

**Communipaw West
Community Center
Redevelopment Plan
City of Jersey City**

Prepared by:

**Division of City Planning
Department of Housing, Economic Development and Commerce**

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Redevelopment Plan

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I. INTRODUCTION

The Communipaw West Community Center Redevelopment Plan will identify and regulate development within the Communipaw West Community Center Plan Area. It outlines a program of redevelopment for these under utilized lots that promote improvement of the plan area for the construction of a community center facility. Benefits of this plan will advance the educational, cultural and recreational options of the residents of this neighborhood. Successful redevelopment of the plan area as a community center will improve the health, safety, and welfare of the community, advancing the findings and the goals of the study report affecting this site.

The project site and redevelopment plan area is approximately 20,800 square feet in size. The study area maintains approximately 155 feet of frontage on Communipaw Avenue and is situated approximately 100 feet west of West Side Avenue. It occupies a central location within the boundary of Ward B.

The surrounding properties are located within the C-2 the Office and Retail District along Communipaw Avenue and the R-2 Low Density Residential District to its rear.

II. BOUNDARY

The Redevelopment Plan includes Block 18206 Lots 18 and 19.
See *Communipaw West Community Center Redevelopment Plan Boundary Map*, dated July 2000, attached at the end of this document

III. REDEVELOPMENT OBJECTIVES

- The planning and development of the redevelopment area as a Community Center compatible with the surrounding neighborhood.
- The elimination of substandard and dilapidated structures and the removal of the blighting influence.
- The improvement and expansion of facilities and services afforded to this community.
- To provide site improvements contributing toward the beautification of the Redevelopment Area and its surrounding neighborhood.
- Advance the Goals of the Maser Plan.

IV. PROPOSED REDEVELOPMENT ACTIONS

- Construction of a new building that is consistent with the land use pattern in the surrounding area.

- Demolition of structures determined to be impediments to sound and comprehensive redevelopment.

V. GENERAL ADMINISTRATIVE PROVISIONS

The following provisions shall apply to all property located within the Communipaw West Community Center Redevelopment Area.

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change to the interior floor plan of any structure, (e) any change in the use of any structure or parcel, or (f) any change in the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No Building Permit shall be issued for any work associated with a through f above, without prior site plan review and approval of such work by the Planning Board.
- B. 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 twenty (20) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- C. Prior to commencement of construction, architectural drawings and site plans with detailed specifications 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 requirements and objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJS 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases. Final Site Plan approval for any phase shall entitle an applicant to building permits.
- As part of any Final Site Plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJS 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.
- D. Interim uses may be permitted, subject to an 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. Interim uses must be approved by the Planning Board, which may establish an interim use

period of up to three (3) years in duration. The Planning Board may grant additional renewals of interim uses, upon application, review, and hearing.

- E. Non-conforming uses and structures may continue to function within the redevelopment area during the redevelopment of Block 18206 Lots 18 and 19, provided that once redeveloped for a permitted use is in effect, no property may be returned to any use not expressly permitted in this redevelopment Plan.
- F. 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 effecting 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 a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in 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 a use that is not a permitted use within this Redevelopment Plan. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.
- G. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

VI. GENERAL DESIGN REQUIREMENTS

The following standards and requirements shall apply:

- A. No junked motor vehicles or parts thereof shall be permitted to be stored on any lot within the Area.
- B. All utility distribution lines; utility service connections from such lines to the project area's individual uses; and utility appliances, regulators and metering devices shall be located underground or within enclosed structures. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- C. Chain link fencing, barbed or razor wire and exterior roll down security covers for windows and doors are prohibited, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- D. No Billboard shall be permitted on any property contained within the Plan Area.
- E. No signage shall be permitted within the Plan Area, which includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations.
- F. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within on site or within the public right-of-way immediately adjacent.
- G. All parts and components of cellular phone antennas, satellite dishes, and television and radio antennas shall be completely screened from view from all directions and elevations on existing or planned structures, or shall be disguised within the architecture of a structure. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture. In all cases, creative placement of said equipment is strongly encouraged in order to minimize the need for screening.
- H. Rooftop mechanical equipment shall be screened from view from all directions and elevations to minimize the negative aesthetic impact upon the view from neighboring buildings and from street level on adjacent streets. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture and the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building.
- I. All trash receptacles shall be adequately secured and enclosed. All exterior dumpsters shall be encompassed by opaque perimeter screening that is greater in height than the height of the dumpster and shall utilize materials similar to those used in the construction of the building. Said screening shall be constructed in a

manner that is pleasing to the eye and consistent with the architecture of the building.

