

LAUREL AND SADDLEWOOD  
REDEVELOPMENT PLAN

As Adopted by City Council

[INSERT DATE] – Ord. [INSERT ORDINANCE NUMBER]

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## **I. INTRODUCTION**

The Laurel-Saddlewood Redevelopment Study Area (“Redevelopment Area”) was determined to be a “condemnation area in need of redevelopment”, pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et. Seq.) by resolution 20-103 of the Jersey City Municipal Council on February 13, 2020 following recommendation by the Jersey City Planning Board on January 7, 2020.

The Redevelopment Area is currently located within the Henderson Street South Urban Renewal Area Redevelopment Plan, which was adopted in August 1975 and last updated on November 24, 2015. The Redevelopment Area was developed with townhouses in accordance with the Redevelopment Plan around the years 1975 to 1977. According to the 2000 Master Plan of Jersey City the Henderson Street South Redevelopment Plan area has been fully implemented. The Henderson Street South Redevelopment Plan was redeveloped with the Henderson Street and Grove Street Urban Renewal Area, in order to eliminate blighting influences in downtown Jersey City. This development is now nearly 45 years old and is obsolete and inconsistent with the surrounding development and redevelopment plans.

The Redevelopment Area is adjacent to the Luis Munoz Marin Boulevard Redevelopment Plan Area (formerly Henderson Street) to the north, Grove Street N.D.P. to the northwest, Harsimus Cove Station Redevelopment Plan to the northeast, Powerhouse Arts District Redevelopment Plan Area to the east, and Morgan Grove Marin (MGM) Boulevard Redevelopment Plan and the Neighborhood Commercial (NC) District to the south. It is located between large scale, high intensity redevelopment areas to the east and south and more low-rise, historic neighborhoods of Harsimus Cove and Hamilton Park to the west and north. The development within the Redevelopment Area is now nearly 45 years old and is obsolete and inconsistent with the surrounding redevelopment plans and development. The purpose of this Plan is to provide a comprehensive redevelopment plan that will allow and encourage the redevelopment of this Area, which can serve as a transitional area between the higher intensity mixed-use areas to the south and east, and the more low-rise, historic residential neighborhoods to the north and west.

## **II. BOUNDARIES**

- A. A map of the boundary entitled, Map 1 – Boundary Map is attached and shall govern the boundaries of this Redevelopment Plan.
- B. The Laurel-Saddlewood Redevelopment Area is a 1.80-acre site consisting of one (1) block and thirty-nine (39) tax lots (Block 11501, Lots 1 to 39), that is divided by two (2) dead-end streets (Laurel Court and Saddlewood Court).
- C. The Redevelopment Area encompasses an area bounded by Marin Boulevard to the east, Grove Street (also known as Manila Avenue) to the west, Second Street to the north, and First Street to the south.

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

Renewal activities will be undertaken in conformity with and will be designed to meet the following goals and objectives of the Redevelopment Plan:

- A. To comprehensively redevelop the Redevelopment Area by replacing the existing deleterious land use and obsolete layout with new mixed-use development consistent with surrounding development in downtown Jersey City, and by providing site improvements and infrastructure improvements where appropriate. Mixed-use development often incorporates residential and commercial development, while still permitted additional complimentary uses.
- B. To provide for a variety of residential uses and housing types for both existing residents and prospective occupants in order to meet the housing needs of affordable, low-, moderate-, and upper-, income households.
- C. To encourage and facilitate public improvements of Philippine Plaza Park.
- D. To develop new school facilities that will provide for classrooms, accessory educational space and more educational opportunities.
- E. Make sustainability, resiliency, and smart growth a theme of future development and redevelopment that guides land use and transportation decisions.
- F. Creation of new housing, recreational and community facilities, and commercial and retail opportunities that will attract new employers and a range of new residents to the area while sustaining existing neighborhoods and residents.
- G. To provide necessary site improvements including, but not limited to, rebuilt streets and sidewalks, off street parking, open space, recreational areas, and new trees. Furthermore, to foster those site improvements to use creative and best managements practices to forward the resiliency goals for this Redevelopment Plan and Jersey City Master Plan.
- H. Reduce automobile dependency by minimizing on-site parking and encouraging the use of mass transit in order to take advantage of the Grove Street PATH station, Harsimus Cove Light Rail Station, multiple NJ Transit bus lines, and a robust network of bike lanes that serve the neighborhood.
- I. Make walking and biking easy, safe, desirable, and convenient modes of transportation.
- J. To encourage and foster both green and grey infrastructure improvements to facilitate the mitigation of the associated environmental and health impacts caused by the inability of the combined sewer system to handle pluvial and coastal flooding.
- K. Establish minimum stormwater management requirements and controls for development in order to reduce pollution from municipal sewer systems, direct discharges to surface waters, and combined sewer overflows, and to reduce flooding and erosion, enhance groundwater recharge, and promote rainwater harvesting.
- L. Coordination of redevelopment activities in order to provide development consistency with the surrounding community, that can act as a transitional element between the surrounding

area's adjacent high-rise mixed-use developments and the adjacent low-rise commercial and residential areas and designated Historic Districts, including the Harsimus Cove and Hamilton Park.

- M. Utilize stepbacks, architectural design elements, and building massing regulations to maintain light and air to the street and adjacent properties.
- N. To promote the coordinated development of new structures that will be raised above base flood elevation requirements to ensure the health and safety of future residents and to reduce the occurrence of repetitive flood loss.
- O. Reflect the goals and objectives of the New Jersey Municipal Land Use Law (M.L.U.L.).

#### **IV. GENERAL REQUIREMENTS**

The following standards and requirements shall apply to all applications, including but not limited to developments, re-developments, rehabilitation, and or re-use applications within the Redevelopment Plan Area:

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation, (d) any change to the interior floor plan of any structure, (e) any change in the use of any structure or parcel, or (f) any change in the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board of the City of Jersey City for review and site plan approval. No temporary or permanent Building Permit shall be issued for any work associated with a through f above, without prior site plan review and approval of such work by the Planning Board. Nothing in this section is intended to require site plan review and approval for minor modifications to the interior floor plan, such as the relocation or modification of partition walls, which are commonly done to accommodate new tenancies or during lease renewals.
- B. Prior to the commencement of construction, architectural drawings and site plans with detailed specifications 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 requirements and objectives can be determined.
- C. Adverse Influences – No use or reuse shall be permitted, which when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinder, 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.
- D. Stormwater Regulations and Controls
  - 1. All new development shall be considered a Major Development for the purposes of Jersey City's Stormwater Management Requirements (Jersey City Municipal Code 345-74), and shall be subject to all regulations included therein

2. All new development shall comply the requirements referenced in the State Stormwater Management Rules (N.J.A.C. 7:8).
3. All new development in the Redevelopment Area are subject to the regulations below.

E. Flood Control Requirements

1. All construction materials installed below the 100-year flood elevation should be resistant to mold damage.
  2. Backflow-prevention valves (“check valves”) or other construction techniques (such as overhead sewers) prevent sewer backup overflows are required for all new construction.
  3. Mechanical, electrical, and plumbing services for all new construction must be located out of the BFE, plus one (1) foot to account for future sea level rise. Necessary connections at ground level should be flood proofed. Electrical Service should be via a waterproof underground connection where feasible.
  4. Any stormwater control facilities must be maintained and kept functional by the property owner and any future owners. This shall be enforced by the City Zoning Officer in coordination with the Jersey City Municipal Engineer and the Municipal Utility Authority.
  5. All commercial/non-residential portions of a mixed-use building shall be dry floodproofed.
  6. Where on-site conditions present an unusual hardship for stormwater capture, applicants shall apply to construct offsite improvements as approved by the relevant City agency within the vicinity of the Redevelopment Plan Area to capture an equivalent volume of stormwater. It shall be the responsibility of the applicant to demonstrate that volume of stormwater offset by such improvements is equivalent. Such applications shall be evaluated on a case-by-case basis by the Planning Board.
- F. The Design Engineer, who shall be a professional engineer licensed by the State of New Jersey at the time of construction, shall provide a certification that the site complies with Jersey City Stormwater Control Ordinance as regulated by this Redevelopment Plan and the Flood Control Requirements, as listed in this section, as a condition of Site Plan Approval and within 30 days of completion of the connection to sewer. This certification shall also be required to receive a Certificate of Occupancy.

