proposals**

Prior to commencement of construction, architectural drawings and site plans with detailed specifications 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 requirements and 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. Final Site Plan approval for any phase shall entitle an applicant to building permits.

As part of any Final 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.

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.

##### **B) 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, electro-magnetic 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 or general welfare.

##### **C) 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.

**D) 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 durably paved and shall be provided with adequate lighting.
- Trees and shrubs shall be planted along the curblines at not less than 25 foot centers or in groupings, 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.

**E) 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 area.
- All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover as determined by the Division of City Planning and the Jersey City Planning Board.
- 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.

All driveways shall be paved in accordance with the Zoning Ordinance of the City of Jersey City.

Maximum Driveway width: One Way - 10 feet, Two Way - 20 feet

**F) 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 in height. Material shall be planted, balled and burlapped, 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. All trees shall be a minimum of three and one half (3 1/2) inches in caliper. All plants, treed and shrubs shall be installed in accordance with the Division of City Planning planting schedules.

**G) Interim Uses**

- Interim uses may be established, subject to agreement by developers with the Planning Board, that such uses will not have an adverse effect upon existing or contemplated development during the interim use period. All interim uses shall be given a time limitation and may be extended upon request by the developer. All interim uses shall be limited to one year, with provision for two one year extensions at the discretion of the Planning Board.

**H) Underground Utility Placement**

- All utility distribution lines and utility service connections from such lines to the project areas 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) The redeveloper shall begin and complete the development of the land and the construction of improvements agreed upon in the disposition contract within a reasonable amount of time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the designated redeveloper.
- C) The redeveloper shall agree to retain the interest acquired in the project land until the completion of the construction and development in the area required by this plan and the disposition instruments, and the redeveloper shall further agree not to sell, lease, or otherwise transfer the interest acquired or any part thereof without prior written approval of the Jersey City Redevelopment Agency.
- D) No covenant, lease, conveyance or other agreement 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.

- E) No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Redevelopment Agency and when appropriate the Jersey City Department of Engineering.
- F) The Jersey City Planning Board shall specifically reserve the right to review and approve the Redeveloper's plans and specifications with respect to their conformance to the Redevelopment Plan. Such a review shall be on the basis of a site plan and/or construction plans submitted to both agencies. No additional construction or alteration of existing or proposed construction shall take place until a site plan reflecting such additional or revised construction shall have been submitted to, and approved by the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.
- G) 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.
- H) 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 C "Land Use Map".

### **2. Land Use Provisions and Building Requirements**

#### **A) Permitted Principal Uses**

- Detached one- and two-family homes
- Attached One- and two-family homes
- Public and quasi-public uses
- Multi-family Residential Buildings
- Multi-purpose Community Center, providing such service as housing management, meeting rooms, day care, social support and counseling library, healthcare/first aid, (limited to immediate and minor first aid, visiting nursing and doctor's care, and health education) security and indoor and outdoor recreation.
- Retail sales limited to Ocean Avenue street frontage
- Restaurants Category 1 and 2, as well as, cafes
- Professional offices as a home occupation
- Public utilities
- Parking areas as an off-site accessory uses
- Nursing Homes
- Housing Management Facility; provided that:
  - 1. The facility shall be similar to style and bulk to the housing it is intended to serve.
  - 2. No overnight storage of vehicles is permitted.
- Senior Housing
- Medical Offices; provided that:
  - 1. The Medical Office use does not exceed 3000 square feet.

#### **B) Accessory Uses Permitted**

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

#### **D) Regulations and Controls**

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

New construction of multi-family residential shall be designed to include:



1. An ornamental cornice at the roofline.
2. Store fronts with hidden or internal security grates.
3. A mid-level cornice above the storefront.
4. Avoid blank walls, particularly at street level.
5. Window detailing, including lintels and sills.
6. A variety of horizontal and vertical architectural elements which harmonize with surrounding structures.
7. Store front windows shall be designed to contain displays and shall not be blocked by signage. There shall be no interior shelving or storage in display windows.
8. Sidewalk shall be tinted French grey.
9. Driveways shall be differentiated from the sidewalk through the use of different paving color and texture. Driveways are to be flush with the sidewalk, with driveway apron slopes shall extend no more than two and one-half feet.
10. Fencing shall be wrought-iron or other decorative material; no chain-link or aluminum fencing is permitted.
11. The roof shall be flat unless incompatible with surrounding buildings.
12. All individual stores shall provide direct access to the sidewalk.
13. First floor space is to have 70% glazing, except in the case where residential units are on the first floor.
14. Buildings shall be designed to include a water table or water course and differentiated materials at the first floor. All first floor façades must be primarily masonry. No EIFS or synthetic materials are permitted at the first level. All façades and façade materials are subject to Board review and approval.
15. Main entries shall have transom windows above.
16. Street trees are to be included, spaced 35' apart for the length of each project.
17. All rooftops, including garages, shall include patio areas accessible to tenants wherever possible.

Designed open space shall be developed as an integral part in the overall design scheme.

E) Maximum Height

- All residential uses four (4) stories and fifty (50) feet.
- Public or quasi-public four (4) stories or forty feet except that said building may have additional stories up to sixty (60) feet in height over not more than fifty (50) percent of the foundation area.
- All senior housing uses four (4) stories and fifty (50) feet.

F) Area, Yard and Bulk

1) Detached one- and two-family homes

Maximum Building Coverage	- 60%
Minimum Lot Area	- 1,875 sq. ft.

Maximum Density	- 50 dwelling units per acre
Minimum & Maximum Front	- shall be consistent with the prevailing street setback, except that front yard setback may not be less than 5 feet nor greater than 20 feet
Minimum Total Sides	- 5 feet
Minimum Rear	-10 feet

The goal of the front yard setback requirement within this section is to have new development setback a distance that is consistent with the existing building line of the street.

All streets, even those which contain large tracts of vacant parcels, contain areas of development which have a definite street line formed by a fence, a hedge or a structure. It is the intent of the prevailing setback requirement to allow flexibility in design while maintaining the character of the neighborhood.

2) Attached One- and two family homes (must be attached on both sides)

Maximum Building Coverage	- 50%
Minimum Lot Area	- 1,600 sq. ft.
Maximum Density	- 55 dwelling units per acre
Minimum and Maximum Yards	
Front	- shall be consistent with the prevailing street setback, except that front yard setback may not be less than 5 feet nor greater than 20 feet
Side	- 0 feet
Rear	- 10 feet

3) 3) Nursing Home  
 Minimum Lot Area: Twenty Thousand (20,000) square feet.  
 Minimum Lot Width: Two Hundred (200) feet.  
 Minimum Lot Depth: One Hundred (100) feet.  
 Maximum Building Height: 4 stories & 40 feet  
 Maximum Building Coverage: Fifty percent (50%)  
 Maximum Lot Coverage: Seventy five percent (75%).  
 Minimum Yards:  
     Front: 15 Feet  
     Side: 10 Feet one / 20 feet both  
     Rear: 30 Feet  
 Required Parking: 0.2 spaces per bed

4) Public and Quasi Public Uses  
 Maximum Building Coverage - 30%  
 Minimum Lot Area - 10,000 sq. ft.  
 Minimum Yards  
     Front - 5 feet  
     Side - 10 feet

Rear - 10 feet

5) Community Center

Maximum Building Coverage	- 75%
Minimum Lot Width	- 50 feet
Minimum Lot Depth	- 100 feet

6) Multi-Family Residential Buildings

Minimum Lot Area:	10,000 square feet; existing lots shall be conforming when the adaptive reuse of a building is being completed
Minimum Lot Width:	80 feet
Minimum Lot Depth:	80 feet
Maximum Building Coverage:	60%
Maximum Density:	80 dwelling units per acre; adaptive reuse of building shall permit 110 dwellings units per acre.

Minimum and Maximum Yards:

Front:	0 feet
Side:	0 feet
Rear:	40 feet

Minimum Parking:	1 space per unit; no parking shall be required in the adaptive reuse of a building.
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Maximum Parking:	2 spaces per unit
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7) Senior Housing

Minimum Lot Area: Ten Thousand (10,000) square feet.