- J. Uses, such as; Automotive and truck sales, repair, bodywork and painting; Service stations; Motor freight and shipping; Heavy industrial uses; Junk yards, scrap yards and salvage yards; any other similar use; and any use which might result in toxic or noxious fumes, hazardous discharges, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features that are detrimental to the public health, safety or general welfare, or that are damaging to the physical environment are expressly prohibited.
- K. The street address of the buildings must be displayed such that it is clearly visible from the adjoining street right of way.
- L. In order to facilitate the overall redevelopment of the Study Area, the surrounding area and the City of Jersey City in general; all advertising, signage and other promotion of the development and redevelopment of the Study Area shall contain references to the proposed project's location in the City of Jersey City.
- M. Adequate facilities for the storage of refuse and recyclables shall be indicated on the site plan. A plan for storage and collection must be reviewed and approved by the Jersey City Incinerator Authority.

VII. SPECIFIC DESIGN REQUIREMENTS

This redevelopment plan authorizes the planning Board to identify, review, and approve the site improvements and building, including the façade design of all buildings, structures, and surface treatment in the redevelopment plan area. All applicants shall meet with the planning Board Technical Review Subcommittee, present their design, and work with them to request their endorsement prior to a hearing of the full board.

The Planning Board shall have the authority to review and approve building plans and elevations, including the types of exterior materials, finishes and design, to determine compliance with the intent and purpose of the requirements of this plan.

A. Building Design Requirements

1. All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way, height and bulk.
2. Buildings should be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment.
3. Attractive architectural treatment shall be continued around the buildings to the sides and rear facades. All four facades shall provide visual interest through the use of architectural elements such as window bays, cornices, pilasters, etc. and do not create the effect of a blank wall along any frontage.
4. Signs shall be designed to complement the buildings architecture. Natural materials and external illumination are required. Lettering should be kept simple and clear and complement the style of the building. Plastic signs and internally lit signs are prohibited. Illumination of all signs should be designed so as to avoid glare. Bright multi-color signs should be avoided.
5. All new buildings shall incorporate brick into the façade design. The façade shall be constructed of masonry, including but not limited to stone, brick, textured concrete, etc. Materials such as EIFS and concrete block are prohibited.
6. The building shall have a distinct base and provide for pedestrian level detailing and accents.

Parking Level

1. Parking may be permitted within the building at the basement level.
2. The façade portion of the building containing the parking level shall be screened by means acceptable to the planning board. The purpose is to eliminate any obvious views of the horizontal spandrels of the garage.

Some examples of various acceptable screening and façade treatment techniques which can be utilized, include the following:

- Artificial windows of the punched out style utilizing glass or decorative grillwork or a combination of same.
- Artificial building façade wrapping around the exterior of the garage.
- Extension of the first or second floor window design to upper floors without the glass, but utilizing the same detailing, design, and window frame color.
- The addition of cornices, lintels, quoins, and other decorative detailing in addition to all the other façade designs.

B. Landscaping and Lighting Design Requirements

1. Landscaping shall be required for any part of any parcel not used for buildings, off-street parking and/or loading spaces. All proposed site plans shall include plans for landscaping indicating the location, size and quantity of the various species to be used.
2. Green space (trees, shrubs, flowers, etc.) shall be used as buffers and to accent entrances, arcades and sidewalks.
3. All screen planting shall consist of evergreen material that is four (4) feet to six (6) feet high at the time of planting and that is planted on a center that is consistent with the mature spread of the species planted in order to achieve a solid screening effect.
4. All plant material used must be able to withstand the urban environment and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. Any landscaping which is not resistant to the urban environment or that dies shall be replaced by the developer or property owner.
5. Trees shall be planted along curb lines of streets at a maximum of 30 to 40 feet on center or in groupings, in a regular pattern or spaced alternately on either side of streets. Each tree pit shall contain a decorative metal grate or decorative tree guard. Street trees, a minimum of 3-3.5 inches caliper.
6. Decorative Concrete treatment incorporated to the front entrance-way and sidewalk is required to further enhance the aesthetic quality of the pedestrian environment.
7. Appropriate decorative street furniture shall be provided, including but not limited to decorative banner poles, trash receptacles, and benches, in order to accommodate large numbers of visitors.
8. The building shall be lit along its frontage. All lighting sources must be adequately shielded to avoid any off-site glare. The area of illumination shall have a fairly uniform pattern of at least one-half (0.5) foot-candles and no greater than 2.0 foot-candles.
9. Lighting fixtures shall be similar in design and scale with the building.

