

BLOCK 11606*

REDEVELOPMENT PLAN

(*Formerly a Part of the Paulus Hook Redevelopment Plan)

DRAFT

CITY OF JERSEY CITY
CITY PLANNING DIVISION
DEPARTMENT OF HOUSING, ECONOMIC
DEVELOPMENT & COMMERCE

Adopted by City Council XXX, 2023

I. INTRODUCTIONS

The Block 11606 Redevelopment Plan (“Redevelopment Plan”) area was originally within the Paulus Hook Redevelopment Plan area (“Former Plan Area”). The plan for which was first adopted in April 1969. The area within the Former Plan Area were developed in the 1970s with multi-family buildings and surface parking fields serving those buildings, consistent with planning principles at that time, sometimes now referred to as a “tower in a parking lot”.

The western portion of Block 11606 was developed with a 15-story building (known alternately as “Battery View Tower” or “72 Montgomery Street”) consisting of 237 senior citizen affordable housing units fronting on Montgomery Street. The remaining portion of the block contains surface parking accessory to the housing units. This expansive surface parking area extends to the adjacent streets of Washington Street, Christopher Columbus Drive, and Greene Street. The surface parking is underutilized and inconsistent with current urban planning principles. This lack of utilization results in a stagnant and not fully productive condition of land that is potentially valuable for contributing to and serving the public health, safety and welfare.

The Paulus Hook Redevelopment Plan (“Former Redevelopment Plan”) has been in effect for more than 50 years, and as such, it lacks the zoning criteria required to employ current urban planning principles to remedy the aforementioned underutilization. In order to address this situation with contemporary urban planning principles, the Jersey City Municipal Council, pursuant to Resolution # 22-454, authorized the Jersey City Planning Board to undertake a preliminary investigation to determine if the Block 11606 Study Area is qualified as an Area in Need of Redevelopment. The Jersey City Planning Board conducted a Public Hearing in this regard on August 23, 2022. At that Hearing, the Planning Board did determine that the Block 11606 Study Area qualifies as an Area in Need of Redevelopment and recommended same to the Jersey City Municipal Council. Subsequently, at its meeting of September 21, 2022, the Jersey City Municipal Council by Resolution # 22-699 did designate the Block 11606 Study Area as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-6 and directed the Planning Board to prepare a redevelopment plan for the Study Area pursuant to N.J.S.A. 40A:12A-7, conduct a public hearing on the redevelopment plan, and transmit it to the Municipal Council for its final consideration and adoption.

The purpose of this Redevelopment Plan is to guide the continued development of the block, including the redevelopment of the surface parking area into a mixed-use residential building with ground floor commercial uses and new publicly accessible urban open spaces, which will revitalize and improve the streetscape and pedestrian realm. The new open space (privately owned, but open to the public) will provide a significant new benefit to both the immediate neighborhood and the greater downtown Jersey City community. In addition, the Redevelopment Plan will not only provide for the continuation of the senior citizen affordable housing in the

existing Battery View Tower, but will also provide for new family oriented affordable housing in a new building proposed on the eastern portion of the existing parking field. This will be accomplished by creating two land use districts within the Redevelopment Plan. The East District will accommodate the new mixed-use building, while the West District will allow for the continuation of the senior citizen affordable housing building. Both districts will provide for a portion of the new publicly accessible open space. The Redevelopment Plan will better align with current planning principles and be consistent with recently adopted 2021 Master Plan and Redevelopment Plans in Jersey City.

II. BOUNDARIES

The Block 11606 Redevelopment Plan Area (“Redevelopment Area”) is bounded by Montgomery Street on the south, Christopher Columbus Drive on the north, Green Street on the east and Washington Street on the west. The Redevelopment Area encompasses the entirety of Block 11606. See Map #1 – Boundary Map.

III. REDEVELOPMENT PLAN OBJECTIVES

- A) The redevelopment of the underutilized parking area previously developed in conjunction with the Battery View Tower.
- B) Bring the Former Plan Area into conformance with current planning practice and the goals and objectives of the City’s 2021 Master Plan Land Use Element.
- C) The construction of a mixed-use, primarily residential building, with ground floor commercial uses that will activate the streetscape and pedestrian realm on the underutilized parking area toward the eastern end of the Redevelopment Area; thereby creating a more pleasant, safe and economically vibrant area.
- D) To provide for mixed income housing through new construction to assist the City of Jersey City in promoting the creation of Inclusionary Developments and Affordable Housing as both terms are defined in Chapter 187 of the Municipal Code also known as the Inclusionary Zoning Ordinance (“IZO”).
- E) Reconstruct and reconfigure the private open space located along Christopher Columbus Drive and permit access to the general public.
- F) Improve sidewalk areas with new pavement, street trees and a landscaped plaza along Christopher Columbus Drive to improve pedestrian safety and the aesthetics of the pedestrian environment in this area.