Minimum Lot Width: Eighty (80) feet.

Minimum Lot Depth: Eighty (80) feet.

Maximum Building Coverage: Sixty percent (60%).

Maximum Density: Eighty (80) dwelling units per acre.

Minimum Yards:

Front: 0 Feet

Side: 0 Feet

Rear: 40 Feet

Minimum Parking: 0.2 spaces per bedroom

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

New construction of senior housing shall be designed to include:

1. An ornamental cornice at the roofline.

2. Avoid blank walls, particularly at street level.
3. Window detailing, including lintels and sills.
4. A variety of horizontal and vertical architectural elements which harmonize the surrounding structures.
5. Sidewalk shall be tinted French grey.
6. Driveways shall be differentiated from the sidewalk through the use of different paving color and texture. Driveways are to be flush with the sidewalk with driveway apron slopes shall extend no more than two and one-half feet.
7. Fencing shall be wrought-iron or other decorative material; no chain-link or aluminum fencing is permitted.
8. All parking shall be screened by the above mentioned fencing at the street frontage, including a 5' strip of hedge landscaping in addition to the fence.
9. Interior property line adjacent to parking shall contain board-on-board fencing to screen it from its neighbors.
10. The roof shall be flat unless incompatible with surrounding buildings.
11. Buildings shall be designed to include a water table or water course and differentiate materials at the first floor. All first floor facades must be primarily masonry. No EIFS or synthetic materials are permitted at the first level. All facades and façade materials are subject to Board review and approval.
12. Main entries shall have transom windows above.
13. Street trees are to be included, spaced 35' apart for the length of each project.
14. All rooftops, including garages, shall include patio areas accessible to tenants wherever possible.
15. All front yard setbacks shall maintain the setback of the prevailing building line and not to exceed 20' from the curb. The intent is to insure the parking for these buildings is on the side or rear yard and the building is established as a prominent feature on the street.

G) Off-Street Parking

All residential units shall provide a maximum of 2 spaces per dwelling unit.

Front yard parking for residential uses is prohibited except as necessary to dwellings specifically designed for handicapped residents.

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 professional occupation.

Retail sales shall provide off-street parking at a ratio of one (1) space per 300 square feet gross floor area devoted to commercial use. This requirement shall not apply to convenience type store such as neighborhood grocery or candy stores.

Public and quasi-public uses shall provide off-street parking at a ratio of not less than one (1) space per each six hundred (600) square feet of gross floor area plus one (1) space per each employee assigned to that use.

H) Minimum Off-Street Loading

Off-street loading shall conform to Article IV of the Zoning Ordinance of the City of Jersey City.

I) Maximum Sign Areas

Retail sales shall be permitted one (1) sign not to exceed more than fifteen (15) percent of the first story facade to which it is attached.

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

Public quasi-public uses shall be permitted one (1) sign not to exceed twelve square feet either attached or free standing.

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. 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. Notice shall be given, pursuant to the requirements of NJSA 40:55D-12, a, & b, for any relief requested under this section.

