

244 Bay St REDEVELOPMENT PLAN

(Block 11401 Study Area – Lot 25)

CITY OF JERSEY CITY
CITY PLANNING DIVISION
DEPARTMENT OF HOUSING, ECONOMIC
DEVELOPMENT & COMMERCE
PREPARED 11.1.2022

I. INTRODUCTION

This Redevelopment Plan, the 244 Bay Street Redevelopment Plan will allow for the redevelopment of a deteriorated, vacant City-owned building that is historically significant and a contributing building within the locally, state, and nationally-designated Harsimus Cove Historic District. The building was once used as a police station but most recently used as a social gathering space for “The Gong Club,” a volunteer fire fighters association.

II. BOUNDARIES

The redevelopment plan consists of one parcel known as Block 11401, Lot 25 or 244 Bay Street. The site is on the northern side of Bay Street between Erie Street and Newark Avenue. The site is 25x75.

III. REDEVELOPMENT PLAN OBJECTIVES

- A. To promote the redevelopment, restoration, and rehabilitation of a vacant, deteriorated, historically significant building in the Harsimus Cove Historic District.
- B. Recognize the special significance of this building and neighborhood because of its well-preserved historic character that reflects Jersey City’s past.
- B. To activate the streetscape and pedestrian realm and create a more pleasant, safe, and economically vibrant area.
- D. To promote the inclusion of commercial uses within the building in order to diversify the types commercial uses in the area and promote additional economic vitality.

IV. GENERAL ADMINISTRATIVE PROVISIONS

- A) Any applicant shall be required to become a Designated Redeveloper and obtain a Redeveloper’s Agreement, which shall be fully executed prior to site plan approval and which shall be in recordable form. Nothing herein shall be construed to deprive or dispossess the Redevelopment Agency of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq., including the designation of a redeveloper under the Act. Community benefits and performance standards are required as a part of any Redevelopers Agreement. Prior to commencement of construction, plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Historic Preservation Commission and 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 or in any number of phases.
- B) No building shall be constructed over public rights-of-way in the Redevelopment Plan Area without the approval of the City of Jersey City.
- 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 all on and off-site improvements within one (1) year of any certificate of occupancy or temporary certificate of occupancy.

D) No use or reuse shall be permitted, which, when conducted under proper safeguards, will produce corrosive, toxic or noxious fume, 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) Deviation Requests

1) The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan that would constitute a "c" type variance.

2) 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).

3) Any deviation granted by the Planning Board shall be contingent upon review and approval by the Jersey City Historic Preservation Commission.

F) PROCEDURES FOR AMENDING THE PLAN

1) This Redevelopment Plan may be amended by the Planning Board from time to time upon compliance with the requirements of law. Amendments to this plan shall be contingent upon review and approval by the Jersey City Historic Preservation Commission. A fee of \$10,000.00 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.

G) INTERIM USES

1) 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. Interim uses must be approved by the Historic Preservation Commission and 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.

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 is consistent with the Jersey City Master Plan.
 - 2) This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses in the Redevelopment Plan Area. The plan also provides for maximum height limits, as well as setback and various design controls.
 - 3) The 244 Bay Street Redevelopment Plan proposes no condemnation of private property for private redevelopment purposes.
 - 4) There will be no displacement of existing residents or businesses through the implementation of this plan through condemnation.
 - 5) This Redevelopment Plan is consistent with the State Plan. 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. This Redevelopment Plan Area is remote from any adjacent municipality and will not impact contiguous municipalities.
 - 6) No affordable units will be removed as part of the implementation of this redevelopment plan.

VI) DESIGN REQUIREMENTS

A) GENERAL REQUIREMENTS

- 1) All proposals shall submit to the Historic Preservation Commission for either the issuance of a Certificate of No Effect or a Certificate of Appropriateness.
- 2) All proposals shall adhere to the standards within Chapter 345-71 of the Jersey City Land Development Ordinance along with the Secretary of the Interior Standards for the Treatment of Historic Properties.
- 3) Key historic fabric in the interior of the building shall be retained and restored to the extent feasible, under the guidance and review of the Historic Preservation Commission. These features include, but are not limited to, the tin ceilings throughout the building, the one-story rear addition, the third floor fireplace mantel, and the interior windows.

