

PROPOSED AMENDMENT TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO MANDATE AFFORDABLE HOUSING

5/24/2024 6/10/2024 with floor amendments

Text to be removed is shown in strikethrough text with gray highlight like ~~this~~

Text to be added is shown in italics text and yellow highlight like *this*

Sections or text which remains the same is listed as 'NO CHANGES' or 'NO FURTHER CHANGES'

Text to be added or removed by floor amendment is shown in blue highlight like ~~this~~ or ~~this~~

JOURNAL SQUARE 2060 REDEVELOPMENT PLAN

IV) General Administrative Provisions

A) to L) NO CHANGES

~~M) PROCEDURES FOR AMENDING THE PLAN:~~

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

M) MANDATORY AFFORDABLE HOUSING REQUIREMENTS:

- 1) The purpose of the Mandatory Affordable Housing Requirements ("Requirements") is to provide ample opportunities for mixed income housing and the creation of affordable housing in accordance with applicable State laws, case law, and to effectuate the Master Plan and redevelopment plan objectives.*
- 2) APPLICABILITY: All developments with a residential component of thirty (30) units or more shall comply with the Affordable Housing Set-Aside herein and other standards of these Requirements.*
- 3) ACCOMMODATIONS: The following accommodations are made for Developments with an onsite affordable housing set-aside pursuant to these Requirements.*
 - (a) Developments in Zone 1 and 3 are permitted to exceed the applicable maximum FAR and/or maximum height limits by no more than twenty (20) stories according to the following floor area allowance:*
 - (i) Developments are afforded a maximum of 5,000 gross square feet per one onsite affordable unit. All other applicable bulk standards including, but not limited to, setbacks and stepbacks shall remain in effect.*
 - (ii) Residential Amenity Floor Area: For every onsite affordable unit provided, developments are also afforded a maximum of 250 gross square feet per one onsite affordable unit to be used exclusively as common residential*

amenity space. Amenity floor area may be provided on any floor in the building.

(b) Developments in Zone 4, 4a, 5, 7, and 8 are permitted to exceed the applicable maximum height limits by no more than ten (10) stories according to the following floor area allowance:

(i) Developments are afforded a maximum of 5,000 gross square feet per one onsite affordable unit. All other applicable bulk standards including, but not limited to, setbacks and stepbacks shall remain in effect.

(ii) Residential Amenity Floor Area: For every onsite affordable unit provided, developments are also afforded a maximum of 250 gross square feet per one onsite affordable unit to be used exclusively as common residential amenity space. Amenity floor area may be provided on any floor in the building.

(c) Any developer of a site within Zone 1, 3, 4, 4a, 5, 7, or 8 ~~or 3~~ Districts may elect to provide onsite affordable housing pursuant to these Requirements even if their development is exempt. Developments in all other zones and/or districts are prohibited from utilizing the accommodations of these Requirements.

(d) Developments proposed under Whole Block Development Provision are considered Zone 3 Developments for the purposes of these requirements and shall include onsite affordable housing.

4) EXEMPTIONS: The following developments shall be exempt from these Requirements:

(a) Developments within Zone ~~4, 4a, 5, 6, 7, 8,~~ 10, 11, or 12 Districts.

(b) Developments with less than thirty (30) total residential dwelling units.

5) AFFORDABLE HOUSING SET-ASIDE:

(a) In no instance shall these Requirements lower an affordable housing set-aside or eliminate another community benefit required as part of a bonus or standards of the Redevelopment Plan.

(b) Each development subject to these Requirements shall contain an affordable housing set-aside subject to the following:

(i) Tier 1 – Developments in Low, Moderate, or Middle Income Census Tracts. The minimum on-site affordable housing set-aside for developments in this tier shall be ten percent (10%) of the total number of dwelling units in the development.

(ii) Tier 2 – Developments in Upper Income Census Tracts. The minimum on-site affordable housing set-aside for developments in this tier shall be fifteen percent (15%) of the total number of dwelling units in the development.

(iii) Low, Moderate, Middle, and Upper Income Census Tracts are as defined in Chapter 187 of the Municipal Code.

(c) When the calculation of the affordable housing set-aside results in a fractional affordable unit, the fraction shall be rounded up if the fraction is one-half or

higher. This shall mean that the affordable housing unit shall be provided. When the fraction is less than one-half, the developer shall provide a payment in lieu of the fractional unit. The payment shall be calculated based on a pro rata basis of \$180,000.00 per unit.

(d) Any payment in lieu of a fractional affordable unit shall be fulfilled by the developer in two installments. The first installment shall be at least 50 percent of the full payment and is payable upon a non-appealable board approval and the second installment or remainder is payable prior to the first certificate of occupancy in the development. All payments shall be deposited into the City of Jersey City Affordable Housing Trust Fund.

(e) Any update to Section §187-4 of the municipal ordinance shall update this section accordingly.

