

CAVEN POINT **REDEVELOPMENT PLAN**

Prepared by
Division of City Planning
Department of Housing & Economic Development

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1. INTRODUCTION

The Caven Point Redevelopment Plan will serve as an amendment to and a substitute for the Liberty Harbor Redevelopment plan as the Liberty Harbor Redevelopment Plan affects the Caven Point area.

When the Liberty Harbor Redevelopment Plan was adopted in 1973 it was envisioned that the 3,000 acres covered by the Plan would be developed as a single entity. A new town was to be built at the northern end of the redevelopment area with a major industrial center at the southern end. In the middle would be a great urban park. The Caven Point area was to be enlarged through bulkheading and filling. The site was to more than double in area. On it would rise a modern industrial park.

Eleven years after the adoption of the Liberty Harbor Redevelopment Plan the Caven Point area is still mostly vacant land with essentially the same shoreline. The desire to develop an industrial center waned. A greater appreciation of the site's locational aspects has emerged. The realization that Caven Point is a world class development site has led Jersey City to reconsider its development agenda for it. With this in mind the Caven Point Redevelopment Plan was written to achieve all that the site deserves.

II. BOUNDARY DESCRIPTION

BEGINNING at the point of intersection of the eastern right-of-way of the New Jersey Turnpike Extension and the northern block line of Block 1507, thence in an easterly direction along the northern block line of Block 1507, to the point of its intersection with the U.S. Pierhead and Bulkhead line as adopted March 6, 1939, thence in a northerly direction along such Pierhead and Bulkhead line to the point of its intersection with the extended northern lot line of Lot 1F Block 1497, thence in a westerly direction along the extended northern lot lines of Lots 1F and 1D Block 1497 to the point of its intersection with the western lot line of Lot 1D Block 1497, thence in a southerly direction along the western lot line of Lot 1D and 1E Block 1497, to the point of its intersection with the northern block line of Block 1500, thence in a westerly direction along the northern block line of Block 1500 to the point of its intersection with the eastern right-of-way of the New Jersey Turnpike Extension, thence in a southerly direction along the eastern right-of-way of the New Jersey Turnpike Extension to the point of its intersection with the northern block line of Block 1507, the point and place of BEGINNING.



