

McGinley Square East Redevelopment Plan

As Presented to the Jersey City Municipal Council

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I INTRODUCTION

The intent of this Redevelopment Plan is to promote the resurgence of McGinley Square as a center of commerce, education, and entertainment within a revitalized and livable transit oriented neighborhood in the City of Jersey City.

The McGinley Square East Redevelopment Plan area (a.k.a. the Redevelopment Area) is approximately 10.2 acres and includes 53 tax lots near the geographic center of Jersey City. The McGinley Square East Study Area was found to be an **area in need of rehabilitation pursuant to NJSA 40A:12A-14 on September 27, 2011**. A portion of the Redevelopment Area was previously found to be an area in need of redevelopment and included in the Armory Redevelopment Plan by ordinance number 99-106. The Armory Redevelopment Plan included Lot A on Block 1897 (700 Montgomery Street) owned by Saint Peter's College and the armory building owned by the State of New Jersey Department of Defense. This Redevelopment Plan will incorporate Lot A on Block 1897 into the plan area and replace the Armory Redevelopment Plan as it relates to this particular tax lot. The Armory Redevelopment Plan shall continue to apply to the Armory Building itself.

McGinley Square has good mass transit access and opportunities. It is located little more than ½ mile south of the Journal Square Transportation Center, which is serviced by both the PATH line from Newark to lower Manhattan and the PATH line from Journal Square to midtown Manhattan. The Transportation Center is also serviced by more than a dozen bus lines operated by New Jersey Transit and independent bus companies. McGinley Square itself is crisscrossed by four different bus lines:

- The Bergen Avenue Bus, which runs from the Bayonne-Jersey City municipal boundary line to Journal Square, primarily along Old Bergen Road and Bergen Avenue.
- The Montgomery Westside Bus, which runs from the Greenville section of Jersey City to Downtown Jersey City, primarily along Westside Avenue and Montgomery Street, connecting to two PATH stations.
- The NJ Transit #80 Bus, which connects the Greenville section with Journal Square and Exchange Place in downtown Jersey City; passing through the McGinley Square East Redevelopment Area on Montgomery Street and Bergen Avenue.
- The NJ Transit #87 Bus, which also runs from the Greenville section to Journal Square and then on to Hoboken Station; passing through the McGinley Square East Redevelopment Area along Bergen Avenue.

The mass transit network is a legacy of McGinley Square's history as a crossroads of the Jersey City trolley system. Public Service Electric, which operated the trolley system, had two active trolley storage and repair facilities at 700 and 711 Montgomery Street in the McGinley Square neighborhood. Today, the "Journal Square 2060 Redevelopment Plan" envisions the creation of a street car / light rail link from Journal Square to McGinley Square. This Redevelopment Plan incorporates that long term vision by reference, and in the near term recommends improvements

to the existing bus lines and bus stop locations, and bringing "bus rapid transit" to the area, linking McGinley Square and Journal Square in order to encourage increased mass transit ridership.

Historically, McGinley Square was a thriving business center. Retail stores, restaurants and the Pix movie theater served not only the immediate neighborhood, but the entire city. Over time McGinley Square declined as a center of business and commerce, a victim of suburban malls, business centers and multi-screen cinemas; not unlike many neighborhoods in northeastern cities. More recently, there have been positive signs of revitalization in the area. Saint Peters College is expanding and has undertaken the construction of a new Student Center on Montgomery Street. The former 7th Precinct Building at 769 Montgomery Street has been converted into new housing. Further to the east, the Beacon (the former Jersey City Medical Center) is in the process of being converted into a "city within a city" including luxury apartments, health club facilities, and many more amenities.

It is now time to begin the process of re-planning and redeveloping this former focal point and center of activity within the larger neighborhood so that McGinley Square will once again serve as the center piece of a vibrant mixed-use neighborhood.

This Plan envisions a neighborhood incorporating the best principals of sustainable development, including the combined principals of smart growth, new urbanism and green building design. The intent is to maintain and enhance an open network of streets interconnected within the area, as well as with the surrounding neighborhoods and to create usable open spaces for social interaction. Convenient retail facilities and services are envisioned, along with business offices, a hotel, a movie theater, a range of housing types for various income brackets, education facilities and student housing for Saint Peters College. This redevelopment plan also incorporates the recommendations and development actions proposed in the New Jersey Division of Community Affairs approved *Neighborhood Plan* prepared by Bergen Communities United, a steering committee comprised of local community groups, businesses, and residents.

These enhanced facilities and improved transportation networks are intended to not only revitalize McGinley Square itself, but to promote the revitalization of the surrounding neighborhoods, to bind each of the existing neighborhoods and redevelopment areas surrounding McGinley Square into a cohesive whole, and to once again have McGinley Square become a focal point for commerce, education, entertainment, and social interaction.

II. BOUNDARY DESCRIPTION

The redevelopment plan shall include all tax lots on tax blocks 1896, 1896.5, 1897, 1903, and 1905.5. The boundary of the Study Area is also depicted on Map 1 - Boundary Map. Block and lot numbers can change over time due to subdivisions and lot consolidations. Therefore, in the event of a discrepancy between the lots listed and the Map, the Map shall take precedence.

III. REDEVELOPMENT PLAN GOALS & OBJECTIVES

- A. To redevelop the McGinley Square East Study Area in a manner that recognizes McGinley Square's traditional position as a neighborhood center of commerce, retail, education, entertainment and culture.
- B. To expand, redesign and rebuild the McGinley Square plaza as the central open space and focal point within the community so as to serve as a location for community activity and social interaction.
- C. To encourage development of buildings with a mixture of uses, high quality building design, and an intensity of development that will fuel commercial activity throughout the McGinley Square commercial district.
- D. To provide a variety of market rate and workforce housing types, both rental and for sale, suitable to meet the need of varying family types and income levels.
- E. To encourage innovative mixed-use development through new construction of low rise, mid-rise and high rise structures, thereby providing for an intensity of development suitable to support the implementation of needed infrastructure improvements and transit.
- F. To provide for urban amenities and activities such as transit, open space, entertainment, retail, education facilities, and housing variety that will attract a range of new residents and employers and encourage a balance of jobs and housing.
- G. To provide for the interconnection of uses, blocks, and streets to create an integrated development and a greater sense of community by respecting and enhancing the traditional urban street grid pattern.
- H. To increase pedestrian capacity and improve the pedestrian environment by providing wider sidewalks, additional street trees, improved lighting, active retail along sidewalks, and other pedestrian amenities.
- I. To reduce automobile dependency by encouraging higher intensity development in proximity to neighborhood services, lower automobile parking ratios, and safe convenient facilities for bicycle storage and parking.
- J. To encourage the greater use of mass transit by improving bus stop locations within the Redevelopment Area, promoting increased bus ridership and by encouraging the "street car" / light rail system as discussed in the Journal Square 2060 Redevelopment Plan to connect to McGinley Square and beyond when feasible.
- K. To preserve the building located on Lot N.1 of Block 1903 and require its rehabilitation.
- L. To coordinate redevelopment activities to provide for a uniform and consistent attack on blight and the removal of vacant, deteriorated, dilapidated, and obsolete structures within the Area.
- M. To promote the principles of sustainable development through adherence to the standards and principals of the Leadership in Energy and Environmental Design (LEED) Green Building and Neighborhood Rating Systems or equivalent rating systems.
- N. To promote the principles of "New Urbanism," "Smart Growth," and "Transit Village" development through a variety of housing choices, providing pedestrian friendly streets, minimize automobile use, encourage reduced parking and shared use parking solutions, and creating a livable community with convenient access to commercial facilities.
- O. To recognize and incorporate the recommendations and development actions contained within the Bergen Communities United Neighborhood Plan.
- P. Utilize the Bergen Communities United Jobs Bank for employee placement in newly

- developed retail and commercial establishments.
- Q. To develop in a manner that is compatible with other neighboring redevelopment plans.
- R. All housing pursuant to inclusionary housing requirements are recommended to be mixed in with market rate units within each building.
- S. Foye Place is recommended to be renamed McGinley Square.
- T. Parking decks should provide hourly car rental services and be made available to the general public.
- U. Community participation in the design of public plazas, parks, and new buildings.
- V. Redesign public streets in accordance with the NJ Complete Streets manual, and utilize traffic calming design features, and incorporate bike lanes where feasible.

IV. GENERAL ADMINISTRATIVE PROVISIONS

- A. No building or elevated pedestrian walkway shall be constructed over a public right-of-way in the Redevelopment Area. Elevated pedestrian walkways may be built over private pedestrian plazas or public easements on private property, but shall be constructed such that there is a minimum 20 feet of clearance between the lowest portion of the elevated walkway and the grade below.
- B. Underground parking may extend beneath a public right-of-way subject to approval by the Municipal Council.
- C. Prior to 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 the redevelopment objectives and regulations can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications must be submitted for an entire project and may include a phasing plan.
- D. 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 on and off site improvements within one (1) year of the issuance of a certificate of occupancy for that portion of the project which is the subject of the final site plan approval.
- E. All proposed new construction pursuant to the majority block development bonus (Section XIII) may only be undertaken by a redeveloper designated by the Jersey City Redevelopment Agency and shall be subject to a fee of \$10,000 to cover administrative costs of the Division of City Planning.
- F. The Planning Board shall have the discretion to require a phasing plan as part of a development application or approval, and shall have the discretion to require suitable mechanisms to insure the balanced development of the project and the construction of planned open space, infrastructure and other necessary facilities.
- G. All traffic impact studies shall incorporate, as part of the study, all projects approved or proposed in the immediate area. A listing of the projects may be obtained from the Division of City Planning.