B) STREETSCAPE, LANDSCAPING AND LIGHTING DESIGN STANDARDS

- 1) All streetscape and landscaping shall be required to comply with the design standards for the Newark Avenue Pedestrian Plaza. The developer's plan shall be approved by the Division of Traffic Engineering prior to any board approval.

VII) SIGNAGE REGULATIONS

A) Signage Approval Process

- 1) All signs are subject to the review of the Historic Preservation Commission and will be required to obtain a Certificate of No Effect or a Certificate of Appropriateness.
- 2) Signage size and lighting requirements shall be governed by the requirements of the Neighborhood Commercial District. Signage materials shall be governed by the requirements of the H- Commercial signage standards in Chapter 345-68.

B) Signage shall be located within existing band above garage and entry door

C) Prohibited Signs

- 1) Billboards.
- 2) Portable advertising signs.
- 3) Product advertising signage of any kind.
- 4) Signage attached to parking meters, light poles, benches, or other street furniture.
- 5) Freestanding signs and Monument signs
- 6) Internally or externally illuminated box signs
- 7) Flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle
- 8) Posters, plastic or paper signs attached to the window.
- 9) Pole signs.
- 10) Waterfall style or plastic awnings.

VIII. SPECIFIC LAND USE REGULATIONS

A) Permitted Principal Uses:

- 1) Residential apartments, above ground floor only
- 2) Retail Sales of Goods and Services
- 3) Offices and Medical Offices (including shared work spaces)
- 4) Restaurants (category one and two)
- 5) Cafes
- 6) Theaters and Museums
- 7) Financial Institutions (without drive-thru facilities)
- 8) Governmental uses
- 9) Parks and playgrounds
- 10) Child Care Centers
- 11) Health Clubs
- 12) Hotels
- 13) Bars
- 14) Educational & Tutoring Facilities (above ground floor)
- 15) Mixed-use of any of the above.

B) Accessory Uses

- 1) Amenity spaces, uses and rooms such as; meeting rooms, exercise rooms, interior and exterior recreation areas and other similar uses, rooms and spaces.
- 2) Walls, fences, signs and similar site improvements as approved by the Planning Board.
- 3) Sidewalk cafes associated with category one and two restaurants, with the approval of the Historic Preservation Commission, Division of Commerce, and the Division of Traffic Engineering
- 4) Live entertainment accessory to Category One restaurants only, subject to issuance of a "restaurant entertainment license" by the Division of Commerce and the restrictions as to decibel level, hours of operation, and location of entertainment providers attached to that license (see Ordinance #12-001).
- 5) Other uses customarily associated with, incidental and subordinate to a permitted use located within the same property.

C) Minimum Lot Size: All existing lots of record at time of the adoption of this section are considered conforming

E) Minimum Setbacks

- 1) Front Setback - None
- 2) Side Setback – Zero (0) feet
- 3) Rear Setback – Existing

F) Maximum Building Height

- 1) Four stories, 40 ft
- 2) Height Exceptions shall be regulated by the JCLDO (345-60.G.) except that enclosed amenity spaces shall be limited to a maximum of twenty (20%) percent of the roof area.
- 3) Any roof deck or roof amenity space shall be setback minimum of 10 feet from the front facade

G) Parking and Loading Requirements:

- 1) Parking is not permitted



IX. MAP



242 BAY STREET REDEVELOPMENT PLAN
(Block 11401, Lot 25)

SEPTEMBER 8, 2022

Legend

-  242 Bay Street RDP Boundary (Block 11401, Lot 25)
-  Tax Parcels







STUDY AREA BOUNDARY MAP
(Block 11401, Lot 25)

JUNE 13, 2022



Legend

-  Study Area Boundary (Block 11401, Lot 25)
-  Tax Parcels