- G) Make sustainability and smart growth a theme of future development and redevelopment that guides land use and transportation decisions.
- H) Reduce automobile dependency by encouraging high density development in close proximity to mass transit and neighborhood services with low automobile parking ratios and with bicycle parking requirements.
- I) Leverage transit facilities such as light rail, PATH and bus transit to accommodate housing and employment needs.
- J) Provide for a wide variety of housing types, sizes, and price points that meet the needs of Jersey City's diverse population.
- K) To promote balanced development in accordance with applicable State laws and city requirements regarding affordable housing.
- L) Creation of housing, recreational, commercial and retail opportunities for the residents of Jersey City.
- M) Reflect the goals and objectives of the New Jersey Municipal Land Use Law (M.L.U.L.).

IV. GENERAL ADMINISTRATIVE PROVISIONS

- A) Any developer of new construction within this Redevelopment Area must be approved as the designated redeveloper of the project by the Jersey City Redevelopment Agency (JCRA) and enter into a redevelopment agreement with the JCRA prior to being granted a site plan hearing before the Planning Board.
- B) Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Redevelopment 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. No building shall be constructed over public rights-of-way in the project area without the approval of the City of Jersey City. Construction may occur over utility and other easements with the consent of the appropriate authority.
- 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 any certificate of occupancy.

- D) No use or reuse shall be permitted, which, when conducted under proper safeguards, will produce corrosive, toxic or noxious fumes, 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.
- E) 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.
- F) 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 improvements.
- G) 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. Any 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).
- H) This Redevelopment Plan shall supersede all provisions of the Jersey City Land Development Ordinance (hereinafter referred to as the "LDO") on matters that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the LDO for clarification. No variance/deviation from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant development decisions and/or deviations from the requirements of this Redevelopment Plan, as provided herein. Upon final adoption of this Plan by the Jersey City Council ("City Council"), the City's Zoning Map shall be amended to show the boundary of the Redevelopment Area.

I) PROCEDURES FOR AMENDING THE PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$5,000.00 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. The City of Jersey City reserves the right to amend this Redevelopment Plan.

J) INTERIM USES

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. Reconfiguration of the existing parking lot and spaces in the West District may be approved as an interim use during construction. 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.

K) GREENE STREET DEDICATION

As part of any development application in the East District, the right-of-way of Greene Street shall be widened 15 feet or the maximum distance to accommodate the existing sidewalk which is now within the property line of Block 11606. As part of any development application in the East District, the area necessary for this right-of-way widening shall be subdivided from Block 11606, and shall be dedicated to the City of Jersey City for incorporation into the Greene Street right-of-way within one year of the issuance of the first Certificate of Occupancy for the building constructed in the East District.

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. In 2021, the Jersey City Planning Board adopted a new Land Use Element of the Jersey City Master Plan. Chapter 3 of the Land Use Element (Land Use Principles) includes a recommendation to "*Continue efforts to enhance residential neighborhoods*". This Master Plan section also recognizes the mix of various scales of buildings in Jersey City, including detached homes, townhomes and mid-rise apartment buildings as well as high-rise development. This Redevelopment Plan is

consistent with these Land Use Principals as it proposes to redevelop a surface parking lot with a high-rise mixed-use building within the City's downtown core, just blocks from two PATH stations and surrounded by other high-rise structures.

Chapter 3 also recommends to "Celebrate and beautify the public realm". This Redevelopment Plan is consistent with this Principal, as it will create new open space along Christopher Columbus Drive, improving the streetscape and creating a more inviting walkable environment compared with the existing narrow fence lined sidewalk.

Another recommendation within Chapter 3 of the Land Use Element is to "*Ensure the City's available housing is balanced and meets the needs of all current and future city residents*". This section of the Master Plan goes on to state that a part of the City's distinctive character stems from the economic diversity of its residents and that housing affordability has become a major issue.