## **V. SPECIFIC LAND USE PROVISIONS**

Purpose: It is the intent of these regulations to allow the Redevelopment Area to act as a transitional area between surrounding Redevelopment Plan Areas and the Harsimus Cove Historic District. This transition can be achieved by permitting higher building heights in the eastern and northern portions of the Redevelopment Area, while requiring the building height to step down to establish an appropriate building height consistent with the existing development along Grove Street.

- A. The following development regulations shall apply to development parcels on Block 11501 that meet the criteria listed below:
  - 1. Consist of an assemblage of tax lots and existing public rights-of-way within Block 11501 that total at least 70,000 square feet in area; and
  - 2. Possess at least 200 feet of frontage on Marin Boulevard.
- B. Permitted Principal Uses
  - 1. Townhouses
  - 2. Medium Rise Apartments
  - 3. High Rise Apartments
  - 4. Parking garage
  - 5. Public school, houses of worship and governmental uses
  - 6. Child Care Centers
  - 7. Retail sales of goods and services
  - 8. Restaurants
  - 9. Bars
  - 10. Health Clubs
  - 11. Community Rooms
  - 12. Parks, plazas and playgrounds
  - 13. More than one use may occupy any building or site
- C. Permitted Accessory Uses
  - 1. Private garages
  - 2. Off-street parking
  - 3. Fences and walls
  - 4. Recreation areas as part of residential development
  - 5. Swimming pools
  - 6. Professional offices as a home occupation after site plan review and approval
  - 7. Uses customarily associated with, and subordinate and incidental to a permitted principal use on the same property
- D. Bulk Requirements
  - 1. Whole Block Provision: Minimum lot size of 70,000 square feet and minimum frontage along Marin Boulevard of 200 feet.
  - 2. Maximum Density: 450 units/acre
  - 3. Maximum Floor Area Ratio (FAR): 11.75
    - a. Maximum Residential FAR: 9.75
    - b. Maximum Mechanical, Parking and Loading FAR: 1.8
    - c. Maximum Retail FAR: 0.2
  - 4. Maximum Building Height: Building height is regulated by Map 3
  - 5. Minimum Retail Frontage: Retail and/or permitted active storefront type uses, which activate the adjacent sidewalk, are required along all public rights-of-way where indicated on Map 4. Active storefront uses include, but not limited to, retail, storefronts, building lobbies, community spaces.
  - 6. Maximum Permitted Building Coverage: 90% for the base of the building and 75% for the tower portion(s) of the building.
  - 7. The total lot area including any area used as a plaza or open space (public or private), shall be used for calculating the maximum permitted coverage, FAR and density.