LEGEND

PROJECT BOUNDARY

LIBERTY HARBOR REDEVELOPMENT AREA

CAVEN POINT REDEVELOPMENT AREA

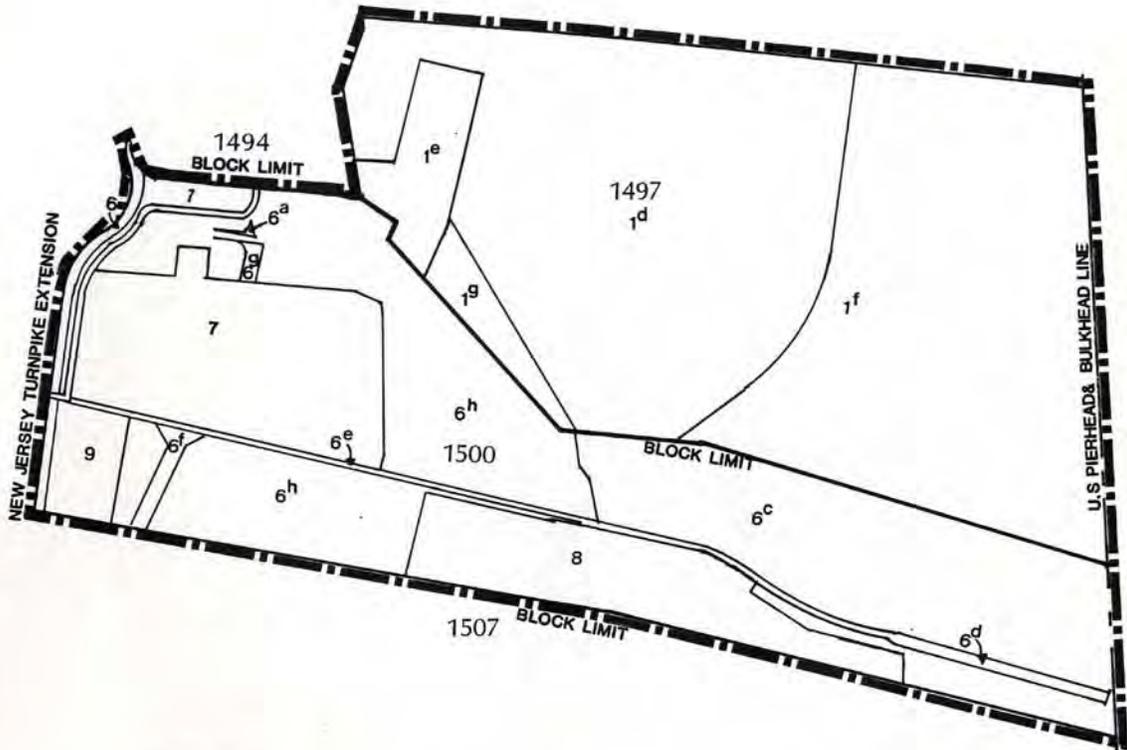
CAVEN POINT REDEVELOPMENT AREA



PREPARED BY
 DIVISION OF URBAN RESEARCH AND DESIGN
 DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT



NOVEMBER 7, 1984



LEGEND

BLOCK AND LOT MAP

1497 BLOCK NUMBERS

6^h LOT NUMBERS

CAVEN POINT REDEVELOPMENT AREA



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III REDEVELOPMENT OBJECTIVES

Redevelopment activities in the Caven Pont Redevelopment Area (hereinafter referred to as "the Area") will be undertaken in conformity with, and will be designed to meet the following redevelopment objectives:

- A. The elimination of substandard buildings and other deteriorated and obsolete structures, including dilapidated piers and bulkheading, and the elimination of blighting influences such as incompatible and mixed land uses.
- B. The improvement of the functional and physical layout of the project area for contemplated new development and the removal of impediments to land disposition.
- C. The overall improvement of traffic circulation through the elimination of unnecessary streets wherever possible and the development of new vehicular and pedestrian circulation systems which provide for separation of vehicular and pedestrian traffic, as well as for maximum use of public transportation.
- D. The preservation and development of sightlines and vista points to the site's surrounding visual attractions, including the Manhattan skyline, the Statue of Liberty and New York Harbor.
- E. The construction of mixed use development incorporating residential and commercial elements in a planned and environmentally sensitive setting.

IV. DESIGN OBJECTIVES

- A. All buildings in the Area must be located with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public and private rights-of-way, off-street parking and height and bulk.
- B. Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
- C. Buildings shall be designed to be attractive from all vantage points. All mechanical equipment, meters, air-conditioning units, transformers, condensers and whatever the Planning Board deems mechanical equipment shall not be visible to the general public.
- D. The use of canalways or recreational open space to divide the development site and the use of urban design techniques which create view corridors and vista to increase the interaction of land and water is strongly encouraged.

V. SPECIFIC OBJECTIVES

A. Submission of Redevelopment Proposals

Prior to commencement of construction, architectural drawings, specifications and site plans for the construction and/or rehabilitation of improvements to the redevelopment area shall be submitted by the developers for review and approval by the Planning Board of the City of Jersey City.

B. Adverse Influence

No use or re-use shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C. Off-Street Parking and Loading Objectives

1. 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 to pedestrian walks and thoroughfares.
2. All surface parking facilities shall provide a minimum ten (10) percent landscaped area. Such areas may contain sidewalks to service pedestrian traffic. Poured-in-place concrete curbing or a substitute deemed acceptable by the Planning Board, must surround all such parking facilities and wherever the Planning Board deems necessary to prevent vehicles from encroaching on landscaped areas.
3. All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover.
4. All required parking and loading areas shall be provided off public streets. All such parking and loading areas shall be graded, paved, adequately drained, and all access points shall be defined and limited in accordance with the Zoning Ordinance of the City of Jersey City.
5. All required parking spaces shall be a minimum of (8.5) feet wide by eighteen (18) feet deep. All aisles shall be a minimum of twenty-two feet wide.