This recommendation echoes issues addressed in the Housing Element of the Master Plan and goes on to state that this housing need is demonstrated by the large number of rent-burdened households who pay more than 30% of their income for housing. An additional recommendation is that the City should continue to advance and support policies and programs that create a diversity of housing options such as increasing permitted housing densities and establishing provisions for affordable housing development. This Redevelopment Plan is consistent with this recommendation of the Land Use Element of the Master Plan by requiring the provision of affordable housing consistent with Inclusionary Zoning Ordinance as part of the proposed increases in development potential within the Redevelopment Area.

Therefore, it is concluded that this Redevelopment Plan is substantially consistent with the Jersey City Master Plan and it is designed to effectuate the Master Plan pursuant to the New Jersey "Local Redevelopment and Housing Law", N.J.S.A.40A:12A-7.d.

- 2) This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses. The Redevelopment Plan also provides for density restrictions, maximum height limits, as well as setback and various design controls.
- 3) There will be no displacement of existing residents through the implementation of this plan through condemnation. There will be no displacement of the housing and/or services of the existing Battery View Tower.
- 4) The Redevelopment Plan proposes no new acquisition or condemnation of private property for private redevelopment purposes.

- 5) 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), the State Development and Redevelopment Plan (the State Plan) as well as the Master Plan of Hudson County. The primary objective of the State Plan is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. The entirety of the City of Jersey City is located within the Planning Area-1 classification of the State Plan Policy Map. PA-1 is known as the Metropolitan Planning Area, and it is intended to accommodate most of the State's future growth. New development and redevelopment is encouraged in PA-1. As such, the redevelopment of the Study Area would advance the goals of the State Plan. In addition, Jersey City is noted as being a designated center on the State Plan Policy Map. Designated centers are areas where the most intensive growth and development in the state is to be directed.

Additionally, this Redevelopment Plan is consistent with the Hudson County Master Plan 2016 Goals and Objectives to promote development intensities that are supportive of public transportation use and encourage commercial and residential development near existing transit. This Redevelopment Area is remote from any adjacent municipality and will not impact contiguous municipalities.

- 6) No affordable units are identified to be removed as part of the implementation of this Redevelopment Plan. All of the affordable units in the Battery View Tower shall continue to be permitted under this Redevelopment Plan.
- 7) Proposed locations for public electric vehicle charging infrastructure will be identified within the project area in a manner that appropriately connects with a public charging network.

VI. REQUIRED OPEN SPACE

- 1) An open space plaza must be provided as part of any new construction of a new mixed-use residential building in the East District of the Redevelopment Area. This open space plaza shall be located at the corner of Greene Street and Christopher Columbus Drive and measure at least 3,500 square feet in area. The open space plaza shall be operated, maintained and managed by the owner of the building in East District pursuant to a developer's agreement with the City of Jersey City.
 - (a) The open space plaza shall contain both hardscaped and landscaped areas and may be used for outdoor seating and dining areas for retail stores, restaurants and cafes located in a building on the property, circulation and ramp and/or stair access to residential lobby, or other similar use in conjunction with any use located in the adjacent portions of a building.

- (b) The public plaza area shall include landscaping with vegetated cover such as shade trees, shrubs, decorative plantings, rain gardens, etc.
 - (c) The paving pattern of the public plaza shall be differentiated from any internal access drives, or public rights-of-way.
 - (d) The open space may be covered by portions of the building that overhang/cantilever above the ground floor, with a minimum clearance of 20 feet.
 - (e) Public plaza that is available for use by the public shall provide decorative and functional elements such as, but not limited to: bicycle racks, benches, seating walls, pedestrian scale lighting, refuse containers, planters, walls and fencing where appropriate.
- 2) As part of any development application in the East District, an open space area shall be provided within the West District. This open space area shall be located at the corner of Washington Street and Christopher Columbus Drive and extend to the east along Christopher Columbus Drive. This open space area shall measure at least 11,500 square feet in area and shall include a dog run that shall be a minimum of 2,500 square feet. This open space shall be operated, maintained and managed by the owner of the building to be constructed within the East District pursuant to a developer's agreement with the City of Jersey City. The open space shall be included in the site plan application for any building constructed in the East District and shall be subject to site plan review by the Planning Board. Construction of the open space shall be completed within one year of the issuance of a Temporary Certificate of Occupancy.
- (a) The open space area in the West District may contain both hardscaped and landscaped areas. The open space shall include landscaping with vegetated cover such as shade trees, under plantings, shrubs, decorative plantings, rain gardens, etc.
 - (b) Open space that is available for use by the public shall provide decorative, playful, and functional elements such as, but not limited to: a dog park, bicycle racks, benches, seating walls, informal seating and play elements like boulders, secondary walking paths like stepping stones or gravel paths, pedestrian scale lighting, decorative uplighting of landscaping, refuse containers, planters, walls and fencing where appropriate.
- 3) Lot area used for parking or vehicular travel shall be excluded from any calculation of open space in either the West District or the East District.
- 4) Pedestrian areas and crossings shall be designed in such a way as to distinguish them from the street right-of-way and from any internal circulation drives or driveways with differing types of paving treatments and other decorative features.
- 5) The separation between pedestrian plazas, open space and the surface vehicular access drives, loading and parking areas shall be delineated by a mix of landscaping areas,