8. Floor area used for school shall be excluded for the purpose of calculating the maximum FAR.
9. Minimum Front Yard Setback (applies to all street frontages):
  - a. Zero – except that buildings must be setback the distance necessary to achieve a 15-foot wide sidewalk width along all street frontages.
- E. Community Benefit Requirements
  1. Inclusionary Housing Requirement
    - a. Minimum Inclusionary Housing: Projects within this redevelopment plan area shall be required to provide for 5% on-site affordable units and is no greater than 120% AMI.
    - b. Bedroom Distribution Standards: The percentage of affordable units shall be within  $\pm 5\%$  of the percentage of market-rate units, for studio, 1-bedroom, 2-bedroom, and 3-bedroom units, respectively.
    - c. All inclusionary units shall be required to be income restricted for a minimum of 30 years and comply with Chapter 188.
  2. School
    - a. A minimum of 45,000 square feet of gross floor area shall be dedicated for a public school use providing a minimum of 15 classrooms.
    - b. A combined gymnasium and auditorium and a separate cafeteria.
    - c. School facility and land below shall be deeded to the appropriate city agency as per the redevelopment agreement.
    - d. The primary entrance/egress to the school shall be located adjacent to the required open space/plaza/park and designed to provide a safe and protected space for queuing of children. Secondary entrance/egress shall be from First Street.
    - e. The design of the school space shall meet the requirements of the Educational Facilities (NJAC 6A:26) and the Uniform Construction Code (NJAC 5:23) as well as the *NJDCA Best Practices Standards for School Under Construction or Being Planned for Construction*.
    - f. Plans for the proposed school space shall be submitted to the Board of Education for review and comment.
    - g. The school shall be constructed and have temporary certificate of occupancy prior any issuance of temporary certificate of occupancy or final certificate of occupancy of residential uses. However, unreasonable delays in the review or approval process by the Board of Education or any government agency shall not delay the redeveloper to seek a temporary certificate of occupancy of residential and retail uses as per the redevelopment agreement.
  3. Open Space Requirement
    - a. Minimum Open Space: Increase the existing park (Philippine Plaza) to a total area of 11,700 square feet of open space for use as a park or plaza for public and school uses, including possible on-site school drop-off area, if necessary. See Map 5.
    - b. Improvements to existing Philippine Plaza must be coordinated with the Philippine Plaza Commission.



- c. Open space design shall incorporate passive and recreational spaces, include both native shade trees and plants, and hardscape and softscape, where feasible and to be approved by the Planning Board and Division of City Planning staff.
- 4. Stormwater System Requirements
  - a. An off-site stormwater system underneath the sidewalk fronting the property to mitigate flooding in the area shall be provided. A franchise ordinance shall be required.
- F. Parking Requirements
  - 1. Residential: Minimum of 0.2 spaces per unit, except parking is not required for inclusionary or affordable dwelling units.
  - 2. Residential: Maximum of 0.75 spaces per unit for self park. Maximum of 1 space per unit for valet or automated parking.
  - 3. Retail/Restaurants/Other Commercial: Minimum of 1.0 spaces per 1,000 square feet, excluding the first 5,000 square feet.
  - 4. School: Minimum of 10 spaces. Parking for school uses shall be designated during the school's hours of operation within a shared parking facility at no cost, per the redevelopment agreement.
  - 5. Shared use of parking facilities is permitted and encouraged.
  - 6. Bicycle parking shall be provided as required by the Jersey City Land Development Ordinance. Bicycle parking for school may be provided within school or along rights-of-way.

## **VI. URBAN DESIGN REQUIREMENTS**

### **A. Building Requirements**

- 1. All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights-of-way and off-street parking, height, bulk, and street alignment.
- 2. Buildings shall be designed so as to have an attractive and finished appearance when viewed from all vantage points within and outside of the project area. Front facades, facades which are visible from a public right-of-way, and all facades that are significantly taller than adjacent buildings or are visible as part of the skyline, shall be treated with equal importance in 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 telecommunications lines and utility service connections from such lines to the project area's individual use shall be located underground.
- 5. Ground floor façade design along Marin Boulevard shall be consistent with the overall development and attractive elements to activate streetscape.