C. Circulation and Off-street Parking Design Requirements

1. Sidewalk areas must be provided along the Communipaw Avenue frontage. The side walk shall be at least as wide as the existing side walk at the property edge and a minimum of 7 feet where a front drop off area is incorporated into the design, 15 feet where there is no vehicular drop off.
2. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards. They shall also incorporate decorative paving materials at a pedestrian scale.
3. Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.
4. Front yard parking and loading along the street frontages is prohibited throughout the Redevelopment Area.
5. All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded and paved with a durable dust free surface, adequately drained, and use poured in place concrete curbs. The use of wheel stops is prohibited. All parking and loading areas shall be designed in accordance with the requirements of the Jersey City Zoning Ordinance.

VIII. SPECIFIC LAND USE REQUIREMENTS

A. Permitted Uses and Functions

Purpose

The purpose is to create a community center at this location for the benefit and enjoyment of Jersey City residents. This zoning is designed to encourage, active, full time use of the structure. Usage shall be mixed to take advantage of the economies achieved through the sharing of equipment, utilities, various other conveniences, specialized facilities, and floor space. Accommodation of several different uses simultaneously is encouraged.

All property within this redevelopment area shall be developed comprehensively, as one community center project, and shall comply with all requirements contained herein.

Uses and Functions

It is the intent of this redevelopment Plan to move beyond the limitations of the traditional finite list of permitted uses. Permitted functions shall instead be identified and any use incorporating the functions described

below shall be permitted. The various types of primary functions that are encouraged and permitted include: military, educational, recreational, cultural, special events, theater, dance, art, movie/film making, diner/banquet and other various assemblies of special interests, including but not limited to overnight camporees.

Accessory or secondary to the primary functions there may also be permitted uses with functions serving the public interest and the community, such as child or adult day care services and centers, and other such community related services including public and private offices related to the primary functions listed above.

B. Prohibited Uses and Functions

All public and private functions relating to or providing medical treatment or services. Except those associated with adult or child day care facilities.

C. Area, Yard and Bulk Schedule

1. Maximum Height: 3 stories
2. Maximum FAR: 3:1
3. Maximum Building Coverage: 95%
4. Setbacks:
 - Maximum Front Yard: 20 ft.
 - Minimum Side Yard: 0 ft.
 - Minimum Rear Yard: 5 ft.
5. Lot Size: All property within this redevelopment area shall be developed comprehensively, as one community center project.
6. Minimum Off-Street Parking: 1space/1000sq.ft. GFA
7. Buffers: Decorative screen fencing and or walls are required on the periphery of the site along the side and rear property lines, beyond the front yard setback of the building.
8. Loading Requirements: Loading shall be designed to serve the needs of this particular facility and shall comply with all design standards contained herein.

D. Parking

This redevelopment plan is designed to accommodate the primary building of the community center within the redevelopment area boundary. Accessory parking shall be located in a basement level of the building or off-site on land not included within the redevelopment plan area. Any off-site parking shall be landscaped and screened to the minimum standards contained within the Zoning Ordinance.

E. Signage

All signs are subject to site plan approval. An overall sign plan must be presented to the Planning Board for site plan review prior to the erection of any signage within this redevelopment plan area.

One Sign identifying the name of the building shall be permitted and attached to the first floor of the front façade.

Individual tenants may be permitted a 5 sq.ft. name identification sign adjacent to the main entrance doors and within the first floor façade.

A pedestrian scale directory of all tenants and their building location shall be permitted within the main entrance lobby.

In order to establish this center as a community focal point, a special festival identification plan may be implemented, incorporating banner poles attached to the building and/or on a freestanding pole or poles within the front yard.

These banners can be utilized and leased to announce accomplishments, community center uses and or special event activities that are scheduled for the facility.

All banners are considered signs and shall receive site plan approval from the Planning Board. The inclusion of this banner component is designed to prohibit the hanging of ad-hock banners on the front façade of the building. A formal banner to fit onto the planned poles, either freestanding or attached to the building is required.

Freestanding signs are prohibited.

Signs in the windows are prohibited. Roof signs, freestanding pole signs, modern signs attached to the exterior walls, and back-lit signs are prohibited.

IX. ACQUISITION PLAN

All property within the Study Area is to be acquired.

X. RELOCATION PLAN

There is no relocation of persons or businesses required to implement the redevelopment plan.

XI. CIRCULATION PLAN

No new roadways are involved in this proposal. Within the project site, a drop-off for day care, and other school or educational users, shall be incorporated into the site circulation design.