**VIII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS**

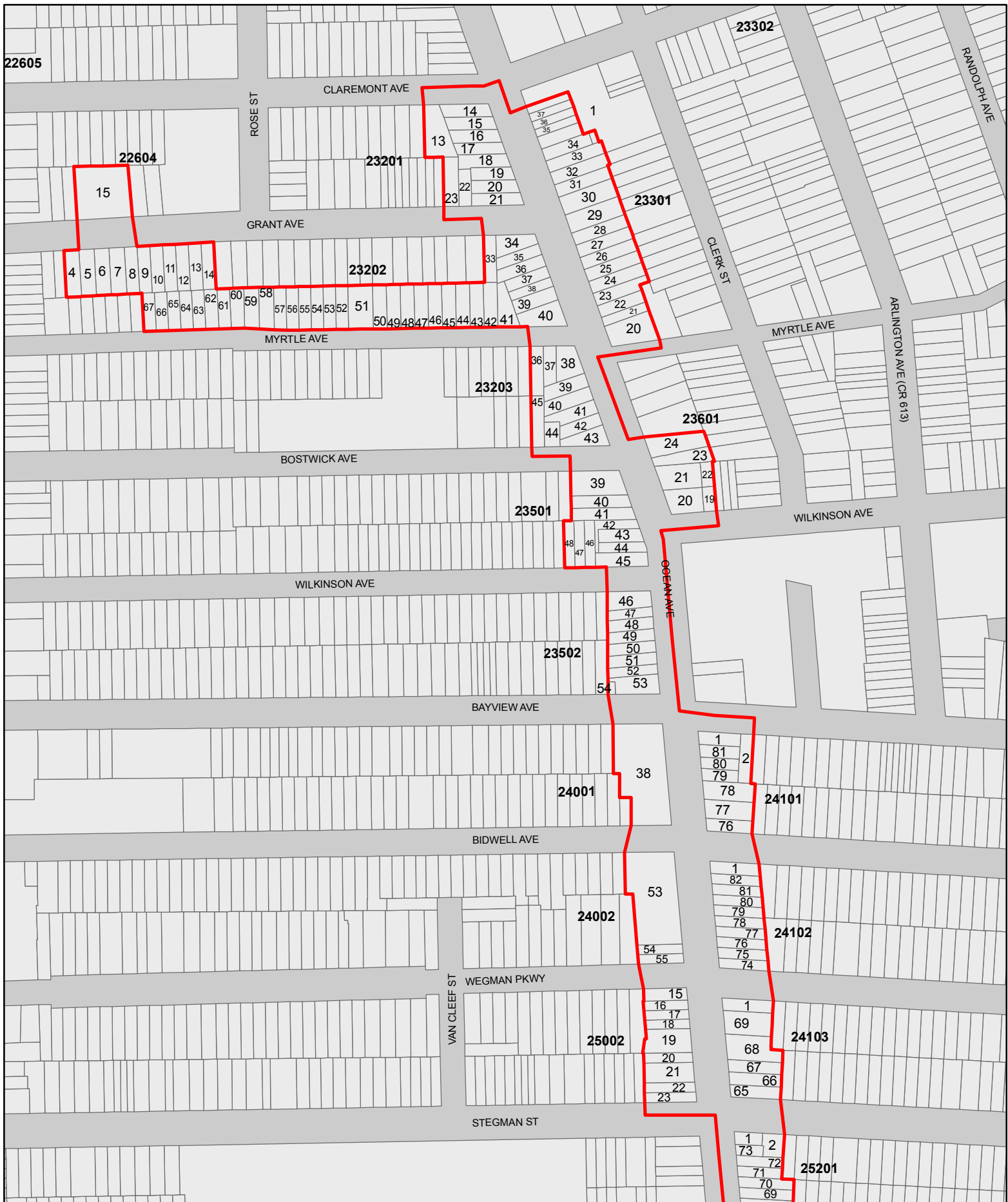
- A) The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of State and Local Law and there are no additional requirements with respect to a Redevelopment Plan which have not been complied with.
- B) The Redevelopment Plan contains all provisions necessary to fulfill statutory requirement of the City of Jersey City.

- C) The Redevelopment Plan proposes to attain realistic local objectives as to appropriate land use, density of population, improved public utilities, traffic circulation recreational and community improvements, other public renovations.
- D) The following text referencing provisions for the temporary relocation and permanent re-housing of persons residing within the Ocean/Bayview 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 re-housing 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**