## **B. Streetscape Requirements**

1. All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights-of-way and off-street parking, height, bulk, and street alignment. A streetscape plan is required for all projects, shall be in compliance with Jersey City Forestry standards, and shall include proposed sidewalk and curbing materials and treatments, street trees, tree pit treatments, and any proposed street furniture, lighting or other features to be provided. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval as part of the project site plan application and implemented as part of the construction of the project.
2. All buildings shall be designed to front on a public street to create a street wall and a pedestrian environment at a human scale. Specifically, at least 75 percent of the ground floor building frontage of any project along Marin Boulevard and/or Grove (aka Manila Avenue) Street shall be dedicated to commercial uses and/or other uses with high pedestrian access such as retail sales of goods and services, restaurants, banks, offices, schools, parks, building entrances, and lobbies; which shall have direct access from the sidewalk area. Main-building entries shall be prominent and easily identifiable and shall not occur simply as voids within or between buildings.
3. Main entrances into buildings shall be located on public streets. Secondary entrances shall also be provided from parking area and/or necessary according to the design of the structure.
4. All ground floor entryways shall be recessed or designed to avoid door swings into any public right-of-way.
5. Entrances shall be designed to be attractive and functional. Indicators such as an awning, changes in sidewalk paving material, or other indicators consistent with the design, proportions, material, and character of the surrounding area shall be provided.
6. Consideration for students, parents, buses, and typical neighborhood traffic and circulation must be demonstrated. A dedicated on-street or off-street school drop-off zone or lane should be incorporated into the design plans.
7. The windows and glazing of a building are a major element of style that gives character to the building. Windows and glazing on the ground floor commercial uses should be broad and expansive, providing views into the store and display areas. At least 75 percent of the storefront façade shall be glass as measured between 2 feet and 10 feet above the average grade. These standards shall apply to all frontages for buildings with more than one street frontage.

- a) Ground floor storefront bulkheads below the display windows shall be a maximum of 24 inches in height above sidewalk grade.
  - b) Storefront windows shall not be blocked by any interior display case or other form of barrier. Pedestrians on the street shall have the ability to see into the shop and view the activity within.
  - c) Windows shall be large to maximize natural day lighting.
  - d) Some portion of all windows serving spaces requiring natural ventilation shall be operable to ensure natural ventilation and air circulation. Operable portions of said windows shall not interfere with or impede circulation.
8. Large blank walls without fenestration surrounding large residential or commercial uses such as theatres, parking garages, big box retail, or similar uses must incorporate façade relief, and expressed structural system, sculpted, carved, or penetrated wall surfaces, architectural lighting, vegetated “green walls,” public arts, murals or other architectural techniques to provide visual interest.
  9. Sidewalks must be provided along the street right-of-ways and shall be properly sized for the safe and convenient movement of pedestrians through and around the Redevelopment Area. All sidewalks along Marin Boulevard & Grove Street must be a minimum of 15 feet wide.
  10. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Decorative concrete paving materials shall be incorporated into the design and pedestrian scale where lighting is required. At minimum, decorative elements shall be introduced at building entrances, street corners, and along the curb line to accent and channel pedestrian flow.
  11. Lighting within the Redevelopment Area shall sufficiently illuminate all areas to prevent “dark corners”. All lighting sources must be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.50 foot-candles).
  12. All façade 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. This is best achieved by lining up vent grills with the vertical or horizontal edge of the adjacent window and matching the window’s length or width or using a spandrel panel to fill any voids.

### **C. Building Materials Requirements**

1. EIFS (Exterior Insulating Finishing Systems): EIFS treatments, artificial stucco, or other similar cementitious panel system may not be used as a primary façade cladding on portions of buildings under 4 stories. They may be used for isolated architectural accents. In no event shall the total EIFS treatment on any single façade exceed five percent (5%) of the surface area of any such single façade, and in no event shall it be used on the primary façade.

2. Any stucco material used must be fine grained with a smooth stipple finish to reflect a more stone like appearance and qualities of light reflection.
3. Split face concrete block or other concrete masonry units may only be used as an accent material, not to exceed 20% of any façade.
4. Front cantilevered balconies may project no more than 12 inches from the property line.
5. Use of chain link fencing, razor wire, barbed wire, or other similar security devices is expressly prohibited. Chain linked fencing may be temporarily utilized during construction only.