- H. 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.
- I. All residential development and plans shall meet or exceed applicable Federal Housing Administration minimum room size requirements prior to approval by the Planning Board.
- J. This Redevelopment Plan 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. 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 prior zoning will be voided.
- K. The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of fifty (50) years from the date of approval of this plan by the Municipal Council of the City of Jersey City. At the end of this fifty (50) year period, the zoning regulations contained herein shall be incorporated into the zoning ordinance of the City of Jersey City in accordance with the appropriate State statutes.
- L. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this plan and the Land Development Ordinance (LDO) of Jersey City.
- M. Upon demolition of existing structures, sites shall be graded and planted or sodded, with a durable dust free surface in the interim period prior to construction of new buildings.
- N. Deviation Requests: The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. Deviations from the required ground floor use as per Section XI shall be cognizable by the Planning Board. Deviations relative to the location, width and design of rights-of-way and pedestrian ways as per Section VII and Map 5, shall be considered a design waiver, cognizable by the Planning Board. No relief may be granted under the terms of this Section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

No deviations may be granted which will result in permitting:

- 1) A use or principal structure in a district which does not permit such use or principal structure, including free standing signage;
- 2) An expansion of a non-conforming use;
- 3) An increase in height of more than ten feet or 10% of the maximum permitted height in feet, whichever is less.
- 4) A breach in the required minimum or maximum building base height requirement of 10% or more;
- 5) An increase in the parking ratio of 10% or more above the maximum permitted;
- 6) A breach in the minimum or maximum number of permitted stories.
- 7) A reduction in the required sidewalk pavement width beyond normal adjustments encountered during survey synchronization;
- 8) Non-completion of required open space, parks, or other type of phased improvements required to be implemented;
- 9) Non-compliance with the specific goals and objectives enumerated in the Plan.

Any deviation in the above categories (1-9) or any other 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) with respect to this redevelopment plan.

- O. Procedure for amending the Plan: 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.
- P. Interim Uses: Interim uses may be approved and permitted, subject to agreements between the developer and the Planning Board, where such use will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses may include surface parking and construction staging areas. Interim uses must be approved by the Planning Board, which may establish an interim use period of between one (1) month and 36 months 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. The Planning Board may require the developer to post a bond for the removal of any approved interim use.
- Q. If any section paragraph, division, subdivision, clause or provision of this plan is adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this plan shall be deemed valid and remain in effect.

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 achieves the stated objectives of the Jersey City Master Plan by providing for the revitalization of the McGinley Square as a mixed-use commercial and residential area and encouraging the expansion of Saint Peters College into McGinley Square consistent with the Land Use Element of the Master Plan. This Redevelopment Plan also encourages the expansion of the University District along Montgomery Street to further support the revitalization of McGinley Square. The Jersey City Master Plan encourages mixed-use development in targeted areas and recognizes McGinley Square as one of the existing neighborhood commercial/residential areas of Jersey City. In speaking about McGinley Square in particular, the Master Plan describes the district as being characterized by ground floor retail uses with multi-family residential above. The Master Plan also recognizes that McGinley Square benefits from the presence of institutional anchors, such as Saint Peter's College, **The Armory, The Beacon (former Medical Center), St. Aedans Church**, and that St. Peter's College has developed a plan to expand eastward into the McGinley Square area in a manner that will complement efforts to improve the area. This Redevelopment Plan permits and anticipates the construction of new College dormitories and other facilities by Saint Peter's College, in keeping with the Jersey City Master Plan, and addresses the following specific issues raised in this portion of the Master Plan.
 - (a) Increase business investment in the district.
 - (b) Improve the mix of goods and services provided by the district.
 - (c) Provide opportunities for residential and office uses on the upper floors.
 - (d) Promote and implement streetscape improvements in the district.
 - (e) Enhance pedestrian access and circulation to the district.
 - (f) Address the need for additional shopper's and merchant's parking in the district.
 - 2) This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses and prohibited uses in the redevelopment area. The plan also provides for density restriction through the use of maximum height limits, setback and stepback requirements and various design controls.
 - 3) **There will be no displacement of existing residents through the implementation of this plan.**
 - 4) **The McGinley Square East Redevelopment Plan proposes no acquisition or condemnation of private property for private redevelopment purposes.**
 - 5) The area covered by this Redevelopment Plan constitutes an area of higher intensity urban commercial and residential activity. It is within walking distance of Journal Square and the Transportation Center. McGinley Square is a crossroads of traffic and mass transportation in its own rite. This location is near the very center of Jersey City and is remote from any adjacent municipality. 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.

- 6) **No affordable units are identified to be removed as part of the implementation of this redevelopment plan.**

VI. INCLUSIONARY HOUSING REQUIREMENTS

- A. Inclusionary housing shall be provided as part of any development within this Redevelopment Area which will result in the construction of 40 or more residential units. In such case, for every five (5) residential units constructed, one (1) unit shall be designated as an inclusionary housing unit, i.e. twenty percent (20%) of all units constructed shall be inclusionary. The number of required inclusionary units will be rounded down to the nearest whole number.
- B. Inclusionary housing shall be further sub-divided such that twenty (20%) of the inclusionary housing units shall be affordable to households with a gross household income greater or equal to sixty percent (60%) but not more than eighty percent (80%) of the median gross household income for households of the same size; and eighty percent (80%) of the inclusionary housing units shall be affordable to households with a gross household income equal to eighty percent (80%) but not more than one-hundred and twenty percent (120%) of the median gross household income for households of the same size. For example: in a project of 100 residential dwelling units, 20 units would be required to be inclusionary housing units. Of the inclusionary housing units, 4 units would be required to be affordable to families with a gross household income between sixty percent (60%) and eighty percent (80%) of the median gross household income for households of the same size; and 16 units would be required to be affordable to families with a gross household income between eighty percent (80%) and one-hundred and twenty percent (120%) of the median gross household income for households of the same size.
- C. Median gross household income shall be as determined and defined by the New Jersey Council On Affordable Housing (COAH).

VII. TRANSPORTATION AND CIRCULATION

- A. The Plan proposes to maintain the current street pattern of the Area. The Plan includes the widening of certain rights-of-way to improve traffic flow and circulation, provide wider sidewalk widths and a safer pedestrian and bicycle environment, and accommodate improvements to the mass transit system. The Plan also proposes to widen and extend Nevin Street and to create mid-block streets and pedestrian ways, where appropriate, in order to promote safer and more convenient pedestrian circulation in the area. The Plan also requires improvements to existing streets and pedestrian sidewalk areas, as well as promoting improvements to the bus network within the Redevelopment Area, and the eventual development of a streetcar/ light rail line along Bergen Avenue to service McGinley Square, Journal Square and the surrounding neighborhoods. Certain streets within the Redevelopment Area may be vacated or pedestrianized subject to approval by City Council, and provided that the streets remain fully open to public use (see Map 5 -

Circulation Plan). Development undertaken pursuant to Section XII of this plan related to Infill Development are not required by this Plan to construct the new streets, or street widening, but shall be required to apply the required sidewalk widths for all infill development.

- B. Mercer Street, Tuers Avenue and Jordan Avenue shall maintain their current right-of-way widths of 60 feet as the minimum required width. The curb to curb width may be reduced or increased based on whether the street is to function as a one-way or two-way street. The minimum sidewalk width shall be 15 feet on these streets.
- C. Storms Avenue may maintain its current right-of-way width of 53 feet as the minimum required width since it functions as a one-way street, or it may be increased where appropriate and feasible. The minimum sidewalk width on Storms Avenue within the Redevelopment Area shall be 15 feet.
- D. Montgomery Street shall maintain its current right-of-way width of 80 feet as the minimum required width. The minimum side walk width shall be 20 feet.
- E. Bergen Avenue shall maintain its current right-of-way width of 75 feet as the minimum required width. The minimum sidewalk width shall be 20 feet. A possible future light rail / trolley station is proposed on Bergen Avenue, just south of Glenwood Avenue. To the extent feasible, Bergen Avenue should be widened at this point to accommodate a station location.
- F. Nevin Street shall be widened on the south side of the street such that its right-of-way width is at least 60 feet. Nevin Street shall also be extended to Montgomery Street to form a four legged perpendicular intersection of Tuers Avnue, Nevin Street and Montgomery Street. The minimum sidewalk width within the Area shall be 15 feet.
- G. Monticello Avenue shall maintain its current right-of-way width of 60 feet as the minimum required right-of-way width, and shall continue to function as a two-way street. The minimum sidewalk width shall be 15 feet.
- H. Orchard Street may be closed to vehicular traffic between Montgomery Street and Monticello Avenue, such that it serves as a pedestrian street and public open space. In the alternative, if Orchard Street continues as a vehicular street, then it shall maintain its current right-of-way width of 60 feet, and shall maintain its current one-way status. The minimum sidewalk width shall be 15 feet.
- I. A new minor street shall be constructed on Block 1905.5 parallel to Storms Avenue running between Monticello Avenue and Nevin Street as indicated on Map 5 - Circulation Plan. **This street shall have a minimum right-of-way width of 50 feet and a minimum sidewalk width of 10 feet.**
- J. On street parking should be provided on both sides of the street wherever possible.
- K. Sidewalk bicycle parking shall be provided in such as way as to not disrupt pedestrian sidewalk areas. At least one bike rack per 100 linear feet of sidewalk shall be constructed and protected through a change in paving style or other similar design features. Bike parking shall be situated parallel to the flow of pedestrian traffic.
- L. A new pedestrian street shall be constructed on Blocks 1896 and 1897. This private pedestrian plaza shall be constructed generally parallel to Montgomery Street and Mercer Street, and shall run from Jordan Avenue to Bergen Avenue when completed. It shall be a minimum of 50 feet in width from building line to building line. Buildings or walkways may be constructed over this pedestrian street, provided that the lowest portion

of any building or elevated pedestrian walkway provides 20 feet or more of clearance to grade level.

- M. A “streetcar” / light rail line is envisioned in the Journal Square 2060 Redevelopment Plan which would run in the right-of-way of Bergen Avenue from Journal Square to McGinley Square. Similarly, the McGinley Square East Redevelopment Plan, consistent with this recommendation of the Journal Square 2060 Redevelopment Plan, recognizes that this light rail connection would be a critical north/south component of a comprehensive transit network designed to service McGinley Square, Journal Square and surrounding neighborhoods in the future and encourages the construction of such a rail line when feasible.
- N. McGinley Square is serviced by four different bus lines operating on both Bergen Avenue and Montgomery Street. These include two New Jersey Transit routes, the #80 and the # 87; as well as two independent bus lines, the Montgomery Westside and the Bergen Avenue bus routes. Bus priority lanes and bus rapid transit should be considered along Bergen Avenue and Montgomery Street to improve bus operations in the interim before the suggested rail line becomes operational. Improvements should also be made to all bus stops within the Area as well as along Bergen Avenue to Journal Square and along Montgomery Street, from the Saint Peters College Area to the Beacon / County Administrative Complex area. These improvements should include new architecturally uniform bus shelters, clear signage indicating bus line numbers and routes, and electronic informational signage displaying anticipated bus arrival times. Bus stop areas should also be enhanced with seating, better lighting, decorative paving materials, and wider sidewalk areas where feasible; to improve passenger comfort, safety and convenience.