D. Landscape Design Objectives

1. All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant materials unless said open space is specifically designated for other activities which require paving or other treatment. Screen planting shall be a minimum of four (4) feet in height. Material shall be planted,

balled and burlapped and of specimen quality as established by the American Association of Nurserymen. At initial planting the material shall provide a screen from the top of the planting to within six (6) inches of grade. Other plant materials shall be dense, and of specimen quality determined as above. All deciduous trees shall be a minimum of four and one half inches caliber. All plants, trees and shrubs shall be installed in accordance with a planting schedule provided by the developer and approved by the Division of City Planning.

VI. INTERIM USES

Interim uses may be established, subject to agreement between the developers and the Planning Board that such uses will not have an adverse effect upon existing or contemplated development during the interim use period. This shall include such signage necessary for project identification. All interim uses will be subject to site plan review by the Jersey City Planning Board. Approvals shall be granted for no more than three (3) years, although such grants may be extended from time to time, consistent with other provisions of this section.

VII. GENERAL PROVISIONS

- A. The regulations and controls in this section will be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- B. The developer shall begin and complete the development of the land and the construction of improvements agreed upon in the disposition contract within a reasonable amount of time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the designated developer.
- C. No covenant, lease, conveyance or other instrument shall be affected or executed by the Jersey City Redevelopment Agency or by a redeveloper or any of his successors or assignees, whereby land within the project area is restricted by the Jersey City Redevelopment Agency or the redevelopment upon the basis of race, creed, color, gender, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.
- D. No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Department of Engineering.
- E. The Jersey City Planning Board shall specifically reserve the right to review and approve the redeveloper's plans and specifications with respect to their conformance to the Redevelopment Plan. Such review shall be on the basis of a site plan and building designs submitted to the Planning Board.

No additional construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Jersey City Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

F. MASTER PLAN PROVISION

In order to encourage more comprehensive multi-phase developments, a Master Plan for all or part of the Redevelopment Area must be presented by the developer to the Planning Board prior to submission of individual site plans. The Master Plan may also include lands adjoining the Caven Point Redevelopment Area. The Master Plan shall be consistent with the provisions of the Redevelopment Plans or zoning district(s) (for the portions of any Master Plan not located within a redevelopment area) covering the site and shall, at a minimum, include the following elements:

- A. Overall site development plan specifying uses, approximate heights, densities and building coverage of the development.
- B. Traffic impact circulation analysis.
- C. Parking and vehicular access plan.
- D. General utility and storm system layout showing proposed locations and alignments.
- E. Phasing plan, which shall describe the sequence and amounts of development to result.
- F. A Timing Schedule to be followed in completing the Master planned development
- G. Provisions to accommodate the Hudson River Walkway

Subsequent applications for preliminary site plan approval for specific elements or phases shall be consistent with the Master Plan. In reviewing such specific applications for preliminary site plan approval, the Planning Board may rely upon the studies submitted and reviewed during the Master Plan hearing. Major revisions of the Master Plan as determined by the City Planning Division shall be required to come before the Planning Board for review and approval. At the time of preliminary site plan review the applicant(s) shall be required to demonstrate the relationship between the individual phase and the Master Plan.

DURATION OF MASTER PLAN APPROVAL

Any proposed project which has received Master Plan approval shall be unaffected by any subsequent amendments to the redevelopment plans covering the master plan site for

the period the Master Plan approval is in affect.

The term of the effect of approval of the Master Plan shall be determined by the planning Board and shall not exceed Twenty (20) years from the date upon which the developer receives final approval for the first section of the Master plan development.

In making its determination regarding the duration of the approval, the Board shall consider the number of dwelling units and non-residential floor area to be constructed, the timing schedule to be followed in completing the full development, the likelihood of this fulfillment, the developers capacity to complete the development and any conditions the Board attaches to the approval thereof.

In the event that the developer may seek to modify the Timing Schedule, such modifications shall require the approval of the Planning Board. In deciding whether or not to grant the approval of the Modification, the Board shall consider prevailing economic and market conditions, anticipated and current demands for residential and non-residential space within the City and the region, and the availability and capacity of public facilities to accommodate the proposed development.

- G. 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 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.

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 final site plan approval.