berms, bollards, seating options and where necessary walls or fencing no greater than 48 inches tall.

- 6) Shade trees shall be incorporated into the plaza, open space and other landscaped areas. Except for understory species, the majority of trees shall be shade trees with a mature height of 40 feet or more. All new trees shall be of a species and gender so as to minimize fruit and pollen and consistent with Division of Forestry Standards.
- 7) Landscaping shall be required for open space area not used for a dog run, plaza areas, sidewalks, pathways, and seating areas. All plant material used must be able to withstand an urban environment. Ground cover is encouraged to be used in place of mulch. 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.
- 8) Adequate lighting in compliance with the Illuminating Engineering Society of North America (IESNA) standards shall be provided to encourage active usage and a sense of security in the open space area inclusive of landscape uplighting. A minimum of 0.5 footcandles shall be provided in pedestrian areas.

VII) WEST DISTRICT - SPECIFIC REGULATIONS

The Redevelopment Area is divided into two (2) districts; the East District and the West District as indicated on Map #2- Land Use District Map included within this Redevelopment Plan.

The intent of the West District is to maintain the permitted uses the principal and accessory structures of the Battery View Tower as approved under the Former Redevelopment Plan. As such, upon the adoption of this Redevelopment Plan such structures may be maintained, repaired and restored in the event of partial destruction or damage, and any new structures shall comply with the provisions set forth below.

A) West District

1) Permitted Principal Uses:

- a) Senior affordable housing units in a multiple family building, with accessory uses customarily incidental thereto including enclosed and open recreational and parking facilities.
- b) Public and Private Parks and Open Space

2) Accessory Uses:

- a) Off-street parking and loading
- b) Resident amenity areas, walls, fences, signs and similar site improvements as approved by the Planning Board.

- c) Other uses customarily associated with, incidental and subordinate to a permitted use, and located within the same property. Except that Drive-thru facilities are expressly prohibited.
- 3) Minimum Lot Size: 30,000 square feet
- 4) Maximum number of dwelling units: 237 units.
- 5) Maximum building height: 15 stories
- 6) Maximum Building Coverage: 30%
- 7) Maximum Lot Coverage: 80%
 - a) All lot area not covered by building are encouraged to be improved with hardscape and/or landscaped areas, including plazas, public or private open space, landscaping, walkways, drives and/or other similar surface treatments.
- 8) Setbacks: The existing building setbacks within the West District shall be maintained. However, in evaluating setbacks the Planning Board shall take into consideration any open space improvements and surface parking lot reconfigurations made in the West District pursuant to Article VI. (2) and may grant such deviations, variances, or waivers therefrom in accordance with Article IV.G so that any new structure in the West District will be situated with proper consideration to its relationship with such open space improvements, surface parking lot reconfigurations, and any structures in the East District.
 - a) Minimum Front Setbacks for principal structure, measured from property line:
 - i) 89 feet along Christopher Columbus Drive, or as existing;
 - ii) 50 feet along Washington Street, or as existing;
 - iii) 29 feet along Montgomery Street, or as existing.
 - b) Minimum Rear or Interior Lot Line Setback – 0 feet. Development in the East District must provide adequate setback from the rear or interior lot line necessary for compliance with building and fire safety code requirements.
- 9) Accessory Structures
 - a) Minimum Front Setbacks for accessory structure, measured from property line:
 - i) 80 feet along Christopher Columbus Drive; and,
 - ii) 70 feet along Washington Street; and,
 - iii) 90 feet along Montgomery Street.
 - b) Minimum Rear or Interior Lot Line Setback – 70 feet.
 - c) Maximum height: 15 feet.