VIII. OPEN SPACE PLAN

- A. Public open space areas, as well as streetscape and landscape improvements, shall be developed as specified in this Plan and are subject to site plan approval by the Planning Board. The location of proposed open space, new pedestrian walkways and plazas and the expanded McGinley Square is illustrated on Map 3 – Land Use Map. Development undertaken pursuant to Section XII of this plan related to Infill Development are not required by this Plan to construct the new publicly accessible open space indicated on Map 3.
- B. Prior to the commencement of any construction within this Redevelopment Plan Area pursuant to Section XIII, an overall open space design plan and streetscape plan shall be presented for each project to and approved by the Jersey City Planning Board. This plan shall be prepared by a licensed landscape architect. The plan shall respect and incorporate the design parameters and right-of-way landscaping requirements provided within this Plan, but provide more detail to insure all roadway segments incorporate consistent design patterns and materials. The Planning Board shall assure that any such plan or plans are consistent with the design requirements of this Plan and compatible with other previously approved plans within the Redevelopment Area.
- C. A unified streetscape plan shall be required. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval in conjunction with the project site plan application and implemented contemporaneously with the construction of the redevelopment project. The streetscape plan shall include all street frontages, existing

and proposed. The plan shall identify, but not be limited to: decorative paving materials, curbing materials, colors, tree pit treatments, trash receptacles, benches, bicycle racks, decorative street lighting, bus stop shelters, planters and planting pots. The streetscape plan shall respect and incorporate the design requirements provided with this Plan. The Planning Board shall assure that any such plan or plans are consistent with the design requirements of this Plan and compatible with other previously approved plans with the Redevelopment Area.

- D. The Planning Board may require a pro-rata fair share assessment to be paid by each development within the Redevelopment Area to off-set the construction costs of new public open space and streetscape improvements. The value of the assessment shall be based upon a formula to be developed by the City of Jersey City and/or the Planning Board, with the assistance of their professional staff and consultants, and shall be determined at the time of developer designation or site plan approval as appropriate.
- E. All open space, including yards, landscaped rooftop plazas on buildings and green rooftops shall be landscaped with trees, shrubbery, ground covers and/or other appropriate plant material appropriate to the planned use of the space, unless said open space is specifically designated for other activities which require paving or other surface treatment.
- F. Screen planting, when required shall consist of evergreen plant materials. Additional decorative plants may be incorporated into the design of the screen planting area to provide seasonal variety. Only species with proven resistance to the urban environment in this area will be acceptable.
- G. Specific improvements to be made to McGinley Square plaza, sidewalks, other pedestrian areas, and open spaces shall be as negotiated and specified with the Redeveloper as part of the redeveloper designation and contract process.

IX. DESIGN REQUIREMENTS

A. GENERAL REQUIREMENTS

- 1) All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both within the Redevelopment Area and in the surrounding neighborhood, in terms of light, air and open space, access to public rights-of-way and off-street parking, height and bulk. Special attention should be paid to the relationship of proposed buildings to buildings of particular architectural significance, such as the Jersey City Armory and Saint Aedan's Church and Rectory.
- 2) All minimum building height requirements shall be measured as stories above sidewalk grade. No mezzanines or split levels or any floor partially or fully below grade shall be considered for minimum height requirements. All floors necessary to meet the minimum height requirement must be approximately equal in floor area. No required minimum floor may be less than 60% of the second floor gross floor area.

- 3) All lots at the time of adoption of this plan are conforming lots for development, however any newly created lots or development sites through subdivision or consolidation shall have a maximum shape factor of 30. Shape factor is defined as the perimeter of the lot squared, divided by the lot area ($\frac{\text{Perimeter}^2}{\text{area}}$).
 - (a) Example for a standard 25' by 100' rectangular lot:
 - perimeter = 250'
 - perimeter squared = 62,500
 - area = 2500 square feet
 - shape factor is $\frac{62500}{2500} = 25$
- 4) All buildings with a commercial frontage shall be designed to include a clear distinguishable sign band integrated into the architectural design of the building. The sign band shall be proportionately sized in height to the size and scale of the ground floor or base of the structure, and the size, scale, and width of the storefront or commercial unit façade. The sign band must read as part of the architecture of the building, taking into consideration features such as column spacing, horizontal elements of the building and fenestration.
- 5) Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
- 6) Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside of the project area. Each façade shall be treated as being of equal importance in terms of material selection and architectural design.
- 7) 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. ADA required features should be seamlessly integrated into the architectural design of the building and circulation system and designed for general use by the public.
- 8) All utility distribution lines, including multi-media telecommunication lines, and utility service connections from such lines to the project area's individual use shall be located underground.
- 9) Roof treatment, mechanical screening and electrical equipment:
 - (a) All mechanical equipment located on any roof of a building shall be screened from 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. It shall instead resemble an upper level extension of the building and be designed to contribute to the building top design.
 - (b) 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 be designed to maximize recreational amenity space and all remaining rooftop areas shall be developed as a green roof.
 - (c) All electrical communication equipment shall be located in such a way that it does not negatively impact the appearance of the building nor create objectionable views as seen from surrounding structures.
 - (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 or

sidewalk. Location within and upon the sidewalk, between the sidewalk and the building, or anywhere outside at grade is not permitted.

(e) All new or reconstructed signal boxes are required to be placed below grade.

(f) The screening of all new or reconstructed telecom equipment is required.

10) Streetscape:

(a) All buildings shall be designed to front on a public right-of-way to create a street wall and a pedestrian environment at a human scale. In addition, retail frontage is required along all private pedestrian plazas.

(b) Main entrances into buildings shall be located on public streets or pedestrian plazas. Secondary entrances may also be provided from parking areas and/or as necessary according to the design and use of the structure.

(c) Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving material or other indicators consistent with the design, proportions, material and character of the surrounding area shall be provided.

(d) Where residential units occupy the first floor of any building, a landscaped front yard area shall be provided of not less than 5 feet in depth. The front yard shall be separated from the sidewalk area by raised curbing in order to better define the landscaped area and distinguish between the public and private domain. In the alternative, the residential floor level must be at least 2.5 feet above sidewalk grade and the window sill located no less than 5 feet above grade to provide a level of privacy for these residential units. Building lobbies may be at grade for ADA accessibility.

(e) Automobile parking between the building line and a public right-of-way is expressly prohibited. Parking is not permitted in any front yard.

(f) Porte-cocheres and drop-off lanes are prohibited except for hotels. Where approved, driveway design shall be such that vehicles cross the sidewalk at a right angle to the flow of pedestrian traffic.

11) A cornerstone marking the date of construction shall be located in an appropriate ground level corner of any building five or more stories. The cornerstone shall be incorporated into the primary facade material.

12) Overhead walkways (skywalks) connecting buildings and or parking above streets or rights-of-ways are prohibited, except that buildings and walkways may be constructed over pedestrian plazas and blocks 1896 and 1897.

13) All facade vents for air conditioning or heating units must be incorporated into the window opening and mullion 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.

14) All new sidewalk concrete shall be tinted grey and scored in a simple saw-cut fashion in 4 foot by 4 foot squares or in conformance with a streetscape plan to be presented by the developer and as approved by the Planning Board.

15) All storefronts shall incorporate a cornice element or horizontal projection above the storefront glazing separating ground floor uses from the building above.

16) Ground floor storefront bulkheads below the display windows shall be a maximum of 18 inches in height above sidewalk grade.

- 17) All ground floor retail facades shall incorporate a minimum of 80% transparent glass. This requirement may be waived or modified by the Planning Board for uses such as supermarkets, which do not typically contain display windows on all sides.
- 18) All ground floor entryways shall be recessed to avoid door swings into any public right-of-way.
- 19) Residential development projects are strongly recommended to include provisions for a dog run, where feasible.
- 20) The bronze plaque marking the location of Jane Tuer's house (a Revolutionary War heroine) on the Bergen Avenue wall of Hudson Catholic must be preserved and appropriately relocated on site.
- 21) Large blank walls without fenestration surrounding large commercial uses such as theatres, parking garages, bowling alleys, big box retail, or similar uses must incorporate facade relief, an expressed structural system, sculpted, carved or penetrated wall surfaces, architectural lighting, or other architectural techniques to provide visual interest.
- 22) Temporary fencing surrounding construction sites must be 90% opaque. Such fencing is recommended to include design features to provide visual interest by incorporating local art displays.
- 23) Street furniture such as bike racks, benches, and kiosks are strongly recommended to be designed by local artists rather than generally available catalog designs to give the redevelopment area a unique and local character.

B. FLOOR HEIGHT REQUIREMENTS

- 1) Residential floor-to-ceiling heights must be a minimum of 9 feet and a maximum of 12 feet.
- 2) Ground floor floor-to-ceiling height minimums for a commercial use are regulated by the following table:

Building Height (stories)	Minimum First Floor Height	Maximum First Floor Height	Maximum First Floor Height within 30' of a Rear Lot Line
1 to 4	12'	16'	12'
5 to 8	14'	18'	12'
9 to 12	16'	20'	12'
13 and up	18'	30'	12'

It is recognized that where uses such as theaters, galleries, gymnasiums, banquet facilities, conference centers or other similar uses are proposed; higher ceiling heights may be necessary and are permitted.