**D. Roof Design Requirements**

1. Roof deck enclosures: 30% 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. All walls of the enclosed amenity space shall be the minimum of 60% glazing. Maximum floor to top roof structure shall be 20 feet. Any enclosure larger than the allowable enclosure shall be considered an additional story, however, stair or elevator bulkheads, mechanical equipment and screenings shall not be subject to these requirements.
2. Roof treatment, Mechanical Screening, and Electrical Equipment
  - a) All mechanical equipment located on any roof of a building shall be screened from the view from all vantage points, with a material complementary with the façade of the structure. The screening shall not resemble a utility or rooftop elevator or stair tower.
  - b) Maximum mechanical spaces (open or enclosed) shall not exceed 20% of roof area and shall not be habitable space.
  - c) A roof plan must be developed and submitted for approval. Roof plans shall include mechanical equipment, trellises to obscure view, colored roof patterns, and landscaping. Parking deck roofs shall require mechanical equipment or recreational roof deck developed with a green roof.
  - d) All electrical communication equipment shall be located in such a way that it does not negatively impact the appearance of the building or create objectionable views as seen from surrounding structures.
  - e) Transformers and primary and/or 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.
  - f) The placement of all new or reconstructed signal boxes is required to be below grade.

## **E. Off-Street Parking and Loading Requirements**

1. All parking shall be located within the building. There shall be no separate parking structures. Access to parking shall be provided from First Street and/or Second Street only. No access to parking shall be provided from Grove Street or Marin Boulevard. There shall be no exposed parking permitted, either surface parking or on the top of parking deck levels of a building.
  - a) All parking structures are to be designed to disguise the parking use within. Parking, loading, and mechanical related areas may be located along 1<sup>st</sup> Street and 2<sup>nd</sup> Street provided that they occupy no more than 200 linear and must be designed or masked through architectural design treatments as further described in Section VI.E.3.
2. Where an occupied active building use is not utilized to mask the parking within the building, the façade of the parking structure shall be designed to disguise the parking use to the greatest degree possible. The exterior wall of the parking structure shall be designed as an architectural accent with durable materials including metal, masonry, glass, wood or some combination thereof. All openings in the parking structure façade shall be of the punched style. These openings shall be consistent with the rhythm of the openings serving the principal uses within the building. They shall be covered by glass or metal in such a way that the exterior design is compatible with the design of the building in terms of style and materials. The glass tint and/or reflectivity may be difficult to decrease the visibility of the garage use within. In lieu of glass, the openings may be covered by a hinged solid metal plate/shutter or recessed decorative grill over a louvered opening as described below. Blind windows, where appropriate shall also be permitted. Where louvers are needed or proposed, decorative grills shall be installed over functional louvers or other comparable decorative material shall be used in openings or portions of the openings resembling the windows provided above and/or below parking levels. The intent of the above regulations is that no exposed garage exterior wall shall be detectable as a garage at the ground floor level.
3. To preserve the maximum number of on-street parking spaces possible, driveway widths and curb cuts shall be limited to the minimum width and number necessary. The width of driveways and curb cuts leading to parking areas shall be limited to 15 feet for one-way traffic and 25 feet for two-way traffic.
4. All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep. The placement of a curb up to two (2) feet within the required 18-foot depth of the parking space is permitted, provided that, there is adequate area for an automobile occupying the parking space to over-hang said curb a like distance without infringing on required landscaping or pedestrian areas. Two-way drive aisles shall be a minimum of 20 feet wide. Compact spaces may be a maximum of 40% of all parking spaces and shall be a minimum of 8 feet wide by 16 feet deep.