10) Parking

- a) Surface parking lots and spaces in existence as of the date of the adoption of this redevelopment plan shall continue to be a permitted use in the West District and such lots and spaces may be altered, relocated, reduced or reconfigured subject to site plan review and approval by the Planning Board. Upon any alteration, surface parking in the West District must contain a landscaped buffer along all street lines and provide shade trees and/or other landscaping within the parking areas.
- i) Up to 24 on-site, off-street surface parking spaces may be provided within the West District for the use of residents of the Battery View Tower. In addition, a minimum of 61 off-site, off-street parking shall be provided for use by residents of the Battery View Tower in any proposed parking garage developed in the East District.
- b) The existing northern curb cut, closest to the intersection with Christopher Columbus, shall be reduced to a maximum width of 16 feet. The existing southern curb cut closest to the intersection with Montgomery Street, is encouraged to be reduced to a maximum of 20 feet or to the extent possible to provide safe turning radii for emergency vehicles. No curb cuts on Christopher Columbus Drive or Montgomery Street are permitted.
- c) A one-way access drive shall be permitted to provide internal access from the West District to the East District. The maximum width of the access drive shall be 14 feet.
- d) Existing landscaping, irrigation and lighting for Battery View apartments may continue in its current condition along Washington and Montgomery Streets with no additional improvements.

VIII) EAST DISTRICT – SPECIFIC REGULATIONS

A) LAND USE REQUIREMENTS

- 1) Permitted Principal Uses:
 - a) Residential
 - b) Retail Sales of Goods and Services
 - c) Offices and Medical Offices
 - d) Restaurants, category one and two
 - e) Bars
 - f) Financial Services Facilities (without drive-thru)

- g) Child Care Centers
 - h) Health Clubs
 - i) Educational & Tutoring Facilities
 - j) Automobile Rental
 - k) Public and Private Parks and Open Space
 - l) Mixed-use of any of the above.
- 2) Accessory Uses
- a) Off-street parking and loading.
 - b) Amenity spaces, uses and rooms such as; meeting rooms, exercise rooms, interior and exterior recreation rooms and spaces and other similar uses, rooms and spaces.
 - c) Walls, fences, signs and similar site improvements as approved by the Planning Board.
 - d) Other uses customarily associated with, incidental and subordinate to a permitted use, and located within the same property. Except that Drive-thru facilities are expressly prohibited.
- 3) Minimum Lot Size: 24,000 square feet.
- 4) Maximum number of dwelling units: 600 units.
- 5) Maximum Building Coverage: 80%.
- 6) Maximum Lot Coverage: 100%
- a) All lot area not covered by building is encouraged be improved with permeable hardscape materials and/or landscaped areas, including plazas, public or private open space, landscaping, walkways, drives and/or other similar surface treatments.
- 7) Minimum Setbacks
- a) Front Setback, measured from property line:
 - i) 35 feet along Christopher Columbus Drive at the ground floor. Parking and residential floors above ground floor shall be setback a minimum of 15 feet from Christopher Columbus Drive.
 - ii) 0 feet along Greene Street (inclusive of ROW dedication);
 - iii) 0 feet along Montgomery Street.
 - b) Rear or Interior Lot Line Setback – 20 feet minimum to provide for an internal drive.
- 8) Building Height: Maximum 600 feet as measured from the base flood elevation, plus one foot.

9) Parking Requirements:

- a) To serve new construction projects, parking for the new construction shall be provided as follows:

<u>Use</u>	<u>Maximum Parking</u>
Residential	0.5 per unit
Office/Medical Office	1.0/1,000 sq. ft.
Retail	1.0/1,000 sq. ft., excluding the first 5,000 sq. ft.
Restaurant, Bar	1.0/1,000 sq. ft., excluding the first 5,000 sq. ft.
Civic/School/other	1.0/1,000 sq. ft.

- b) In addition to the number of parking spaces permitted in Section 9.a), any new parking garage shall provide a minimum of 61 spaces up to a maximum of 85 spaces (the "Replacement Spaces") for the use of residents of Battery View Tower.
- c) Shared Parking: In order to promote more efficient use of parking facilities, the shared use of parking space among compatible land uses is encouraged.
- d) Bicycle parking shall be as regulated by the Jersey City Land Development Ordinance.
- e) Mechanical and/or structured parking is permitted.