XII. PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

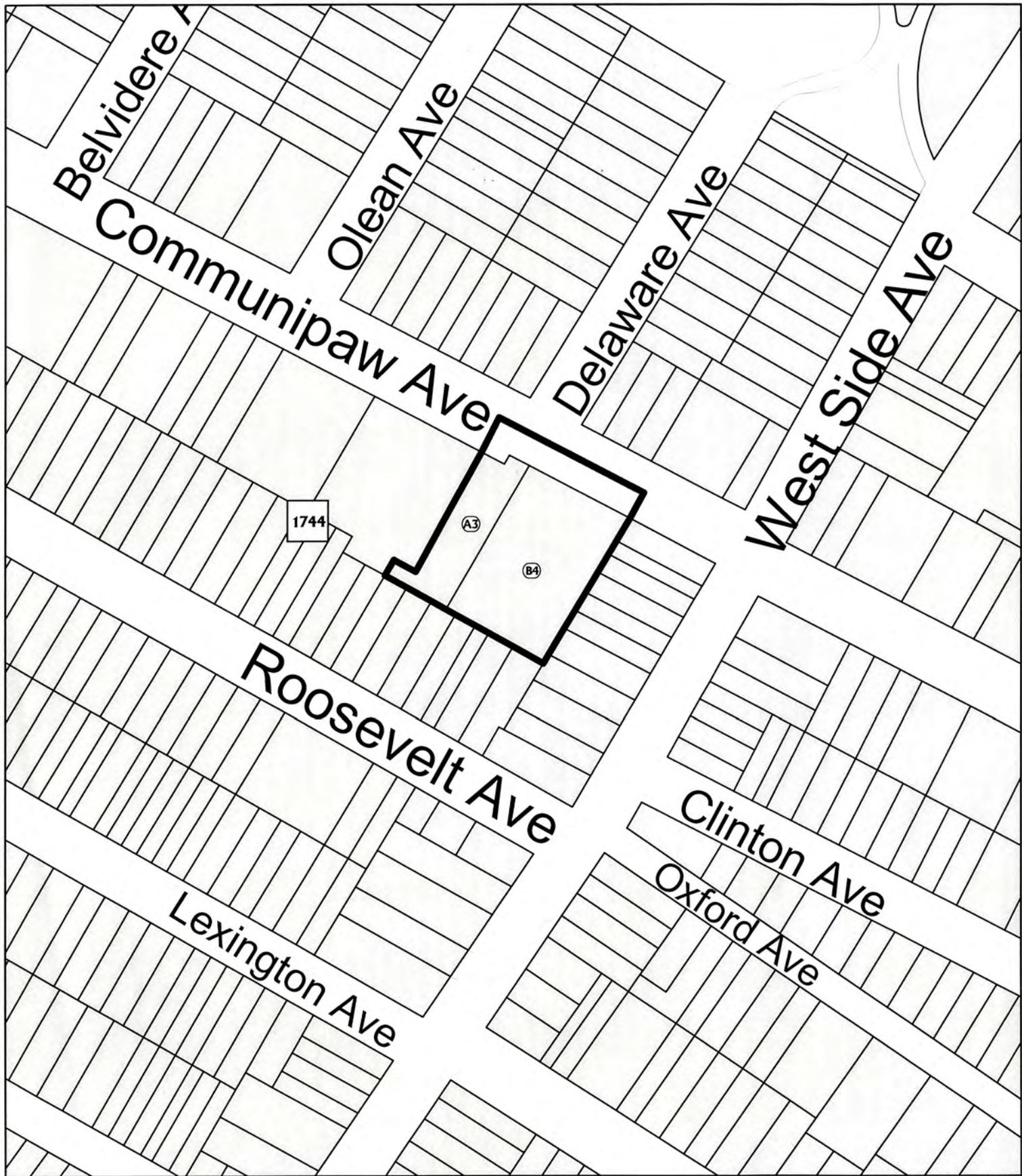
In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this plan.
- C. The plan has given proposed land uses and building requirements for the redevelopment area.
- D. The Acquisition Plan, which is a part of this plan, indicates all property to be acquired as a result of the plans implementation.
- E. The plan is in compliance with the Jersey City Master Plan. The Master Plan of the County of Hudson is not contrary to the goals and objectives of the Jersey City Master Plan. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.
- F. 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. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment the Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the area covered by this Plan as the Communipaw West Community Center Redevelopment Area, and all underlying zoning will be voided.

XIII. PROCEDURE FOR AMENDING THE PLAN

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of One Thousand dollars (\$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. If there is a designated developer, as provided for under NJSA 40A: 12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all costs.

- B. No amendment to this Plan shall be approved without a public hearing by the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.



1744

A3

B4

Roosevelt Ave

Clinton Ave

Oxford Ave

Lexington Ave



Communipaw West Community Center Redevelopment Plan Area
Boundary Map

July 2000

0 100 200 300 400 Feet



1:1500

 Study Area
Block: 1744
Lots: A3, B4



Division of City Planning