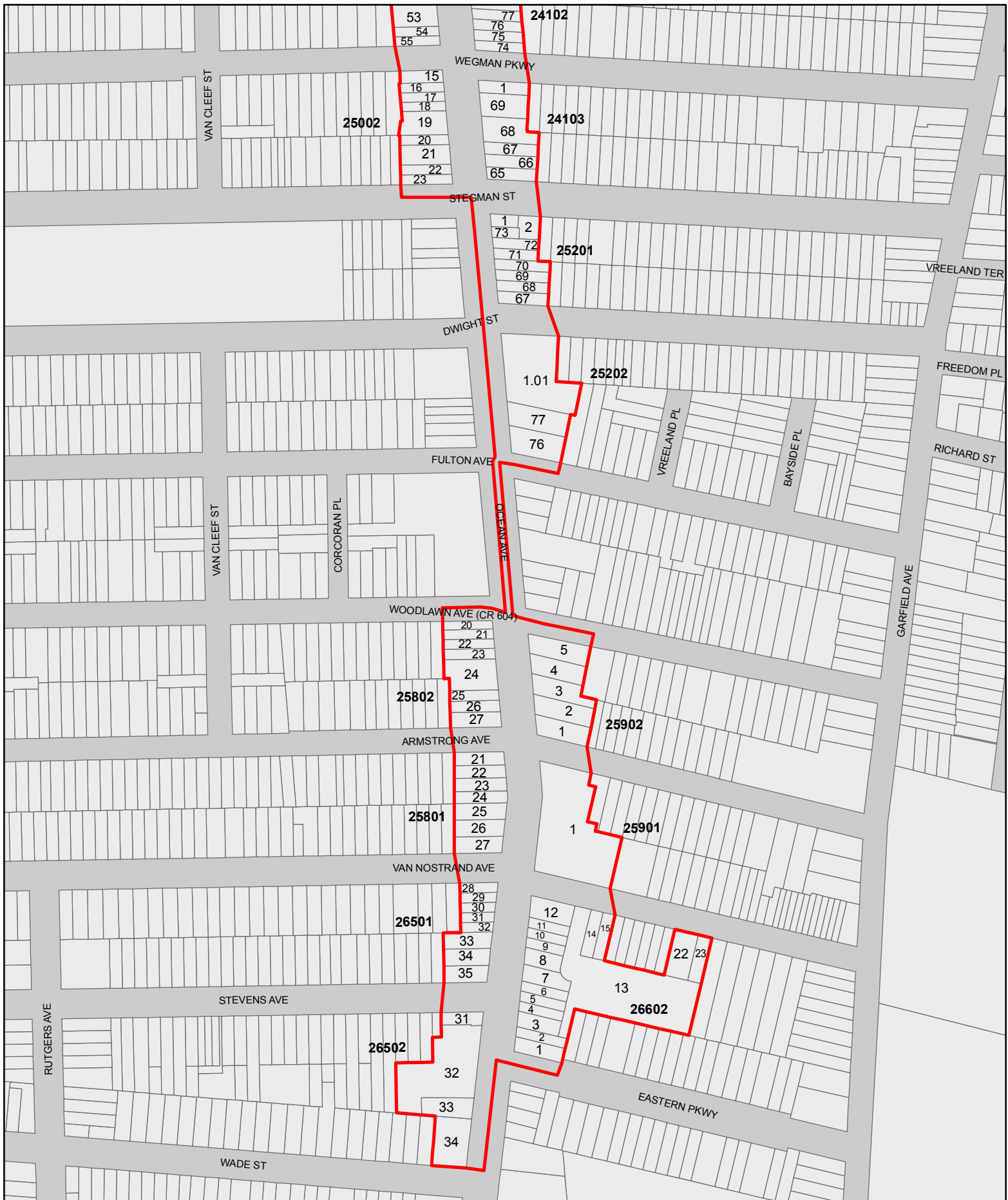
This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of One Thousand dollars \$1,000, plus all costs for copying and transcripts shall be payable by the applicant to the City of Jersey City for any request to amend this Plan.



# OCEAN BAYVIEW REDEVELOPMENT PLAN PARCEL MAP 1 OF 2



NOVEMBER 17, 2014



# OCEAN BAYVIEW REDEVELOPMENT PLAN PARCEL MAP 2 OF 2



NOVEMBER 17, 2014



Jersey City  
City Planning Division  
30 Montgomery Street Suite 1400  
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## OCEAN BAYVIEW REDEVELOPMENT PLAN ACQUISITION MAP