- 10) Minimum Loading Requirements – The developer / applicant shall demonstrate that sufficient off-street loading is provided to accommodate the anticipated demands of the building and proposed uses. All loading shall be located off-street and designed to reduce conflicts with pedestrian and other traffic to the greatest extent practical.

B) GENERAL REQUIREMENTS IN THE EAST DISTRICT

- 1) All structures within the East District 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; and as related to access to public rights-of-way.
- 2) Building(s) shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside of the project area. Each façade shall be treated as being of equal importance in terms of material selection and architectural design.
- 3) 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.
- 4) 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 to the greatest extent practical.

5) Roof treatment, Mechanical Screening and Electrical Equipment

- a) For new construction, except for rooftop building maintenance equipment that cannot be screened, all mechanical equipment located on any roof of a building shall be screened from view with a material complementary with the façade of the structure. The screening shall resemble an upper level extension of the building and be designed to contribute to the building top design.
- b) For new construction, a roof plan must be developed and submitted for approval. Roof plans shall include mechanical equipment, trellises or other screening to obscure view, roof materials and landscaping. Parking deck roofs shall be designed to maximize recreational amenity space. Remaining parking deck rooftop areas not utilized for utility or mechanical use shall be developed as a green roof and/or landscaping.
- c) For new construction, all electrical communication equipment shall be located in such a way that minimizes their appearance on the building.
- d) For new construction, transformers and primary and back-up generators shall be located interior to the building or vaulted underground. Location upon the sidewalk or anywhere exterior to the building at grade is prohibited. Transformers and/or generators associated with Battery View Tower that are in existence as of the date of the adoption of this Redevelopment Plan shall continue to be permitted in the East and West Districts and may be altered, relocated, or reconfigured subject to site plan review and approval of the Planning Board.
- e) For new construction, the placement of all new or reconstructed signal boxes must be below grade.
- 6) Any 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.
- 7) All ground floor retail storefront facades are recommended to incorporate a minimum of 75% transparent glass to provide visibility into the store, excluding areas for back of house or mechanical areas, and incorporate architectural elements to enhance the pedestrian environment.
- 8) All ground floor entryways shall be designed to avoid door swings into any public right-of-way.
- 9) The trash rooms and recycling facilities shall be appropriately sized to accommodate the trash demands and equipment for the project.

C) STREETSCAPE DESIGN STANDARDS IN THE EAST DISTRICT

- 1) All buildings shall be designed to front on a public street to create a street wall and a pedestrian environment at a human scale.

- 2) Main entrances into buildings shall be located on public streets or on plaza space described herein. Secondary entrances may also be provided from parking areas and/or as necessary according to the design of the structure.
- 3) 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 architectural character shall be provided.
- 4) New sidewalk pavement in the public right-of-way may contain decorative paving elements to enhance the pedestrian environment.
- 5) A private access drive, with a maximum width of 24 feet, is permitted between the building line and the West District boundary line to provide access to parking facilities and loading spaces. Access to parking and loading space is permitted from the private access drive.
- 6) A maximum curb cut of 16 feet is permitted on Christopher Columbus Drive and Montgomery Street for the entry to and the exit from the private access drive.
- 7) A minimum 5-foot-wide sidewalk from Christopher Columbus Drive to Montgomery Street shall be provided along the western side of the proposed private access drive. A pedestrian crossing shall be provided for residents of the Battery View Tower to access any off-site parking in the East District. The paving pattern of the pedestrian crossing shall be distinct from the paving pattern of the private access drive.

D) FLOOR HEIGHT MINIMUM IN THE EAST DISTRICT

- 1) Residential floor-to-ceiling heights for new construction must be a minimum of nine (9) feet, excepting soffits for climate control and drop ceilings in kitchens, bathrooms, corridors and other similar spaces.
- 2) Ground floor commercial uses shall have a minimum floor-to-ceiling height of twelve (12) feet.

E) PARKING AND LOADING DESIGN STANDARDS IN THE EAST DISTRICT

- 1) Any parking structure, or portion of a building used as a parking structure, shall be designed to eliminate headlight glare by the provision of screening for head lights and placement of interior garage lighting to be directed into the structure and mounted so as to prevent glare from such lighting to be visible from the street or adjacent property.
- 2) 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. Any openings shall be in proportion to the window openings used in occupied portions of the building above, and screened with glass, decorative louvres or decorative façade materials. Landscape treatments such as trellised or espaliered plantings are acceptable treatments.

