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**Re: NEWPORT AND HARSIMUS COVE STATION REDEVELOPMENT PLANS – AMENDMENTS  
MASTER PLAN CONSISTENCY ANALYSIS  
JERSEY CITY, HUDSON COUNTY, NEW JERSEY**

The following memorandum has been prepared to analyze the consistency of the proposed amendments to the Newport Redevelopment Plan and proposed boundary amendment to the Harsimus Cove Station Redevelopment Plan with the Jersey City Master Plan. The proposed boundary amendment would involve the properties at Block 7302 Lots 52, 54, 55.01, 55.02, 56 and 43.01. The following analysis provides a background to prior amendments, regulatory provisions of the New Jersey Local Redevelopment and Housing Law (LRHL), a Master Plan consistency analysis and, if in the alternative, reason for why the proposed amendments can be recommended if found to be inconsistent with the Master Plan.

## **PRIOR REDEVELOPMENT PLAN AMENDMENTS**

The Newport Redevelopment Plan, was adopted by the Municipal Council of the City of Jersey City in February 1985. Since its adoption, the Redevelopment Plan has been amended 3 times. The Redevelopment Plan was most recently amended on June 10, 2020.

## **LOCAL REDEVELOPMENT AND HOUSING LAW**

The New Jersey Local Redevelopment and Housing Law 40A:12A-1. (“LRHL”) gives municipalities the powers of exercising the redevelopment and rehabilitation functions provided under the LRHL. This includes, among other powers, the power to,

*“Make recommendations concerning a redevelopment plan pursuant to subsection e. of section 7 of P.L.1992, c. 79 ( C.40A:12A-7 ), or prepare a redevelopment plan pursuant to subsection f. of that section;”*  
(LRHL 40A:12A-4.b.2)

The LRHL states that,

*“All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.”* (LRHL 40A:12A-7.d)

## 2021 JERSEY CITY MASTER PLAN LAND USE ELEMENT ANALYSIS

The proposed amendment to the Newport Redevelopment Plan would also be consistent with several of the land use approaches identified in the 2021 Jersey City Master Plan (“Master Plan”), including:

### LAND USE ELEMENT PRINCIPLES:

*“Continue efforts to enhance residential neighborhoods.”*

**RESPONSE:** The proposed Redevelopment Plan amendments maintain existing land use and zoning rights adopted by the City to ensure continuity of the vision for the parcels at hand by integrating compatible residential and mixed-use development into the existing Newport neighborhood fabric.

*“Promote the development of a diversified economy.”*

**RESPONSE:** The proposed Redevelopment Plan amendments substantially expand the list of permitted uses to allow for a more diversified commercial and retail environment to serve the growing population of Newport and surrounding neighborhoods. The expanded permitted uses mirror the retail and commercial mix of what is seen through much of downtown Jersey City, Journal Square, Jackson Hill, and other mixed-use corridors throughout Jersey City to advance the development of a diversified economy.

*“Strengthen neighborhood-oriented commercial areas.”*

**RESPONSE:** As stated, the proposed Redevelopment Plan amendments substantially expand the list of permitted uses as specific to retail, commercial, and recreational uses in order to attract a strong and diverse mix of commercial businesses that help to reinforce Newport as a 15-minute neighborhood.

*“Provide Flexibility that allows large format retail and offices to adapt.”*

**RESPONSE:** The proposed amendments offer a more diverse range of uses that are compatible with existing large-format envelopes that may need to be adapted while also offering opportunity for future infill of commercial floorplates that remain flexible and agile in nature to accommodate commercial uses at varying scales.

*“Improve open space assets and connect them to each other and into the community.”*

**RESPONSE:** Open space incorporated throughout the Newport Redevelopment Plan will have the greatest utilization given the accessibility for existing and future residents. In addition, the amendment proposes an increase in the Open Space requirements in the Residential District to 30%, increasing capacity of the overall open space and reinforcing a better-connected network throughout the neighborhood.