- H. 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 subdivision ordinance of the City of Jersey City.
- I. 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 forty (40) years from the date of approval of this plan by the City Council of the City of Jersey City.
- J. All utility distribution lines and utility service connections form such lines to the project

area's individual uses shall be located underground where feasible.

VIII. LAND USE PLAN

A. Permitted Principal Uses

1. Residential
2. Retail Sales
3. Office
4. Hotel
5. Public and private recreation and open space (including golf courses, driving ranges and associated golf facilities, health clubs, tennis facilities)
6. Marinas and individual boat berths, but not upland storage of any water related vehicles
7. Public and Semi-Public Uses
8. Restaurants
9. Water transportation facilities
10. Public Utilities, except that natural gas transmission lines shall be prohibited

B) Accessory Uses

1. Parking facilities, off-street or on private streets.

C) Intensity of Development

1. Residential Density shall not exceed 20 units per gross acre as calculated on the basis of the total land area within the approved Master Plan. Site plans for individual phases need not comply with this Residential Density standard so long as the Master Plan complies.
2. Building Coverage shall not exceed 25% of total land area within the approved Master Plan. Site plans for individual phases need not comply with this Building Coverage standard so long as the Master Plan complies.
3. No building shall exceed 15 stories or 200 feet above grade.
4. Commercial, water transportation facilities and hotel development shall not exceed 25% of the total building coverage.
5. Setbacks shall be as follows:
 - a) State Route 185 - 60 feet from right-of-way line.
 - b) Chapel Avenue - 20 feet from right-of-way line.
 - c) Beachfront - As determined by existing natural features and as

approved by New Jersey Department of Environmental Protection.

- D. Parking. All required parking shall be provided off public streets. Parking is not required to be located on the same lot as the principal use it serves.

To encourage the efficient use of land devoted to parking, shared parking may be permitted by the Planning Board in its Master Plan or site approval of a project. The minimum parking requirements, which shall be met off-street or on private streets within 500 ft. of the the principal use, shall be as follows:

Townhouses	2.0 spaces per Dwelling Unit.
Apartments	1.5 spaces per Dwelling Unit.
Commercial	1 space per 600 gross sq. ft.
Hotels	
- Rooms	1 space per room.
- Restaurant/ Meeting Rooms	1 space per 1,000 gross sq. ft
Marinas.....	1 space per 4 berths.
9 hole Golf Courses	120 spaces
18 hole Golf Courses ..	200 spaces
Driving Range	1 per stall
Water Transportation Facilities	provided through shared parking with a maximum of 300 shared spaces

E. Signage

1. All signage shall be subject to Site Plan Review by the Jersey City Planning Board.
2. All signs shall be incidental, customary to, and commonly associated with the principal use. Rooftop, flashing, moving or intermittently illuminated signs or advertising devices are prohibited as are signs which may be mistaken for traffic control devices.

F. 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. 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. An application for a deviation from the requirements of this redevelopment plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12.a. & b.

IX. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

A. The "Redevelopment Agencies" NJSA 40:55C-1, et seq. specifically, 40:55C-32 requires that a redevelopment plan shall:

1. Conform to the general plan for the municipality as a whole; and
2. Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, conservation or rehabilitation as may be proposed to be carried out in the area of the project, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

B. In accordance with State requirements, the following statements are made:

1. The proposals of this plan conform with the general plan for the municipality.
2. This plan provides an outline for the development or redevelopment of the Caven Point Redevelopment Area and is sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements as proposed, planning changes, land uses, maximum densities, building requirements, and its relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, community facilities, and other public improvements.
3. Provisions for the temporary and permanent relocation of persons living in the redevelopment area are not applicable as the area does not contain any residents nor residential structures.
4. The City of Jersey City, through the services of the Jersey City Redevelopment Agency relocation staff, will provide displaced commercial entities with the relocation assistance necessitated by State Law. This office will be staffed by qualified personnel who will actively assist displaced businesses and individuals in finding adequate accommodations. All businesses and individuals being displaced will be interviewed to determine their relocation requirements.

X. PROCEDURES FOR AMENDING THE PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$1,000 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan.