- 3) Pedestrian access points provided at street level shall be designed to encourage street activity.
- 4) All parking spaces shall be 9 feet wide by 18 feet deep. Compact parking spaces (8x15), may be provided, up to thirty percent (30%) of approved parking spaces.
- 5) Aisle widths shall conform to the following minimum standards:
 - a) 90 degree parking 22' wide two-way aisle
 - b) 60 degree parking 18' wide one-way aisle
 - c) 45 degree parking 15' wide one-way aisle
 - d) 30 degree parking 12' wide one-way aisle
- 6) All one-way aisles shall be clearly designated.
- 7) Automated or mechanical garage parking and valet parking arrangements are exempt from the above space and aisle dimension requirements.
- 8) 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.
- 9) The separation between pedestrian areas, open space and the surface vehicular access drive shall be delineated by a mix of landscaping areas, berms, bollards, seating options and where necessary walls or fencing no greater than 48 inches tall.
- 10) Surface parking lots and spaces located between the building line and public rights-of-way are prohibited in the East District. Notwithstanding the above, parking lots and spaces in the East District that are in existence at the time of the adoption of this Redevelopment Plan that service the existing Battery View Tower may continue as a permitted accessory use until construction of a project in the East District commences.
- 11) 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. Automatic and valet parking is exempt from the above space and aisle dimension requirements. Automatic and valet parking schemes shall not be permitted to increase the total number of parked cars above the maximum number of permitted spaces.
- 12) All primary required loading areas for any new residential uses shall be provided within the building or garage structure.
- 13) Access to all loading and parking facilities in the East District shall be provided via a new private drive. The private drive shall extend between Christopher Columbus Drive and

Montgomery Street, with a maximum width of 24 feet. A maximum curb cut of 16 feet is permitted on Christopher Columbus Drive and Montgomery Street for the entry to and the exit from the private access drive. Other than this private drive, no curb cuts are permitted on Christopher Columbus Drive, Greene Street or Montgomery Street. Pedestrian islands, sidewalks, or other pedestrian safety features may be included within the private drive or driveways.

F) LANDSCAPING AND LIGHTING REQUIREMENTS IN THE EAST DISTRICT

- 1) Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, plaza areas, sidewalks, access driveways or loading zones. All plant material used must be able to withstand an urban environment. Ground cover is encouraged to be used in place of mulch. 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. The developer's landscaping plan shall include the location, size and quantity of the various species to be used as permitted in the Jersey City Land Development Ordinance ("JC LDO").
- 2) Except for understory species, the majority of all trees shall be shade trees with a mature height of 40 feet or more. All new trees shall be of a species and gender so as to minimize fruit and pollen and consistent with Division of Forestry Standards.
- 3) Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
- 4) A subsurface irrigation system is recommended for on-site landscaped areas.
- 5) Street trees shall be planted in a manner consistent with Division of Forestry Standards.
- 6) Lighting within the site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent dark corners.
- 7) 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.

G) GREEN BUILDING REQUIREMENTS IN THE EAST DISTRICT

- 1) For new construction projects, it is recommended that all roof top area not used for recreation space, solar panels, elevator or stair housing or other areas necessary for mechanical equipment be developed as a "green roof" or incorporate roofing products with a Solar Reflectance Index (SRI) of 80 or greater.
- 2) For new construction, all plumbing fixtures must demonstrate a 30% improvement over US EPA 1992 Energy Policy Act standards. All new toilets must be 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 equivalent to EPA Water Sense Standards.

- 3) For new construction, all paints and carpets must be “low VOC”. Paints shall not exceed the VOC content limits established by the Green Seal Standard GS-11, Paints, 3rd Edition, July 12, 2013. Carpet shall comply with the Carpet and Rug Institute Green Label Program.
- 4) For new construction, all new installed refrigerators, dishwashers and washing machines must be Energy Star Rated. Three (3) light fixtures per dwelling unit, garage lighting and all corridor lighting must be Energy Star rated.

H) BUILDING MATERIALS REQUIREMENTS IN THE EAST DISTRICT

- 1) Synthetic stucco materials such as EIFS are prohibited as primary façade materials on facades adjacent to the public rights-of-way.
- 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 door must include a built in lock mechanism.
- 4) Front cantilevered balconies may project no more than 12 inches from the facade where located within 45 feet from grade.
- 5) 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.
- 6) Security Gates: All retail storefront 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.