*“Upgrade community facilities and infrastructure to accommodate population growth and address changing needs and ensure that major institutions can continue to thrive.”*

**RESPONSE:** The proposed amendments to the Redevelopment Plan expand potential for future commercial and mixed-use infill, in turn providing for a more viable and adaptable future as related to the Newport Centre Shopping Mall - a valuable community asset providing the residents of Jersey City with

significant employment opportunities and access to essential services as envisioned in the 15-minute neighborhood.

*“Undertake zoning revisions to consolidate districts, clarify regulations, and address current issues”*

**RESPONSE:** The proposed amendments resolve existing issues related to multiple split zoned parcels by adjusting the Redevelopment Area boundary to consolidate the existing zoning rights for said parcels under one Plan. This “Map Amendment” maintains the scale and intent of the original zoning rights while offering the affected parcels a path forward for cohesive redevelopment.

## IN THE ALTERNATIVE

Based on this analysis, it is determined that the proposed Redevelopment Plan amendment is found to be substantially consistent with the 2021 Master Plan. However, in the alternative, the City Council may still adopt the proposed Redevelopment Plan amendment *“with the reasons for so acting set forth in the redevelopment plan”* (LRHL 40A:12A-7.d). To demonstrate the reasons for recommending the proposed Redevelopment Plan Amendment set forth within the Redevelopment Plan, this analysis has (1) identified recent changes to the Redevelopment Plan area, (2) evaluated the new permitted uses proposed under the amendment (3) evaluated the transition of split-zoned parcels into one cohesive (existing) zone within the Redevelopment Plan (4) presented analysis showing the consistency of the goals and objectives of the Redevelopment Plan

### RECENT CHANGES TO REDEVELOPMENT PLAN AREA

From the time of the Redevelopment Plan adoption in 1985 there have been substantial changes to the Newport Redevelopment Plan Area through rapid development and redevelopment that has resulted in a diverse mix of uses and building typologies throughout the neighborhood. Moreover, the Newport Redevelopment Plan was amended on multiple occasions to adapt.

The current Newport Redevelopment Plan is a legacy plan adapted from the previously existing Northern Waterfront and Harborside Redevelopment Plans. The inception of the Newport Plan was directly related to a revised vision for the character of the high-density, mixed-use zoning that was adopted for the land from the early 1980’s. In recent decades, the area has seen substantial infill of high-rise, mixed-use towers, mid-rise waterfront multifamily housing, and large-format commercial retail development including but not limited to the Newport Centre Mall and the Newport Plaza.

While the Redevelopment Area has seen significant movement in advancing the Plan’s redevelopment goals over the several decades, there are still several opportunities for large redevelopment projects within the Plan Area to further achieve successful completion of the Plan’s goals and objectives. Additionally, as the Plan has advanced the nature of the neighborhood’s needs have evolved over time to better serve the rapidly growing population and address evolution in transit and mobility trends that have shifted in recent decades. This evolution has necessitated the adaptation of large-format retail to better respond to market trends and patron mobility trends affecting the utilization of land for said uses, such as surface parking.

#### FURTHER GOALS OF THE REDEVELOPMENT PLAN

It is found that the proposed amendments advance the goals and objectives of the Newport Redevelopment Plan, including;

*A.2 “The development of apartments, townhouses and condominiums.”*

**RESPONSE:** Rectifying the split-zoning on several parcels within the plan will create a viable path forward for development while maintaining existing zoning intensity for multi-family housing projects on the sites.

*A.3 “The creation of thousands of construction jobs and a comparable number of permanent (jobs) within the retail and office space after construction is completed.”*

*A.4 “The establishment of a commercial, office and residential development, which will stabilize and revitalize Jersey City's tax base.”*

**RESPONSE:** The incorporation of additional permitted retail/commercial/recreational uses will allow for better viability of the retail and office market within the Redevelopment Area, ensuring consistent supply of future development and related construction jobs while also establishing a healthier commercial mix for a stronger and more durable commercial market within the Plan Area.