C. SPECIAL BUILDING REQUIREMENTS FOR A TOWER ON A BASE

For all buildings greater than 8 stories:

- 1) All buildings shall have a base, which shall be designed according to the following:
 - (a) The base of all buildings shall be a minimum of 20 feet in height and a maximum of 60 feet. Except that, for buildings fronting on Montgomery Street containing a theater or other similar use necessitating higher than typical floor to ceiling heights, the base height may be increased to 80 feet. The base shall contain a minimum of two and a maximum of four stories.
 - (b) The base of all buildings shall be setback from the adjoining street line the distance necessary to provide the required sidewalk width.
- 2) Building Base Design Requirements:
 - (a) A visual cue or indicator such as a cornice, belt coursing, a significant change in the glass to solid ratio, horizontal projection, or any other indicator consistent with the design, proportions, and materials shall be provided at the top of the base.
 - (b) Decorative features and materials are required in order to provide detail and interest to the pedestrian level of the building.
 - (c) Building bases shall be constructed of durable material of high quality, including but not limited to glass, stone, brick, textured concrete, metal paneling, etc.
 - (d) A decorative screening facade may substitute for glass to wrap parking facilities, subject to approval by the Planning Board.
 - (e) Retail and/or other permitted uses required along all public rights-of-way shall be a minimum depth of 30 feet from the front facade into the building. No more than 15 percent of the linear first floor street frontage and no more than 15 consecutive linear feet along a public right-of-way may be dedicated to other uses such as meter rooms, blank walls, garage doors or loading zones, emergency exits, etc.
- 3) First floor retail height shall be regulated by the ground floor floor-to-ceiling height requirements in Section IX. B. 3.
- 4) Towers (i.e. any portion of the building constructed over the base) shall be setback at least 15 feet from any exterior façade of the base.
- 5) Towers greater than 100 feet in length shall provide facade articulation such that the building facade does not read as a continuous slab and is broken up with building indentations such that the building facade is not built within a single plane.
- 6) Towers facades, other than dormitories, built over the base must be separated by at least 50 feet, except that where buildings are not directly facing each other the distance between towers as measured from corner to corner of the respective buildings shall be a minimum of 30 feet. Dormitory structures must provide at least 30 feet of separation between room windows facing each other.
- 7) Building Tower Design Requirements:
 - (a) A visual cue or indicator such as a cornice, belt coursing, a significant change in the glass to solid ratio, horizontal projection, or any other indicator consistent with the design, proportions, and materials shall be provided at the top of the tower.
 - (b) Building towers shall be constructed of durable material of high quality, including, but not limited to glass, stone, textured concrete, brick, metal paneling etc. Glass shall constitute a minimum of 40% of the facade.

D. PARKING AND LOADING STANDARDS

All parking shall be provided in multi-tiered structures or automatic garages, and may be both above and below ground. Parking structures shall meet the following requirements:

1) Bicycle Parking Provisions:

- (a) For development on all lots greater than 2,500 square feet or residential projects of more than four units, bicycle parking is required. A bicycle storage room, located in a convenient and accessible location to the front entry of the building with no more than four vertical steps (ramps may be utilized) between the bicycle room and the sidewalk with room for 1 bicycle space per dwelling unit and 1 bicycle space per 5000 square feet of non residential use is required. Short term bicycle parking must also be provided in the sidewalk and accessory parking areas for all retail or similar ground floor uses at a rate of 1 space per 5000 square feet to a maximum requirement of 10 spaces.
- (b) Bike racks must permit the ability to secure the frame of the bike to the rack system, and must be located so as not to disrupt pedestrian sidewalk areas. (See also Section VII. K.).

2) Automobile Parking Ratios By Use:

Use	Minimum Parking Requirement	Maximum Parking Requirement
Residential & Work/Live	0.4 per unit	1.0 per unit (1.2 if underground parking)
Office	1/1,000 sq. ft.	3/1,000 sq. ft.
Medical Office	2/1,000 sq. ft.	3/1,000 sq.ft.
Retail & Financial Institutions	1/1,200 sq. ft.	3/1,000 sq. ft.
Restaurants & Bars	1/1,000 sq. ft.	3/1,000 sq. ft.
Theaters	1/10 seats	4/10 seats
Museums & Galleries	0/1,000 sq.ft.	1/1,000 sq. ft.
Hotels	1 per 8 rooms	1 per 4 rooms
Colleges, Universities, etc.	0 per classroom	4 per classroom
Dormitories	0 / bed	0.5 / bed
Child Day Care	0/1,000 sq. ft.	2/1,000 sq. ft.

3) Other Automobile Parking Provisions

- (a) Three hundred (300) parking spaces, in addition to the maximum parking requirements listed above, may be provided for the use of Saint Peters College faculty, students and visitors.
- (b) To assure the most efficient and effective use of the parking resources located within the Redevelopment Area, the shared use of the parking facilities is permitted and encouraged.

- (c) In order to provide for convenient shopper parking, the required parking for retail uses shall be located nearest to the garage entrance to the greatest degree practical and shall be limited to retail users of the on-site retail and neighboring retail uses during normal retail hours. Consistent with the concept of shared use of parking facilities, these parking spaces may be used for other purposes during off-hours and other parking spaces within the parking facility may also be used for shopper parking when available.
- 4) Parking Design Standards:
- (a) In any building over six stories, or any stand-alone parking structure, a parking level at grade may not contain any parking or mechanical floor area adjacent to the sidewalk/street frontage. Atrium, lobby, and/or active commercial use shall occupy these areas with a minimum depth of 30 feet.
 - (b) Any parking level at grade not screened by an active use shall be set back from the sidewalk a minimum of 5 feet to provide for landscaping and screening of the parking use.
 - (c) Any parking structure shall be designed to eliminate headlight glare to the greatest degree practical. Interior garage lighting shall be located to direct light into the structure and shall be mounted on the interior side of columns to prevent glare from such lighting to be visible from the street or adjacent property. Light fixture details and location shall be included within the garage floor plan at the time of site plan application. Dark tinted glass shall be used in all window openings so as to further reduce headlight and lighting glare.
 - (d) The facade of all parking levels shall be of a compatible material to that used throughout the development or adjacent structures and shall be designed to provide visual interest.
 - (e) All openings onto a public right-of-way or pedestrian way must be screened with glass or decorative screening materials. Any openings shall be in a vertical proportion. Open horizontal bands along the façade of any parking structure are prohibited.
 - (f) Exterior lighting of the screening materials on a parking structure façade is required in order to provide additional visual interest in terms of light and shadow and to further mask the interior lighting of the parking structure and headlight glare.
 - (g) Pedestrian access points shall be provided at street level and designed to encourage street activity.
 - (h) All parking spaces shall be a minimum of 9 feet wide by 18 feet deep. Compact parking spaces, a minimum of 8 feet wide by 16 feet deep, may be provided, and may comprise up to twenty (20) percent of the approved parking spaces. All compact spaces shall be marked as such.
 - (i) Aisle widths shall conform to the following minimum standards:
 - (i) 90 degree parking 22' wide two-way aisle
 - (ii) 60 degree parking 18' wide one-way aisle
 - (iii) 45 degree parking 15' wide one-way aisle
 - (iv) 30 degree parking 12' wide one-way aisle
 - (j) All one-way aisles shall be clearly designated and marked.

- (k) Automatic garage parking is exempt from the above dimensional requirements.
 - (l) Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction of pedestrian walks and thoroughfares.
 - (m) Surface parking lots (as an interim use) and all loading areas, shall provide a screen planting of dense evergreens along any street line and along all property lines except those instances where a building intervenes or where the proposed planting may interfere with sight triangles. Within the parking area, a minimum of three percent (3%) of the parking area shall be landscaped and maintained with shrubs no higher than three (3) feet and trees with branches no lower than six (6) so that the landscaping is dispersed throughout the parking area. Landscaping shall be enclosed by a 6 inch curb as in Section IX. F. 9. below.
 - (n) The number and design of off-street loading spaces shall be demonstrated by an applicant according to an anticipated need. All freight loading activities are encouraged to be restricted to early morning and/or late evening hours. The design and number of off-street loading shall be regulated by the Jersey City Land Development Ordinance.
 - (o) Drop off areas are not permitted unless required by the Planning Board for uses generating organized pick-up and drop-off services such as, but not limited to, medical offices.
 - (p) All open entry ways to off-street parking and loading structures shall incorporate finished materials coordinated with the primary base façade on all surfaces twenty-five (25) feet deep into the structure to create an attractive view from the sidewalk and adjacent pedestrian areas and incorporate architectural lighting features.
 - (q) Parking and service access should not be located on the main traffic oriented streets. A head-in/head-out design is required for all loading and parking facilities. For parking facilities with 30 spaces or less, driveway widths shall be a maximum of 10 feet. For all other parking facilities, driveway widths shall be a maximum of 12 feet for one way and 20 feet for two way. Driveway widths for loading areas may be increased, with Planning Board approval, to accommodate the anticipated type of trucks and deliveries.
 - (r) All parking and loading facilities must be designed to minimize pedestrian and traffic conflicts and shall be designed such that vehicles cross pedestrian traffic flows at right angles only.
 - (s) All site plan applications for parking structures should demonstrate the ability to provide for electric vehicle charging stations in the future.
- 5) Below grade parking is permitted to cover 100% of the lot and may also extend into the right-of-way under sidewalk and roadway areas pursuant to a “franchise ordinance” as approved by the City of Jersey City.
 - 6) All developments which propose valet parking shall submit a parking management plan. Such plan shall include but not be limited to: number of vehicles to be parked, number of rows of cars to be stacked, all parking stall and aisle widths and any other information deemed necessary to effectively evaluate the management plan. All parking management plans shall be subject to review and approval of the Division of Traffic Engineering, the Division of City Planning and the Planning Board. Valet

parking schemes shall not be permitted to increase the total number of parked cars above the maximum number of permitted spaces.