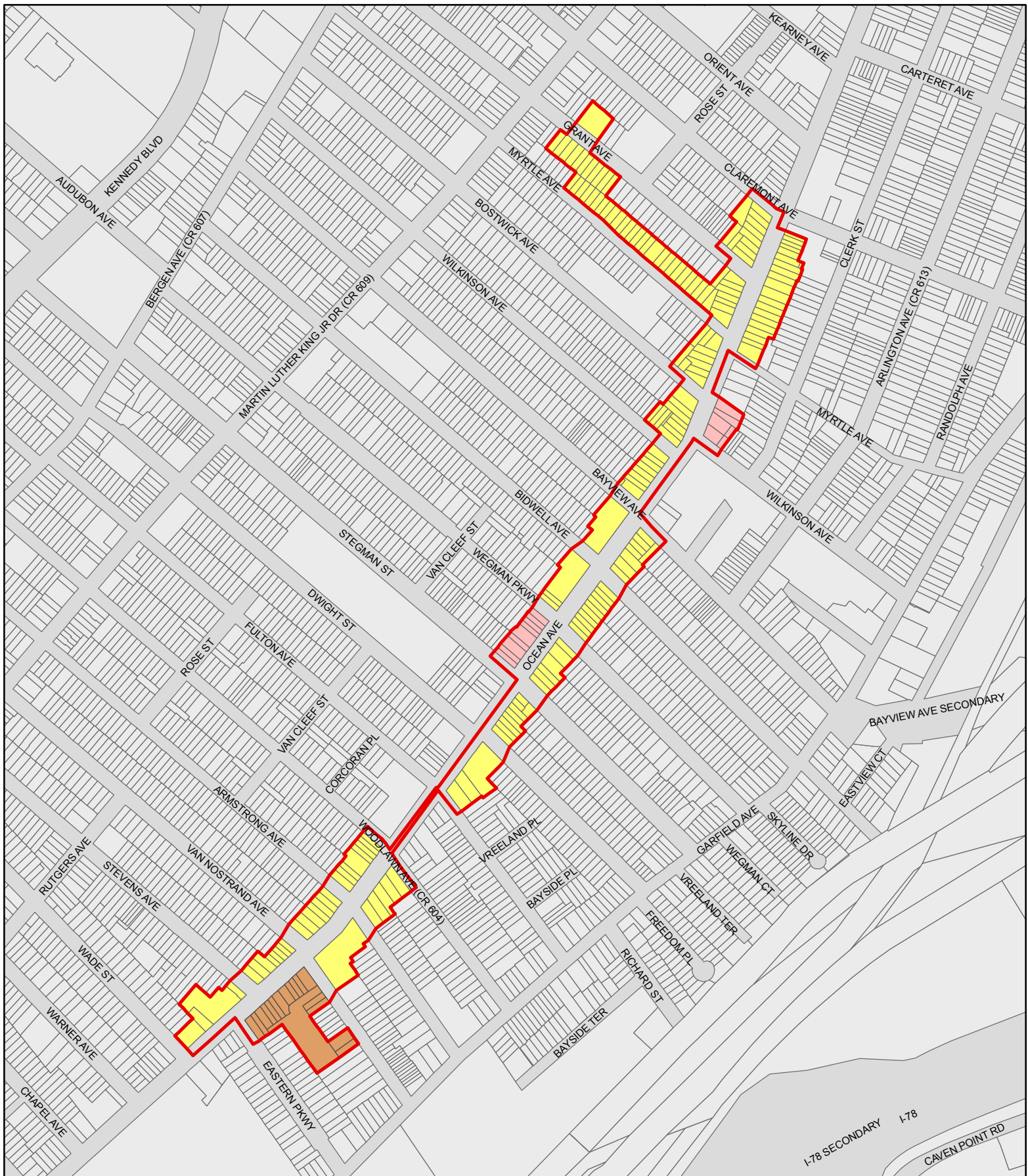
500 250 0 500 Feet

- To be acquired
- Not to be acquired
- May be acquired

NOVEMBER 17, 2014



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## OCEAN BAYVIEW REDEVELOPMENT PLAN LAND USE MAP



500 250 0 500 Feet

- Residential, Public/Quasi Public  
Retail where permitted by the  
Planning Board and City  
Planning Division
- Parking
- Nursing Home Residential

NOVEMBER 17, 2014



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