*C, “The redevelopment of the Area will provide for the functional and physical improvement of the Area as well as provide a uniform and coordinated attack on blighted conditions.”*

**RESPONSE:** The addition of the proposed permitted uses will allow for the adaptation of existing commercial properties and/or building envelopes in order to prevent potential blight of existing retail districts throughout the Plan Area. Allowing greater flexibility of uses ensures a healthier commercial future for the Newport neighborhood as well as Jersey City as a whole.

*D. “The implementation of the redevelopment plan will help to restore the economic and social viability of the most densely populated area in New Jersey and will integrate the area into the physical and social fabric of Jersey City”*

**RESPONSE:** The expansion of permitted uses within all districts will improve economic viability of the retail market while allowing for a healthier mix of commercial uses that directly respond to recent market trends throughout Jersey City and other urban areas in the New York City Metro.

It is also found that the proposed amendments advance the goals and objectives of the Harismus Cove Station Redevelopment Plan, including;

1. Redevelop the Harsimus Cove Station Redevelopment Project Area in a manner that will exemplify the principles of New Urbanism and implement traditional neighborhood development techniques for this unique inner-city location.
2. Encourage development that is compatible with the character of adjacent historic resources while providing for a mixture of uses and an intensity of development that will allow for a self-sufficient and vibrant new community serving as a model for healthy urban growth.

3. Provide a variety of market value housing types and commercial establishments through new construction of low rise, mid-rise and high-rise structures.
4. Provide for an intensity of development suitable to serve the implementation of infrastructure improvements necessary to support the dense development grid pattern and spatial form necessary to this downtown area.
5. Encourage innovative mixed-use and multiple-use blocks of development.
6. Require the interconnection of uses, blocks, and streets to create integrated neighborhoods.
7. Provide a layout of streets and open spaces that encourage bicycle & pedestrian interconnections to the light rail stations, civic buildings, and commercial uses all within a 3-5 minute walk from residential dwellings.
8. Establish a street and path network which accommodates an integrated multi-modal transportation system with the intent of providing safe pedestrian connections as outlined above.
9. Establish an integrated healthy, vibrant, livable neighborhood, incorporating the traditional city block development and rejecting the modern, homogeneous, sprawled zoning alternatives.
10. Provide a clearly articulated and rationally designed open space system which consists of both integrated and peripheral active and passive parks.
11. Provide for a more efficient use of land and public services by directing development into a pattern that resembles traditional blocks of mixed and multiple-use buildings.
12. Facilitate the construction of roads, infrastructure, open space and other public improvements which benefit more than one development site or property owner and benefit the residents of Jersey City and this new neighborhood as a whole.
13. Alleviate undue traffic congestion by installing the street grid.
14. Discourage and prohibit street design patterns that tend to contribute to traffic congestion through the dependence on private automobiles with minimal vehicular route choices.
15. Discourage and prohibit generic development patterns that bear no relation to the development pattern of the adjacent Powerhouse Arts and Harsimus Cove Neighborhoods.
16. Foster the creation of new neighborhoods

## CONCLUSION

The proposed Plan amendments consolidating the Newport Redevelopment Plan, which includes various updates to permitted uses, boundary adjustments and open space provisions is consistent with the 2021 Jersey City Master Plan.

As demonstrated, the proposed redevelopment plan amendments are consistent with numerous goals and objectives related to land use, housing, affordable housing, circulation, transportation, open space, economy, historic preservation of the 2021 Jersey City Master Plan. Therefore, the proposed Newport Redevelopment Plan amendment and boundary changed amendment to the Harsimus Cove Station Redevelopment Plan are substantially consistent with the municipal master and/or designed to effectuate the Master Plan, consistent with the LRHL (LRHL 40A:12A-7.d).

If in the alternative, the Jersey City City Council and/or Planning Board find the proposed redevelopment plan amendment to be inconsistent with the 2021 Jersey City Master Plan, this analysis has identified clear reasons related to the changes in land use patterns surrounding the subject property, which supports the passage of the proposed amendments. In addition, the proposed amendments advance several specific goals of the redevelopment plans to benefit the general public through the redevelopment of the property, therefore affirming the amendments as proposed to be in the best interest of public good for residents of the neighborhood and Jersey City at large.