E. OPEN SPACE DESIGN REQUIREMENTS

- 1) Where possible, new structures surrounding or enclosing open space should be designed and sited to allow the greatest penetration of sunlight onto open space areas throughout the year.
- 2) Open space shall provide visual and functional elements such as bicycle parking, benches, seating walls, drinking fountains, refuse containers, planters, and public fountains. Open space amenities shall include decorative material such as: stone pavers, brick pavers, asphalt pavers, stamped and tinted concrete, and decorative lighting and detailing.
- 3) Adequate lighting shall be provided to encourage active usage and a sense of security in the open space.
- 4) Open space shall be distributed so as to provide for maximum usability. Roof top open space on top of the base of the buildings is encouraged.
- 5) Through creative design, open space features shall address the need for human comfort and enjoyment and provide both active and passive leisure uses for secure and pleasant outdoor and indoor settings to meet public and private use requirements. Open space and plazas shall be designed at a human scale to invite and attract the public.
- 6) Open space shall be oriented to maximize views.
- 7) As a general guide, one (1) linear foot of seating for each linear foot of plaza perimeter shall be provided. Seating space may include planters, benches, fountains, etc.
- 8) Landscape features shall be enclosed by a curb as per Section IX. F. 9.

F. LANDSCAPING AND LIGHTING REQUIREMENTS

- 1) Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, plaza areas or loading zones. The developer's plan shall include proposals for landscaping indicating the location, size and quantity of the various species to be used.
- 2) All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of 4 feet high 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. Ground cover shall be used in place of mulch.
- 3) All new trees shall be of a species and gender so as to minimize fruit and pollen.
- 4) Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
- 5) Underground watering facilities shall be required for all landscaped areas. Hose bibs shall be provided immediately adjacent to planting areas abutting a building.
- 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.

- 7) Lighting within the site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent dark corners.
- 8) All lighting sources must be adequately shielded to avoid any off-site glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot candles.
- 9) All landscaping must be fully enclosed by curb or seating wall constructed of a masonry, metal, or wood material with a minimum of 6 inch in height. Landscaping shall be elevated to match the height of the curb or seating wall. Fencing is discouraged, but may be set into the required curb.

G. SUSTAINABLE BUILDING REQUIREMENTS

- 1) All new buildings will be required to comply with the “LEED for New Construction Rating System” (LEED-NC) or equivalent as approved by the Planning Board.
- 2) All buildings will be required to achieve a minimum of a Silver LEED Certification level, or equivalent as approved by the Planning Board. Silver credits are awarded based on five (5) categories of performance: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, and Indoor Environmental Quality.
- 3) Any single development comprising more than one block is required to comply with the “LEED for Neighborhood Development” rating system or equivalent as approved by the Planning Board. Sustainable Neighborhood Development is intended to revitalize existing urban areas, reduce land consumption, reduce automobile dependence, promote pedestrian activity, improve air quality, decrease polluted storm water runoff, and build more livable sustainable communities for people of all income levels.
- 4) Neighborhood Developments will be required to achieve a minimum of a Silver LEED Certification level, or equivalent as approved by the Jersey City Planning Board. The project can achieve a variety of points from four separate categories: Smart Location and Linkage, Neighborhood Pattern Design, Green Construction and Technology, and Innovation and Design.

H. BUILDING AMENITY REQUIREMENTS

- 1) All buildings with 4 or more residential units must provide a washer/dryer room in the building.
- 2) Buildings with over 50 residential units must include at least 2% of the units designed with 3 bedrooms or more.
- 3) Buildings with 4 or more floors must provide an elevator. Buildings with less than 5 units shall be exempt from this requirement.
- 4) A minimum of 30% of the lot area must be dedicated to useable recreation space by occupants. This space may be placed in a rear yard or on a roof. Roof decks are encouraged and may be necessary to achieve this requirement.
- 5) Showers and other facilities necessary to support people biking to work are required in all office buildings and other major centers of employment greater than 100,000 square feet.

I. BUILDING MATERIAL REQUIREMENTS

- 1) Synthetic materials such as EIFS, vinyl siding, asphalt shingles, and brick face siding are prohibited.
- 2) Concrete block may not be used as a decorative finish on any facade.
- 3) Exterior doors including emergency exits and utility access shall not be secured with a pad lock. All doors must include a built in lock mechanism.
- 4) Brick facades are encouraged to utilize brick selections with multiple tones with at least 3 tones overall so as not to create a dull or flat brick facade.
- 5) Front cantilevered balconies may project no more than 12 inches from the facade where located within 45 feet from grade or on the base of any "tower on a base" building (see Section IX. C.). Above a setback, balconies may extend no more than the width of the setback.
- 6) Use of chain link fencing, razor wire, barbed wire, or other similar security devices is expressly prohibited. Chain linked fencing may be temporality utilized during construction only.
- 7) Security Gates: All security gates shall be installed on the interior to the glass storefront and completely composed of the open mesh type. Storage boxes for all security gates shall be mounted on the interior of the building. Gate tracks shall be recessed into the glazing reveal and the gate housing shall be flush with the plane of the storefront. No storage box, tracks or mechanical devices related to the gates may project from the plane of the storefront.

X. SIGNAGE REGULATIONS

A. Signage Approval Process

- 1) All signs are subject to site plan review when included as part of a major site plan application.
- 2) All temporary banner signs for marketing projects on site shall be considered as an interim use.
- 3) All new signage that complies with the redevelopment plan shall not require site plan approval.
- 4) Minor Site Plan application with deviation request must be submitted to the Planning board for all non-conforming sign proposals.
- 5) Signage above the ground floor is not permitted in this Redevelopment Plan, except as related to theaters, office buildings and hotels, as further defined in this Section. All requests for this type of signage is subject minor site plan review by the Planning Board, and may not be constructed without Planning Board approval.
- 6) All marquees for theatres or other similar uses are permitted and subject to minor site plan review.
- 7) During construction, one (1) temporary sign indicating: the name of the project or development, general contractor, subcontractor, financing institution and public entity officials (where applicable) shall be permitted. The sign area shall not exceed forty (40) square feet.
- 8) Kiosks listing uses and tenants of the various buildings in the area, as well as cultural, educational and other similar facilities are permitted. Such kiosks may be located in public or private plazas and/or on public streets where sidewalk width is adequate.

Such kiosks may not exceed 25 square feet of sign area per sign face, and may not exceed 10 feet in height. Kiosks may also be illuminated. All Kiosks are subject to minor site plan review and approval of the Planning Board as to size, location, and other design features.

B. Sign Design Requirements

- 1) All signs on commercial structures shall be designed to fit within the architectural designed sign bands as described in Section IX. A. 4.
- 2) All signage shall be organized in a rational manner and shall be aligned with the design features of the building, storefront, or commercial unit, such as column spacing, horizontal design elements (cornices), and fenestration.
- 3) In existing buildings, where the security gate boxes cannot be removed or relocated to the interior of the commercial space, these boxes shall be integrated into the signage design in order to hide or disguise the security gate boxes within the design of the signage.
- 4) All signs shall be attached to the first floor level of the building only, although blade signs may be attached to the first or second floor façade. Upper story commercial signage may be permitted subject to minor site plan review and approval by the Planning Board on structures containing upper story retail uses, restaurants, theaters and similar uses.
- 5) All wall signs shall be flush mounted;
- 6) All blade signs shall project no more than 30 inches from the facade and the bottom of the sign must be a minimum of 9 feet above the sidewalk.
- 7) Window signs (other than lettering and logos as specifically permitted) shall be prohibited. Lettering or logos shall be limited to decorative metal leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / storefront and shall cover no more than twenty (20%) of the window area.
- 8) Permitted signage material includes:
 - (a) Painted wood.
 - (b) Painted metals including aluminum and steel.
 - (c) Brushed finished aluminum, stainless steel, brass, copper, or bronze.
 - (d) Carved wood or wood substitute.
- 9) 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 letters with or without returns.
 - (d) Painted acrylic or metal letter.
 - (e) Vinyl lettering attached permanently to a wood, wood substitute or metal signboard.
- 10) Signs may be lit from backlit halo, and up-lights. Internally lit signs and sign boxes are prohibited.
- 11) 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.
- 12) Signs may include the name of the store only. Building address, phone number, operating hours and other additional information may be stenciled on the door.

- 13) One portable sign is permitted within of 8 feet of the entryway of the associated use.
Portable signs are not permitted for parking garages.

C. Number and Size of Signage

- 1) All buildings must clearly display their street address. The building address is required to be placed on either the main entry door, transom window, building, or awning flap at a maximum font height of 10 inches.
- 2) Corner lot development is encouraged to display the street names on the building facade or imprinted into the sidewalk.
- 3) Sign requirements along all Rights-of-Way where retail is mandatory (see *Map 4 and 6 - Required Ground Floor Use*):
 - (a) For retail, restaurants, bars, nightclubs, and other similar ground floor uses:
 - (i) Each use fronting on a public street may be permitted one (1) exterior sign per street frontage.
 - (ii) Maximum sign height shall be 24 inches.
 - (b) All other uses:
 - (i) Each such use fronting on a public street may be permitted one (1) exterior sign per entryway per street frontage. Buildings with multiple uses shall have no more than one (1) sign per use.
 - (ii) The total exterior sign area shall not exceed the equivalent of three (3) percent of the first story portion of the wall to which it is attached. In no case shall a sign on any structure exceed 10 square feet.
- 4) Sign requirements along all Rights-of-Way where retail is not required (see *Map 4 and 6 - Required Ground Floor Use*):
 - (a) For retail, restaurants, bars, nightclubs, and other similar storefront uses:
 - (i) Each such use fronting on a public street may be permitted one (1) exterior sign per street frontage.
 - (ii) Maximum sign height shall be 18 inches.
 - (b) All other uses:
 - (i) Each such use fronting on a public street may be permitted one (1) exterior sign per entryway per street frontage. Buildings with multiple uses shall have not more than one (1) sign per use.
 - (ii) The total exterior sign area shall not exceed the equivalent of two (2) percent of the first story portion of the wall to which it is attached. In no case shall a sign on any structure exceed 8 square feet

D. Parking Garage Signage

- 1) 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.
- 2) Portable signs are not permitted for parking garages.

E. Prohibited Signs

- 1) Freestanding signs and Monument signs, except for those indicating direction, transportation, circulation and parking.
- 2) Portable advertising signs not associated with a use within 10 feet.
- 3) Billboards and Outdoor Advertising Signs.
- 4) Roof signs.