**LEGEND
LAND- USE**

 **CAVEN POINT
REDEVELOPMENT AREA**

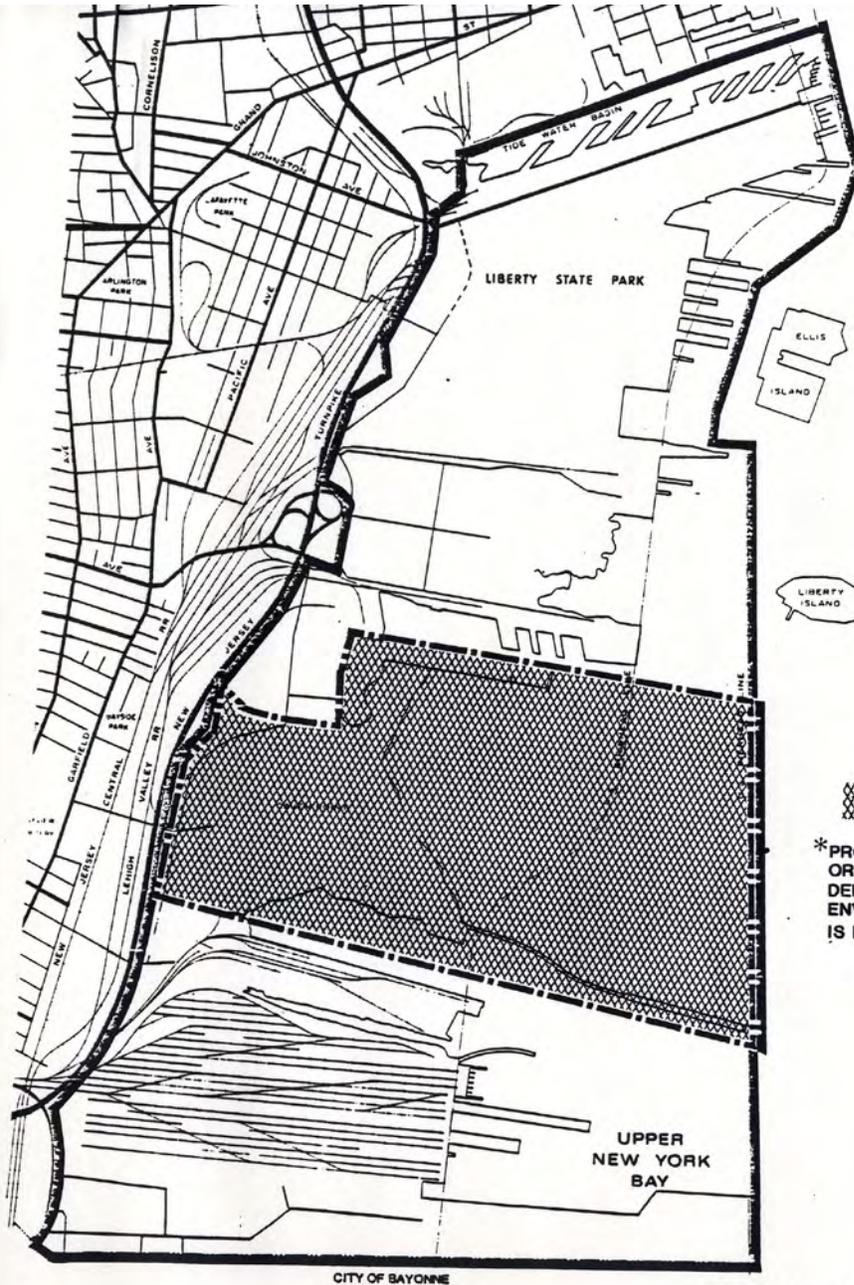
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NOVEMBER 7, 1984



**LEGEND
ACQUISITION**

 TO BE ACQUIRED*

*PROPERTY UNDER THE JURISDICTION OR OWNERSHIP OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION IS NOT TO BE ACQUIRED.

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**LEGEND
CIRCULATION**

-  PROPOSED ROUTE 185
-  TWO-WAY
-  TWO WAY
-  WATERFRONT ACCESS AS REQUIRED BY N.J.D.E.P.

CITY OF BAYONNE

**CAVEN POINT
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