6) **OTHER STANDARDS:** The following sections of Chapter §187, Inclusionary Zoning, shall apply to each development subject to these Requirements:

(a) Definitions, Section §187-2

(b) Additional Standards for Affordable Housing, Section §187-5

(c) Tier Map, Section §187-6

(d) Compliance, Section §187-7

(e) Administrative Fee, Section §187-8

(f) Violations, Section §187-9

(g) Severability, Section §187-10

(h) Inconsistencies, Section §187-11

N) to P) **NO CHANGES**

Q) **OFFICE SPACE BONUS**

1) **NO CHANGES**

2) **NO CHANGES**

3) The bonus floor(s) must be entirely non-residential ~~uses and utilized for office use,~~ excepting areas for building services such as stair wells, elevators, egress corridors, etc., but not including structured parking areas. Amenity areas for residential occupants of the building are prohibited. Permitted uses within the office space bonus areas are:

a) offices

b) medical offices

c) professional offices

d) retail ~~sales of goods and~~ services

e) education uses

f) art galleries

g) government uses

h) child and adult day care centers

- i) theatres
- j) restaurants, categories one and two
- k) bars/nightclubs
- l) hotel uses

4) **NO CHANGES**

5) **NO CHANGES**

6) **NO CHANGES**

R) to U) **NO CHANGES**

V) PROCEDURES FOR AMENDING THE PLAN:

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

VII) DESIGN REQUIREMENTS FOR ALL ZONES

A) GENERAL REQUIREMENTS

1) to 9) **NO CHANGES**

10) Roof treatment, Mechanical Screening and Electrical Equipment

- a. **NO CHANGES**
- b. **NO CHANGES**
- c. **NO CHANGES**
- d. Transformers and primary and back-up generators shall be located interior to the building or vaulted underground within the pavement area of an adjacent street. Location upon the sidewalk, between the sidewalk and the building, or anywhere outside at grade is not permitted.
- e. **NO CHANGES**
- f. **NO CHANGES**
- g. ~~Roof deck enclosures: 20% of ADA accessible roof deck areas may be an enclosed amenity space. Enclosed roof deck amenity space must be a minimum of 10 feet from the edge of the roof or parapet and be centered on the roof to minimize view of the enclosure to the greatest extent practical. Enclosed roof deck amenity space may extend to the edge of a building with the minimum area necessary to gain access to an elevator or stair entry. All walls of the enclosed amenity space greater than 10 feet from the edge of roof or parapet shall be a minimum of 80% glazing. Maximum floor to top of roof structure shall be 10 feet.~~ **Reserved.**

11) to 20) **NO CHANGES**

B) NO CHANGES

C) FLOOR HEIGHT MINIMUM

1) **NO CHANGES**

2) **NO CHANGES**

3) Ground floor floor-to-ceiling height minimums for a non-residential use are regulated by the following table:

Overall Building Height (stories)	Minimum First Floor Height	Maximum First Floor Height	Maximum First Floor Height within 30' of a Rear Lot Line
2 to 6	12'	18'	12'
7 to 12	15'	20'	12'
13 and up	20'	30'	12'

Table 5

4) **NO CHANGES**

D) SPECIAL REQUIREMENTS FOR A TOWER ON A BASE

1) When indicated in the Building Step back Tables in each Zone district, the following “Tower on a base” requirements shall apply.

2) All buildings shall have a base, which shall be designed according to the following:

(a) Building base height requirements:

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

Table 6

(b) **NO CHANGES**

(c) **NO CHANGES**

3) Towers shall be setback from the front lot line a minimum of 10 feet for sites with a lot depth of 100 feet or less. Towers ~~setback~~ shall be **setback from the front lot line** a minimum of 15 feet for sites with a lot depth of more than 100 feet.

- 4) Towers shall be setback from side lot lines a minimum of **10 feet** ~~20 feet~~.
- 5) **NO CHANGES**
- 6) **NO CHANGES**
- 7) Where the tower base abuts a lower density zone, the base of a tower shall be setback from side lot line a minimum of 5 feet and the tower shall be setback a minimum of 30 feet.
- 8) Towers ~~bases~~ must be **setback** ~~set back~~ 30 feet from any adjacent property's rear property line, except the **base floors** ~~ground floor~~ which may cover 100% of the lot.
- 9) Front yard setback requirements for each Zone shall apply. ***Side Yard and Rear yard requirements of Tower on a Base section shall supersede any side yard or rear yard requirement from the base zone or district.***
- 10) **NO CHANGES**
- 11) Building Tower Design Requirements:
 - (a) **NO CHANGES**
 - (b) **NO CHANGES**
 - (c) Building towers **on a single lot** are required to have a minimum separation distance of 50 feet. ***Condominium lots are a single lot for the purpose of this standard.***

E) to F) **NO CHANGES**

G) LANDSCAPING AND LIGHTING REQUIREMENTS

1) to 5) **NO CHANGES**

~~6) Street trees shall be planted along curb lines of streets in a regular pattern, spaced at one-half the mature spread of the tree canopy to further enhance the aesthetic quality of the redevelopment area. All trees shall be a minimum of four (4) inches in caliper.~~
Street trees shall be planted along curb lines of streets in accordance with the Jersey City Forestry Standards.