- 5) Signage attached to parking meters, light poles, benches, or other street furniture.
- 6) Internally or externally illuminated box signs
- 7) Flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle, except for marquees
- 8) Window signs, posters, plastic or paper that appear to be attached to the window.
- 9) Pole signs
- 10) Waterfall style or plastic awnings.

XI. REQUIRED LAND USE REGULATIONS

- A. Where ground floor retail use is indicated as required along a street frontage on Map 4 - Ground Floor Use; only permitted uses which activate the adjacent sidewalk shall be permitted and are required. Active type uses include: retail sales of goods and services, retail banking, building lobbies, hotels, theaters, art galleries, bars and restaurants.
 - 1) Minimum depth of use area from the front building façade shall be thirty (30) feet.
 - 2) No more than fifteen (15) percent and no more than fifteen (15) consecutive linear feet may be dedicated to other uses such as meter rooms, blank walls, emergency exits, etc.
- B. Where ground floor commercial use is indicated as required along a street frontage on Map 4 - Ground Floor Use, any permitted commercial use may be provided.
 - 1) Minimum depth of use area from the front building façade shall be twenty (20) feet.
 - 2) No more than fifteen (15) percent and no more than fifteen (15) consecutive linear feet may be dedicated to other uses such as meter rooms, blank walls, emergency exits, etc.
- C. Where ground floor commercial use is indicated as optional along a street frontage on Map 4 - Ground Floor Use, any permitted use may be provided.
 - 1) Minimum depth of use area from the front building façade shall be thirty (30) feet.
 - 2) No more than fifteen (15) percent and no more than fifteen (15) consecutive linear feet may be dedicated to other uses such as meter rooms, blank walls, emergency exits, etc.
- D. Where ground floor residential use is indicated as required along a street frontage on Map 4 - Ground Floor Use, only residential and live/work units are permitted.
 - 1) Minimum depth of use area from the front building façade shall be thirty (30) feet.
 - 2) No more than fifteen (15) percent and no more than fifteen (15) consecutive linear feet may be dedicated to other uses such as meter rooms, blank walls, emergency exits, etc.
- E. For infill development pursuant to Section XII below, retail or residential uses are required on the ground floor of all principal structures where indicated on Map 6 - Required Ground Floor Use.
 - 1) Minimum depth of retail use shall be thirty (30) feet.
 - 2) No more than fifteen (15) percent and no more than fifteen (15) consecutive linear feet may be dedicated to other uses such as meter rooms, blank walls, emergency exits, etc.

XII. SPECIFIC LAND USE REGULATIONS: INFILL DEVELOPMENT

The following regulations shall apply to development that is done on an infill basis. Buildings developed pursuant to these infill regulations shall not be required to construct the new streets, street widenings or pedestrian ways depicted in Map 5 - Circulation Plan nor construct the publicly accessible open space depicted in Map 3 - Land Use Map. Minimum sidewalk widths as described in Section VII are required. Ground floor uses as depicted in Map 6 - Required Ground Floor Use are also required.

A. Principal Permitted Uses:

- 1) Residential Dwelling Units, including Work/Live Units and Work/Live Artist Units.
- 2) Offices, including Medical Offices
- 3) Retail Sales of Goods and Services
- 4) Financial Institutions
- 5) Restaurants, category one and two
- 6) Bars & Night Clubs
- 7) Theaters, Live and Film
- 8) Museums and Art Galleries
- 9) Hotels
- 10) Colleges, Universities, Accredited Schools of Primary and Secondary Education and Accredited Educational and Vocational Training Programs
- 11) Dormitories
- 12) Structured Parking Garage
- 13) Day Care Centers, Child and Adult
- 14) Open Space, Parks and Plazas
- 15) Any combination of the above

B. Accessory Uses:

- 1) Parking and Loading within principal structures
- 2) District / Area - Wide Cooperative Energy Generation Facilities within a principal structure
- 3) Improved Open Space, at grade and on rooftops
- 4) Signs
- 5) Home Occupations
- 6) Sidewalk Cafés (Pursuant to City Ordinances).

C. Prohibited Uses:

- 1) Surface parking, except as an interim use
- 2) Drive-thru facilities of any type; such as restaurants, banks, pharmacies, etc.
- 3) Gas stations, service stations, auto repair and similar uses.

D. Lot Size and Dimension Requirements:

- 1) All existing lots at the time of adoption of this plan are conforming lots.
- 2) Subdivisions must conform to the following minimum standards:
 - (i) Minimum lot area: 5,000 square feet.
 - (ii) Minimum lot width: 50 feet.
 - (iii) Minimum lot depth: 100 feet.
 - (iv) Maximum shape factor: 30

E. Density and Height Requirements:

- 1) Density is not regulated by floor area ratio or units per acre. Instead, a "building envelope" is defined, depending on the size and shape of the site. Minimum room and unit sizes are regulated by building code. Buildings on lots of less than 30 x 100 feet or 3,000 square feet shall be limited to not more than one dwelling unit per floor.
- 2) Maximum and minimum building height shall be calculated based on the lot size according to the following table.

Approximate Lot Dimension	Lot Area up to: (square feet)	Minimum Building Height (stories)/(feet)	Maximum Building Height (stories)/(feet)
	0 to 2499	2 / 22'	3 / 34'
25x100	2500 to 4999	2 / 22'	4 / 44'
50x100	5000 to 7499	3 / 32'	5 / 54'
75x100	7500 to 9999	3 / 32'	6 / 64'
100x100	10000 and up	4 / 42'	8 / 85'

- 3) The building located on Block 1903, Lot N.1 shall be maintained at a height of 5 stories. New buildings constructed on Lots A & B of Block 1903 may match the height of the building located on Lot N.1.
- 4) Building Stepbacks: To provide light and air to adjacent lots, buildings must provide a "stepback" from property lines at the following intervals:

Story Level	Front Stepback	Side Stepback	Rear Stepback
1	none	none	5'
2 to 4	none	none	30'
5 to 8	10'	5'	30'

F. Yard Requirements:

- 1) Front Yard Requirements:
 - (a) Front yard setbacks shall be sufficient to achieve the minimum required sidewalk widths described in Section VII. Example: If the existing sidewalk width is 10 feet, and the required sidewalk is 20 feet, then the front yard setback shall be 10 feet.
- 2) Side Yard Requirements:
 - (a) Where the adjacent building is less than four stories, the minimum side yard setback shall be 10% of the lot width up to a maximum requirement of 6 feet and the minimum required by fire or building code to accommodate adjacent windows.
 - (b) Where a ground floor retail use is mandatory (see *Map 6: Required Ground Floor Use*), side yards are not permitted within 10 feet of a right-of-way except where required by fire or building code to accommodate adjacent windows.

- (c) Where the adjacent building is 4 stories or more, or where the adjacent building is built on the lot line, side yards are not permitted within 10 feet of a right-of-way except where required by fire or building code to accommodate adjacent windows.
- 3) Rear Yard Requirements:
 - (a) A rear yard of 5 feet is required as per the building step back table above.
 - (b) For through lots, a 50 foot "rear yard" is required at grade or above the first floor, where parking is provided on the ground level, and centered in the middle of the block.
 - (c) Where a rear lot line abuts a side lot line, only a side yard is required.

XIII. SPECIFIC LAND USE REGULATIONS: MAJORITY BLOCK DEVELOPMENT BONUS

The following regulations shall apply to all development where 75% or more of the land area of a tax block is consolidated under single ownership, or on block 1896 where 25% is consolidated. Development sites must have a shape factor less than 30, except for Block 1903, where the entire block must be consolidated to utilize this bonus provision. All consolidated majority block development sites must submit the entire development site as a single site plan application to the Jersey City Planning Board, but development may be undertaken in phases as described in the site plan application.

The intensity of development permitted under these regulations is a bonus specifically linked to the provision of new streets, street improvements, open space, pedestrian ways and other improvements as specified in this Redevelopment Plan. The construction of new streets, street widenings, pedestrian plazas, publicly accessible open space and improvements to McGinley Square (Foye Place), as depicted on Maps 3 & 5 of this Plan and as described in Sections VII and VIII, shall be undertaken concurrently with the development of the particular tax block upon which the development and improvements are located. Developments on Block 1896 shall also improve the McGinley Square Plaza (Foye Place) including Block 1896.5.

Where property ownership of a proposed development site does not allow for the proposed public improvements envisioned on Maps 3 and 5, the developer must make a formal request to the City for the acquisition of the lands necessary for the public improvements. Where the acquisition request is denied by the City, the Planning Board may require alternative improvements to City owned portions of the McGinley Square Plaza or other nearby public areas to qualify the majority block development bonus.

The improvements on Maps 3 and 5 necessary to qualify a development for the majority block development bonus are drawn in approximate locations and are not intended to be a precise mapping of such improvements.

A. Permitted Principal Uses:

- 1) Residential Dwelling Units, including Work/Live Units and Work/Live Artist Units.
- 2) Offices, including Medical Offices
- 3) Retail Sales of Goods and Services
- 4) Financial Institutions
- 5) Restaurants, category one and two
- 6) Bars & Night Clubs
- 7) Theaters, Live and Film
- 8) Museums and Art Galleries
- 9) Hotels
- 10) Colleges, Universities, Accredited Schools of Primary and Secondary Education and Accredited Educational and Vocational Training Programs
- 11) Dormitories
- 12) Day Care Centers, Child and Adult
- 13) Open Space, Parks and Plazas
- 14) Any combination of the above

B. Accessory Uses:

- 1) Parking and Loading within principal structures
- 2) District / Area - Wide Cooperative Energy Generation Facilities within a principal structure
- 3) Improved Open Space, at grade and on rooftops
- 4) Signs
- 5) Home Occupations
- 6) Sidewalk Cafés (Pursuant to City Ordinances).

C. Prohibited Uses:

- 1) Surface parking, except as an interim use
- 2) Drive-thru facilities of any type; such as restaurants, banks, pharmacies, etc.
- 3) Gas stations, service stations, auto repair and similar uses.