5. Off-street parking and loading areas shall be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares. No vehicular access to parking and/or loading areas may be provided from Grove Street or Marin Boulevard.
6. Light sources within any parking level shall not be visible from the exterior of the building either from the street or from other surrounding buildings and properties. Identification on the internal fixture and its location must be provided in order for any application to the Planning Board for site plan to be deemed complete.
7. Developers shall demonstrate to the Board's satisfaction that sufficient off-street loading is provided to meet the needs of the proposed uses.
8. Valet parking may be allowed if it can be demonstrated that an efficient, safe means of operation will be provided, but in no case shall the maximum number of permitted parking spaces be exceeded.

## **VII. OPEN SPACE DESIGN**

- A. Unless paved, all open space areas shall be landscaped and maintained in an attractive condition and include stormwater infiltration areas according to the "Stormwater Regulations and Controls," found in Section V
- B. "General Requirements" F-I.
- C. Open spaces 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 Redevelopment Area.
- D. All plant material used must be able to withstand the urban environment 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. All landscaping shall be guaranteed for a period of two (2) years. Any landscaping which is not resistant to the urban environment or that dies, shall be replaced by the developer or property owner.

## **VIII. SIGNAGE**

- A. Permitted Signage
  1. Each residential building shall display the street address of the building on the front façade of the building such that it is visible from the adjoining street right-of-way.
  2. Each residential building may provide any necessary signage required for proper mail delivery indicating the name(s) of the resident(s) of the building on the mailbox or doorbell.

3. Each residential building may have one (1) exterior sign flush mounted to the façade at the entrance to the building indicating the building's name, if any, not to exceed twenty (20) square feet. In addition, each residential building may be permitted one blade sign. Each blade sign shall not exceed a maximum of ten (10) square feet and shall be externally lit. They shall be placed such that the lowest portion of the sign hangs at least 8 feet above the sidewalk. Signs may be attached above an awning or structural canopy and below a structural canopy. They are required to be located on the building façade directly on the sidewalk frontage or under the loading area canopy.
4. School Uses: School uses are permitted one (1) sign for each façade which fronts on a public street or public open space/plaza. Each exterior wall mounted sign shall not exceed twenty-four (24) square feet.
5. Commercial Uses: Each such use fronting on a public street may be allowed one (1) exterior wall mounted sign not to exceed ten (10%) percent of the area of the storefront (ground floor) to which it is attached. In addition, each commercial tenant may be permitted one blade sign. Each blade sign shall not exceed a maximum of ten (10) square feet and shall be externally lit. Blade sign are required to be located on the building façade directly on the sidewalk frontage and shall be placed such that the lowest portion of the sign hangs at least eight (8) feet above the sidewalk. Signs may be attached above an awning or structural canopy and below a structural canopy. They are required to be located on the building façade directly on the sidewalk frontage or under the loading area canopy.
6. Parking Garage Signage: One (1) sign shall 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. Portable signs are not permitted for parking garages.

**B. Additional Signage Regulations and Requirements**

1. All signs are subject to minor site plan review when not included as part of a major site plan application.
2. All signs shall be flush mounted and project no more than fifteen (15) inches, although blade signs may be attached to the first-floor façade.
3. Window signs (other than lettering as specifically permitted) shall be prohibited. Lettering shall be limited to decorative gold-leaf, flat black or etched/frosted glass style lettering and shall be limited to the name of the business occupying the commercial space/store front and shall cover no more than twenty (20%) percent of the window area.
4. All signs may be attached to the first-floor level of the building only. Where there is a two-story lobby or mezzanine space incorporated into the design of the building, the sign may be permitted to be placed above the lobby at the equivalent of the second floor or level with Board approval.
5. Permitted signage materials includes:

- a) Painted wood;
  - b) Painted metals including aluminum and steel;
  - c) Brushed finished aluminum, stainless steel brass, or bronze;
  - d) Carved wood or wood substitute.
6. Permitted lettering material includes:
- a) Lettering forms applied to the surface of the sign;
  - b) Single colored lettering forms applied to the surface of the sign;
  - c) Metallic solid body letter with or without returns;
  - d) Painted acrylic or metal letter;
  - e) Neon style lettering.
7. Sign Lighting: Signs may be lit from gooseneck fixtures, backlit halos, up-lights. Internally lit signs and sign boxes are prohibited.
8. Temporary Construction Signage:
- a) During construction, one (1) temporary sign indicating: the name of the project or development, architect, general contractor, subcontractor, financing institution, and public entity officials (where applicable) shall be permitted. The sign area shall not exceed fifty (50) square feet.
  - b) During construction all temporary fences may be wrapped with signage displaying the proposed project (i.e. name of project, rendering of project, address, phone number, etc.)

## **IX. GENERAL PROVISIONS**

The following provisions shall apply to all property located within the Laurel-Saddlewood Redevelopment Area:

- A. Upon demolition of existing structures, the site shall be graded and planted or sodded, with a durable dust free surface according to NJ DEP standards in the interim period prior to construction of new buildings.
- B. No building shall be constructed over public right-of-ways in the project area with the exception of freestanding structures ancillary to public plazas and/or pedestrian walkways, which shall be subject to review by the Planning Board. Any vacated rights-of-way are to be treated as private property and excluded from this provision.
- C. All residential redevelopment proposals and construction plans shall meet or exceed applicable FHA and building code minimum room size requirements.
- D. Prior to the commencement of construction, site plans 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 redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to N.J.S.A. 40:55D-1 et. Seq.

- E. As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Planning Board. 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 approval.
- F. The Planning Board may grant deviations from the Required Land Use Regulations in this Plan to further the goals and objectives of this plan.
- G. Any deviation that would constitute a “d” type variance or deviation constitutes a request for a legislative plan amendment cognizable only by the Municipal Council of Jersey City. 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. Procedure 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.
- I. Severability
  - 1. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.
- J. Interim Use
  - 1. Interim uses may be established, subject to agreement by the developers with the Planning Board, that such uses will not have an adverse effect upon existing or contemplated development during the interim use period. 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.

## **X. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS**

In accordance with N.J.S.A. 40A:12A-1 et seq. known as “The Local Redevelopment and Housing Law”, requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- A. This Redevelopment Plan achieves the stated objectives of the Jersey City Master Plan by locating high density development in close proximity to mass transit facilities with low parking ratios to reduce the traffic impact of future high-density development. Other uses such as retail and office uses compatible with a mixed-use transit-oriented station area are permitted.
- B. This Redevelopment Plan provides for a list of permitted principal uses, as well as uses incidental and accessory to the principal use in the redevelopment area. The plan also provides for density restriction through the use of lot sizes, maximum height limits, as well as setback and stepback requirements and various design controls.
- C. Jersey City is designated as a “Planning Area 1” in the State Plan and is at the center of the Hudson County “urban complex”. 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) as well as the Master Plan of Hudson County and all contiguous municipalities.
- D. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- E. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- F. The Plan has given proposed land uses and building requirements for the Redevelopment Area.
- G. The Acquisition Map (Map 2), which is a part of this Plan, indicates all property that may be acquired as a result of this Plan.
- H. There is expected to be only very limited acquisition of occupied properties by the municipality or redevelopment agency. Nonetheless, should relocation of persons or businesses become necessary, the process of relocating the affected persons and businesses will receive the careful attention of local officials and the Jersey City Redevelopment Agency, and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.
- I. The Plan is not contrary to the goals and objectives of the Jersey City Master Plan. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State’s plan both recognize the need to redevelop urban land.

- J. This Redevelopment shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

## **XI. MAPS**

Map 1 – Boundary Map

Map 2 – Acquisition Map

Map 3 – Building Height Regulating Map

Map 4 – Retail Frontage Map

Map 5 – Open Space Map