I) AFFORDABLE HOUSING REQUIREMENT IN THE EAST DISTRICT

- 1) A primary purpose of this Redevelopment Plan is to provide for mixed income housing in the East District through new construction to assist the City of Jersey City in promoting the creation of Inclusionary Developments and Affordable Housing as both terms are defined in Chapter 187 of the Jersey City Municipal Code, and to maintain and preserve affordable housing in the Battery View Tower.
- 2) All new residential development in the East District shall comply with Chapter 187 of the Municipal Code also known as the Inclusionary Zoning Ordinance (“IZO”), which shall result in the creation of onsite affordable housing no less than 15% of the total units of a project.

- 3) All new residential development in the East District shall comply with Chapter 188 of the Municipal Code and coordinate 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 prior to the granting of any certificate of occupancy.

J) SIGNAGE REGULATIONS IN THE EAST DISTRICT

1) Signage Approval Process

- a) All signs are subject to site plan review when included as part of a major site plan application.
- b) All new signage that complies with the Redevelopment Plan shall not require site plan approval.
- c) Any non-conforming sign proposals shall require a Minor Site Plan application be submitted to the Planning board.
- d) Signage above the ground floor shall require site plan approval.

2) Number and Size of Signage

- a) The building address is required to be placed on either the main entry door, transom window, building, or awning flap.
- b) One (1) building identification sign is permitted per façade on buildings. The sign shall be a maximum of 5% of ground floor façade area is permitted. The size and location of this sign shall be subject to site plan review and approval.
- c) Corner lot development may display the street names on the building facade or imprinted into the sidewalk.
- d) Permitted non-residential uses:
 - (i) One (1) exterior wall sign is permitted per storefront bay. The sign shall not exceed ten (10%) percent of the area of the storefront (ground floor) façade. The sign shall not exceed a maximum of 36 inches in height. Where a single non-residential tenant occupies multiple storefront bays, multiple signs are permitted.
 - (ii) One (1) awning sign per storefront bay is permitted in addition to or in lieu of exterior wall signs. The sign shall not exceed ten (10%) percent of the area of the storefront (ground floor). The sign shall not exceed a maximum of 36 inches in height. Where a single non-residential tenant occupies multiple storefront bays, multiple awning signs are permitted.
 - (iii) One (1) blade sign per non-residential tenant is permitted in addition to permitted exterior wall signs and awning signs. Each blade sign is not to

exceed 10 square feet with a maximum of 24 inch projection from facade. Where a single non-residential tenant occupies a corner storefront, multiple blade signs are permitted.

e) Permitted Freestanding, Monument and Wayfinding signs

- (i) One (1) monument sign is permitted, subject to site plan approval. A monument sign shall not exceed a maximum size of 10 square feet.
- (ii) Freestanding signs with no commercial messaging are permitted for wayfinding or traffic control. A freestanding sign shall not exceed a maximum size of 12 square feet each.
- (iii) Wayfinding signs with no commercial messaging are permitted on a building. Wayfinding signs shall not exceed a maximum size of 12 square feet each.

3) Sign Design Requirements

- a) All retail signs shall be attached to the retail levels of the building only.
- b) All wall signs shall be flush mounted and shall not exceed a vertical dimension of 30 inches.
- c) Window signs and graphics for retail or commercial uses shall cover no more than twenty (20%) of the storefront window area.
- d) At least 70% of the glass surface of the storefront façade for each non-residential tenant space shall remain unobstructed by display cases, signage or other forms of visual barriers. Pedestrians on the street shall have the ability to see into the shop and view the activity within.
- e) Permitted signage lighting includes, internally illuminated letter or logo signs, backlit halo signs, and exterior light sources such as up-lights and goose neck lights. Internally lit sign boxes are prohibited.
- f) All retail signage is permitted to include the name, logo and tag line of the business only. Building address, phone number, operating hours and other additional information may be stenciled on the door.

4) Parking Garage Signage

- a) One (1) sign may 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 and located on an interior wall along the driveway entrance.
- b) Portable signs are expressly prohibited for parking garages.

5) Prohibited Signs

- a) Billboards.
- b) Portable advertising signs.
- c) Product advertising signage of any kind.
- d) Signage attached to parking meters, light poles, benches, or other street furniture.
- e) Internally or externally illuminated box signs
- f) Flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle
- g) Posters, plastic or paper signs attached to the window.
- h) Pylon/Pole signs, where the bottom edge of the sign face is 6 feet or more above grade.
- i) Waterfall style or plastic awnings.