D. Permitted Minimum & Maximum Height:

- 1) Building Heights shall be as indicated on the Map 2 - Building Height Plan.
- 2) The building located on Block 1903, Lot N.1 shall be retained and rehabilitated. Also on Block 1903, any new building constructed on Lot B may be constructed to a height of 7 stories, and any new building to be constructed on Lot A may be constructed to a height of 8 stories. Floors in the new buildings constructed on Lots A & B shall be aligned to the greatest extent practical with the floors of the existing building on Lot N.1.
- 3) All adaptive reuse of existing structures shall not be required to meet minimum building height requirements.
- 4) All buildings 8 stories or less shall incorporate building step backs as described in Section XII. E. 4. Buildings greater than 8 stories are subject to the tower on a base requirements in Section IX. C.

E. Permitted Intensity of Development: This plan does not regulate the permitted intensity of development by traditional floor area ratio or units per acre requirements. Rather, the

intensity of development is determined by the building envelope and the types of uses contained therein. For instance an office building may have a lesser number of floors, and therefore a lesser floor area ratio than a residential building because the office use may have a taller floor to ceiling height than a residential dwelling unit might have.

F. Yard Requirements:

Each majority block development parcel is to be developed as a comprehensive whole. Therefore, side and rear setback requirements are not necessary except where adjacent to other properties not included in the majority block development parcel. In such situations, a side and rear yard of 10 feet is required. Sufficient air, light and open space will be provided through adherence to the base and tower design criteria found in Section IX. C. of this plan and by adherence to the open space requirements and locations as found in Section VIII of this Plan and on Map 3 - Land Use Map. Additional light, air, and open space will be provided through the maintenance of existing streets and rights-of-way, right-of-way widening, and the construction of the required new streets and pedestrian ways as indicated in Section VII of this plan and on Map 5 - Circulation Plan. Buildings shall be setback a distance from all street lines sufficient to provide the required sidewalk widths on all streets as stated in Section VII of this Plan.

G. All site plan applications must include the adjacent public rights-of-way and include traffic calming features such as sidewalk bump-outs at all street intersections as part of any approved development project.

H. Development projects pursuant to this majority block development bonus shall not include single use structures. Each building must include at least 2 permitted principal uses. In addition, each structure which includes more than 50,000 square feet of retail or commercial space must also include a minimum of 80 residential housing units or a minimum of 200 dormitory units.

I. Required community notice and architectural review process:

- 1) All development projects are recommended to conduct pre-application meetings to review architectural and site plan design with the City Planning Division in conjunction with the Bergen Communities United's architectural review committee.
- 2) A copy of all application documents and site plan drawings must be sent to Bergen Communities United at their address maintained with the City Planning Division simultaneously with application filing with the City Planning Division.
- 3) The design of the McGinley Square plaza (Foye Place) and public open space at the foot of Nevins Street must incorporate community input through a design charette process undertaken by the developer prior to site plan approval. Notice of all design charettes must be given to Bergen Communities United and the City Planning Division. A minimum of two (2) design charettes must be conducted over a three (3) week period prior to site plan approval.

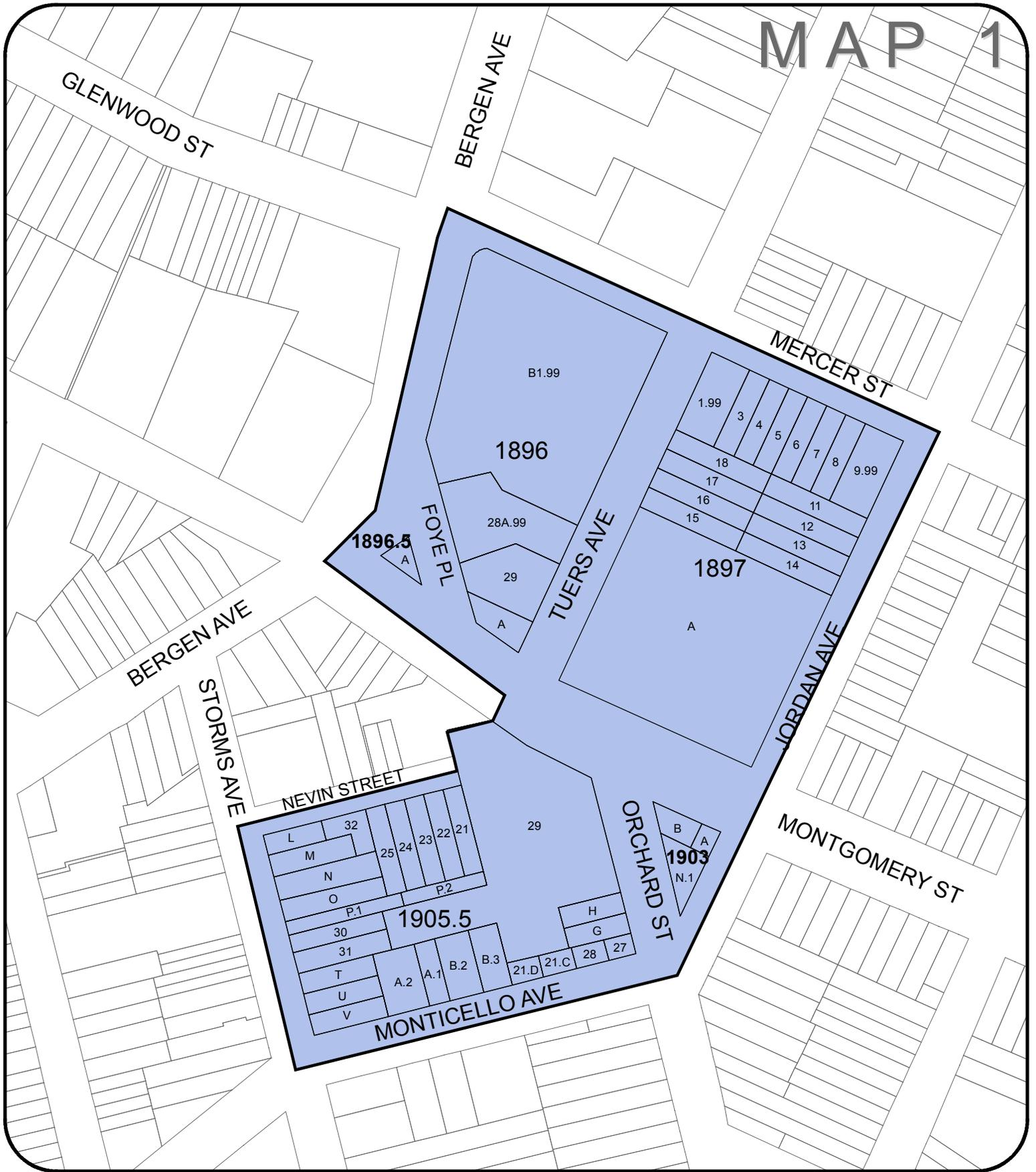
XIV. ACQUISITION PLAN

No property located within the Redevelopment Area is subject to acquisition, eminent domain, or condemnation for the purposes of private development or redevelopment under this redevelopment plan.

XV. DEFINITIONS

For definitions refer to the Jersey City Land Development Ordinance.