7) to 9) **NO CHANGES**

H) **NO CHANGES**

I) BUILDING AMENITY REQUIREMENTS

- 1) **NO CHANGES**
- 2) **NO CHANGES**
- ~~3) Buildings with 4 or more floors must provide an elevator.~~
- 4) **NO CHANGES**
- 5) **NO CHANGES**

J) **NO CHANGES**

VIII) SIGNAGE REGULATIONS

A) to F) **NO CHANGES**

G) Exceptions:

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

IX) **NO CHANGES**

X) SPECIFIC LAND USE REGULATIONS

A) ZONE 1: CORE

1) to 4) **NO CHANGES**

5) Maximum Floor Area Ratio (FAR) Standards

a. NO CHANGES

b. NO CHANGES

c. Buildings over 210 feet must comply with “tower of a base” design requirements in Section ~~VII: C~~ **VII: D**.

B) **NO CHANGES**

C) ZONE 3: COMMERCIAL CENTER

1) to 5) **NO CHANGES**

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

Approximate Lot Dimension	Lot Area up to: (square feet)	Minimum Building Height (stories)/(feet)	Maximum Building Height (stories)/(feet)
	0 to 2499	3 / 32'	3 / 34'
25x100	2500 to 4999	3 / 32'	5 / 54'
50x100	5000 to 7499	4 / 42'	8 / 85'
75x100	7500 to 9999	5 / 52'	10 / 105'
100x100	10,000 to 12,499	5 / 52'	19 / 195'
125x100	12,500 and up	5 / 52'	25 / 265'

Table 8

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

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

Table 9

8) Yard Requirements

(a) NO CHANGES

(b) NO CHANGES

(c) Rear Yard Requirements:

(i) No rear yard is required, however a building step back above the ground floor is required as per ~~Table 5~~ **Table 9** above.

~~(ii) All floor levels above the ground floor shall not extend greater than 85 feet from any right-of-way front the subject property.~~

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

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

- a) Offices
- b) Medical offices
- c) Professional offices
- d) Retail **sales of goods and** services
- e) Education uses
- f) Art galleries
- g) Government uses
- h) Child and adult day care centers
- i) Theatres
- j) Hotel uses
- k) Parking

l) Restaurants, categories one and two

m) Nightclubs/bars

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

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

D) ZONE 4: NEIGHBORHOOD MIXED USE

1) to 5) NO CHANGES

6) Yard Requirements

a) NO CHANGES

b) NO CHANGES

c) Rear Yard Requirements

i) NO CHANGES

~~ii) All floor levels above the ground floor shall not extend greater than 70 feet from any right of way fronting the subject property.~~ **All floor levels above the ground floor shall be set back from the rear yard lot line by a minimum of 30% of the lot depth or 30 feet, whichever is smaller.**

~~iii) All floor levels above the ground floor where parking is provided shall not extend greater than 95 feet from any right of way fronting the subject property.~~ **All floor levels above the ground floor where parking is provided shall be set back from the rear yard lot line by a minimum of 5% of the lot depth or 5 feet, whichever is less.**

iv) NO CHANGES

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

1) Permitted Uses

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

b) *Where retail is indicated on Map 4: Required Retail Use Map as required or optional, all uses permitted in Zone 4 shall be permitted on the ground floor.*

These uses shall also be permitted on the ground floor of lots eligible for the Corner Lot Bonus as indicated on Map 3: Corner Lot Bonus Map.

2) **NO CHANGES**

3) **NO CHANGES**

4) Yard and Step back Requirements:

(a) Front Yard Requirements: **NO CHANGES**

(b) Side Yard Requirements: **NO CHANGES**

(c) Rear Yard Requirements:

(i) *Minimum of 30% of lot depth or 30 ft., whichever is less.* ~~30 ft~~

(ii) **NO CHANGES**

F) ZONE 5: COMMERCIAL MAIN STREET

1) to 5) **NO CHANGES**

6) Yard and Step back Requirements

a) **NO CHANGES**

b) **NO CHANGES**

c) Rear Yard Requirements

i) **NO CHANGES**

ii) ~~All floor levels above the ground floor up to 5 levels shall not extend greater than 85 feet from any right-of-way fronting the subject property.~~
All floor levels above the ground floor shall be set back from the rear yard lot line a minimum of 15% of the lot depth or 15 feet, whichever is less.

iii) ~~All floor levels above the 5th floor shall not extend greater than 80 feet from any right-of-way fronting the subject property.~~
All floor levels above the 5th floor shall be set back from the rear yard lot line a minimum of 20% of the lot depth or 20 feet, whichever is less.

iv) ~~All floor levels above the 8th floor shall not extend greater than 75 feet from any right-of-way fronting the subject property.~~
All floor levels above the 8th floor shall be set back from the rear yard line a minimum of 25% of the lot depth of 25 feet, whichever is less.

v) ~~All floor levels above the ground floor where parking is provided shall not extend greater than 95 feet from any right-of-way fronting the subject property.~~
All floor levels above the ground floor where parking is

provided shall be set back from the rear yard lot line by a minimum of 5% of the lot depth or 5 feet, whichever is less.

vi) **NO CHANGES**

NO FURTHER CHANGES