

# Proposed Amendments to the Greenville Industrial Redevelopment Plan:

## I. NO CHANGES

## II. REDEVELOPMENT PLAN OBJECTIVES

### A. to H. NO CHANGES

*J. The environmental remediation of contaminated industrial land.*

## III. to VIII. NO CHANGES

## IX. SPECIFIC LAND USE PROVISIONS

### A. Terminal District

#### 1. to 4. NO CHANGES

#### *5. Linden Avenue East Remediation & Improvement Bonus:*

*This Plan recognizes that the property located at Block 24701 Lot 35 has been identified as in need of environmental remediation, and in certain instances that the environmental remediation process and services are facilitated if the improvements on the properties are demolished or removed during the environmental remediation process or services. Furthermore, the intersection of Caven Point Road and Linden Avenue East, which abuts this property, needs major improvements to support the traffic safety needs of growing industrial and freight transportation activity in the plan area.*

*The owner/developer of Block 24701 Lot 35 shall be entitled to utilize the following zoning standards if the developer improves and dedicates the land necessary to widen the Linden Avenue East right-of-way to 60 feet and widen the Caven Point Road right-of-way to 75 feet as approved by the Planning Board.*

#### *a. Principal Permitted Uses*

*All principal uses permitted in the Terminal District shall be permitted in developments utilizing this bonus.*

#### *b. Accessory Uses*

*All accessory uses permitted in the Terminal District shall be permitted in developments utilizing this bonus.*

#### *c. Maximum Height*

*Buildings utilizing this bonus shall have a maximum height of 85 feet and 4 stories.*

#### *d. Area, Yard, and Bulk Requirements*

##### *i. Floor Area Ratio*

*There shall be no minimum or maximum Floor Area Ratio for developments utilizing this bonus. Building envelope, lot coverage, and building coverage shall govern the allowed building size.*

*ii. Maximum Lot Coverage*

*Maximum lot coverage shall not exceed 85% for all buildings, structures, pavement, and other impervious surfaces. Pervious pavement shall not count towards the lot coverage requirement.*

*iii. Maximum Building Coverage*

*Maximum building coverage shall not exceed 75%.*

*iv. Minimum Lot Size*

*All existing lots shall be considered conforming. New lots shall conform with the standards of the Terminal District.*

*v. Setbacks*

*a. All buildings shall provide a minimum front yard setback of ten feet from the adjacent curb.*

*b. All buildings shall provide a minimum setback of fifty (50) feet from the property line corner located at the intersection of the property lines running alongside Caven Point Avenue and Linden Avenue East.*

*c. No side yard or rear yard setbacks shall be required.*

*e. Design, Parking, & Loading Standards*

*i. Sidewalk Width*

*a. Developments utilizing this bonus shall provide sidewalks with a minimum width of 8 feet along Caven Point Road and Linden Avenue East.*

*f. Landscaping & Stormwater Control Standards*

*1. All developments shall provide a two (2) foot planting strip between the curb and the adjacent sidewalk along Caven Point Road and Linden Avenue East. This planting strip shall contain stormwater planters or rain gardens as a buffer wherever feasible.*

2. All developments shall provide street trees per the regulations of the Jersey City Forestry Standards in accordance with § 321-10 of the Jersey City Municipal Code. Where possible, trees plantings shall include tree filter boxes.
3. As all properties in this bonus overlay are in the Flood Overlay Zone, developments shall comply with the Green Area Ratio standards in accordance with § 345-66.1 of the Jersey City Municipal Code.
4. All new development shall be subject to the following regulations. A report from a professional engineer and/or landscape architect, licensed by the State of New Jersey, shall provide the following details:
  - a. Soil Assessment, which shall include:
    - i. The predominate soil on the site and the soil hydrologic soil group classification.
    - ii. Depth to restrictive feature
    - iii. Natural drainage class
    - iv. Runoff class
    - v. Capacity of the most limiting layer to transmit water (Ksat)
    - vi. Depth to water table
    - vii. Frequency of flooding
    - viii. Frequency of ponding
    - ix. Available water storage in profile
  - b. A Site Plan Assessment, which shall include:
    - i. Stormwater flow pattern
    - ii. Slope
    - iii. The proposed amount of impervious cover
    - iv. Opportunities for disconnection
    - v. Locations of stormwater catch basins in and around the site
    - vi. Areas of flooding or stormwater ponding in and around the site
    - vii. Proposed and existing trees or landscaping features.
    - viii. The location of existing utilities
    - ix. The streetscape conditions
5. Unless the provision of green infrastructures is determined to be infeasible by the reviewing Engineer, three or more of the following methods, including but not limited to, those listed below, shall be employed both on the site and within the sidewalk/streetscape realm, based on site and soil assessments.
  - a. Permeable sidewalk/concrete
  - b. Stormwater planters/tree filter boxes
  - c. Bioswales/rain gardens
  - d. Cistern or downspout planter
  - e. Extensive Green Roof System

6. Green Infrastructure shall be designed and constructed in accordance with the "Green Infrastructure Guidance Manual" by Rutgers Cooperative Extension Water Resources Program, or other acceptable standards of construction as approved by the reviewing Engineer.
7. Flood Control Requirements
  - a. All construction materials installed below the 100-year flood elevation should be resistant to mold damage.
  - b. Backflow-prevention valves ("check valves") or other construction techniques (such as overhead sewers) to prevent sewer backup overflows are required for all new construction.
  - c. Where feasible, mechanical, electrical, and plumbing services for all new construction must be located outside of the Advisory Base Flood Elevation, plus 2 feet 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.
  - d. Any stormwater control facilities must be maintained and kept function 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.
  - e. Where on-site conditions present an unusual hardship for stormwater capture, applicants shall apply to construct offsite improvements (such as bumpouts, right-of-way bioswales, permeable streets, etc.) as approved by the relevant City agency within the Redevelopment Plan area to capture an equivalent volume of stormwater. It shall be the responsibility of the applicant to demonstrate that the volume of stormwater offset by such improvements is equivalent. Such applications shall be evaluated on a case-by-case basis by the Planning Board.
8. 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 the Jersey City Stormwater Control Ordinance as regulated by this Redevelopment Plan and the Green Infrastructure Standards 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.

ii. Building facades

- a. Buildings shall be designed and situated so that any environmentally sensitive areas may be left preserved and undisturbed.
- b. Buildings shall be designed and situated to provide adequate visibility and safety for vehicles, pedestrians, and cyclists

*travelling through the intersection of Linden Avenue East and Caven Point Road.*

*c. Mechanical equipment, including but not limited to, rooftop equipment and structural supports shall be adequately screened from within the site by materials and/or structures similar and in keeping with the design and materials used for the principal structures.*

*iii. Other standards*

*When not in conflict with the standards specific to this bonus, all developments shall comply with the provisions of Section X. "Design Guidelines" of this redevelopment plan.*

**NO FURTHER CHANGES**