MAP 1



MCGINLEY SQUARE EAST REDEVELOPMENT PLAN: BOUNDARY MAP

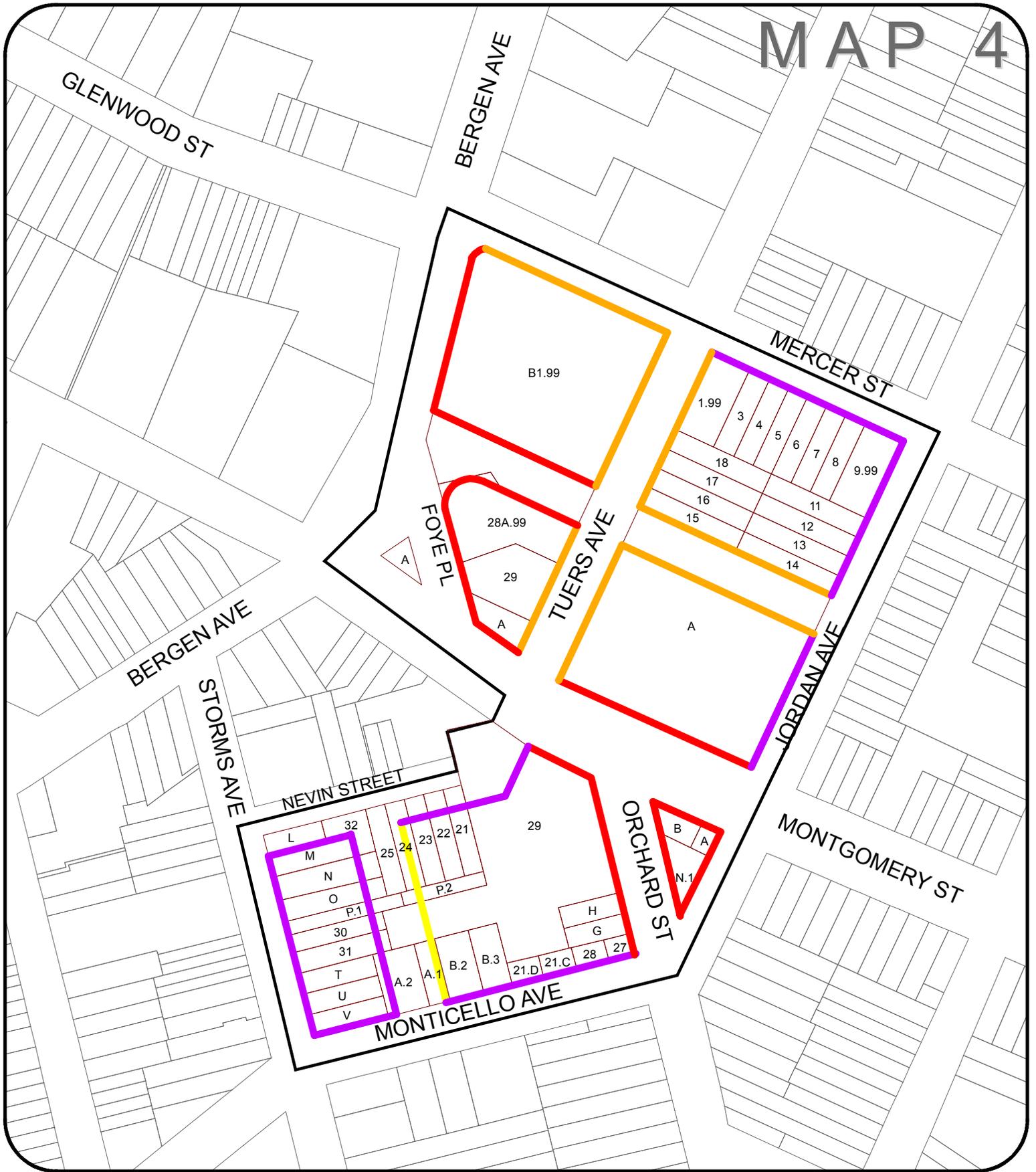


1 inch equals 150 feet



July 19, 2011

MAP 4



MCGINLEY SQUARE EAST REDEVELOPMENT PLAN: REQUIRED GROUND FLOOR USE

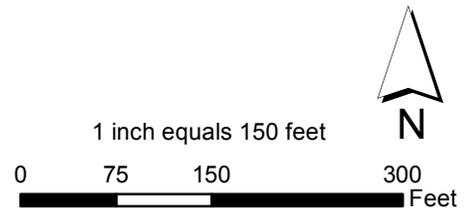


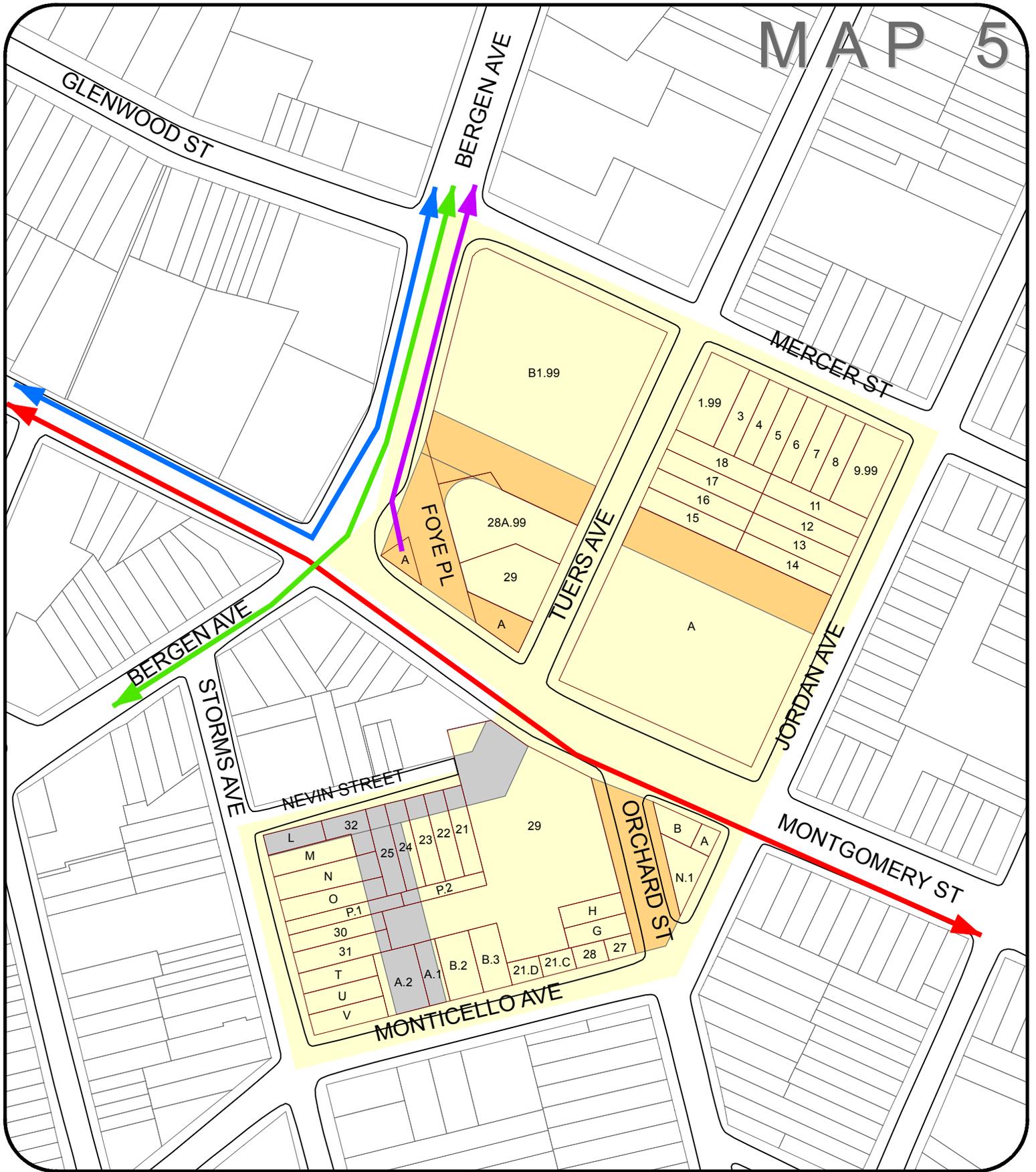

 Jersey City
 City Planning Division
 30 Montgomery Street Suite 1400
 Jersey City, NJ 07302 3821
 Phone: 201.547.5010
 Fax: 201.547.4323

September 23, 2011

Legend

- Required Retail
- Required Commercial
- Optional Commercial
- Required Residential





MCGINLEY SQUARE EAST REDEVELOPMENT PLAN: CIRCULATION PLAN




 Jersey City
 City Planning Division
 30 Montgomery Street Suite 1400
 Jersey City, NJ 07302 3821
 Phone: 201.547.5010
 Fax: 201.547.4323

-  MONTGOMERY-WEST SIDE BUS
-  NJT #80 BUS
-  NJT BUS #87 & BERGEN AVE BUS
-  PROPOSED STREET CAR

Legend

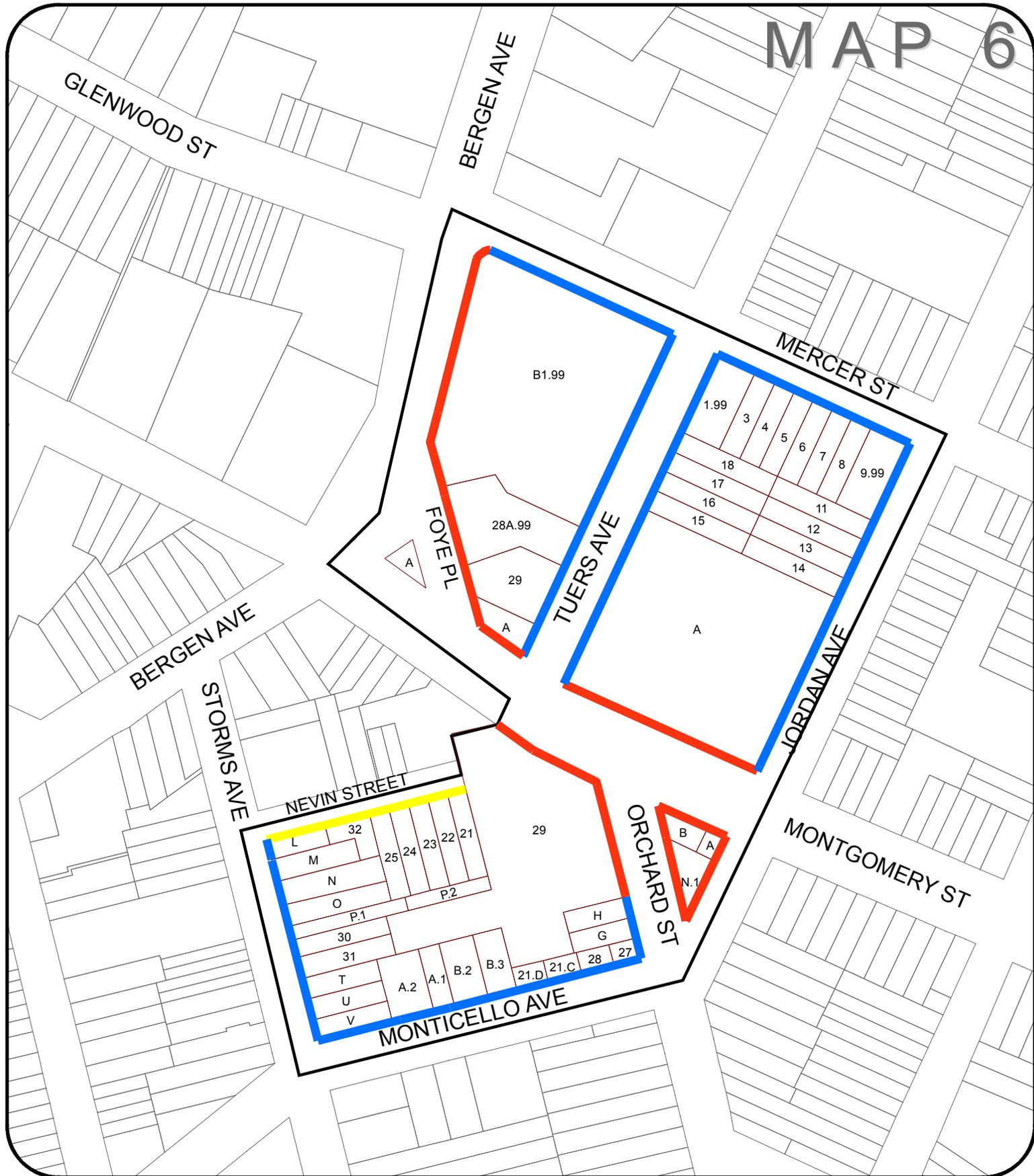
-  Pedestrian Plaza
-  New Street Right-of-Way

1 inch equals 150 feet



September 23, 2011

MAP 6



MCGINLEY SQUARE EAST REDEVELOPMENT PLAN: REQUIRED GROUND FLOOR USE



Legend

- REQUIRED RETAIL
- OPTIONAL RETAIL
- REQUIRED RESIDENTIAL

1 inch equals 150 feet



July 25, 2011