

# ***Green Villa***

## ***Redevelopment Plan***

Jersey City, NJ

**Adopted January 17, 1984**

Amended March 18, 1985

Amended May 24, 1990

Amended September 26, 1991

Amended December 10, 1993

Block and Lot Updates September 1, 2012

Amended September 13, 2012 – Ord. 12-112

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## Green Villa Study Area Boundary Description

Block 22405	Lots 3 & 4
Block 21003	Lots 9, 10 and 11 (partial)
Block 21305	Lot 25 (Railroad Cut between Bergen Avenue and Martin Luther King Drive)
Block 21002	Lots 16 through 20
Block 21001	Lot 27
Block 21002	Lots 1-12, 13-18, 50, 51 (partial), 52 (partial), 53-62
Block 22501	Lots 1-12, 14-26, 40-51, 53-64, 90
Block 22502	Lots 1-26, 73-79
Block 23202	Lots 1-7, 85, 86

BEGINNING at a point at the intersection of the centerline of Virginia Avenue and the extended western lot line of Lot 27 of Block 21001, thence in an easterly direction along said northern lot line to the point of its intersection with the eastern lot line of lot 27 block 21001, thence in a southerly direction along the eastern lot line of lot 27 block 21001 extending to the centerline of Bergen Avenue. Thence in a westerly direction along the centerline of Bergen Avenue to its intersection with the centerline of Virginia Avenue, thence in a southerly direction along the centerline of Virginia Avenue to the extended northern lot line of lot 19 block 21102. Thence in a westerly direction along the northern lot line of lot 19 block 21102 to its intersection with the eastern lot line of lot 50 block 21102, thence in a southerly direction along the eastern lot line of lot 50 to its southern lot line, thence in a westerly direction along its southern lot line, thence in a southeasterly direction along the eastern lot line of lot 51 lot 20012, following the rail cut for approximately 97 feet, thence crossing the railroad cut to connect with a point 29' south of the southern lot line of lot 53 lot 21102. Thence in a southerly direction, bisecting lot 52 lot 21102 for 181', thence turning in a westerly direction to the centerline of Ege Avenue. Thence turning in a southerly direction along the centerline of Ege Avenue to the extended southern lot line of lot 26 block 22501, thence in a westerly direction along the southerly lot line of lot 26 block 22501 to the western lot line of lot 26 block 22501, thence in a northerly direction of the western lot line of lot 26 block 22501 and continuing along the

centerline of block 22501 to the northerly lot line of lot 39 block 22501. Thence continuing in a westerly direction along the northern lot line of lot 39 block 22501 to the centerline of Kearney Avenue, thence in a southerly direction along the centerline of Kearney Avenue to the extended southern lot line of lot 26 block 22502. Thence heading in a westerly direction along the southern lot line of lot 26 block 22502 to the western lot line of lot 26 block 22502, thence heading in a northerly direction along the western lot line of lot 26 block 22502 and continuing through the centerline of the block to the southern lot line of lot 73 block 22502. Thence in a westerly direction along the southern lot line of lot 73 block 22502 to the centerline of Orient Avenue, thence continuing in a southerly direction along the centerline of Orient Avenue to the extended southern lot line of lot 7 block 22503, thence in a westerly direction along the southern lot line of lot 7 block 22503 to the western lot line of lot 7 block 22503 and the centerline of the block. Thence in a northerly direction along the western lot line of lot 7 and continuing north along the centerline of the block to its intersection with the centerline of Bergen Avenue, thence in an easterly direction along the centerline of Bergen Avenue to its intersection with the centerline of Morton Place. Thence in a northerly direction along the centerline of Morton Place to its intersection with the extended northern lot line of lot 4 block 22405, thence in a westerly direction along the northern lot line of lot 4 block 2240 to the eastern lot line of lot 3, thence extending in an easterly direction bisecting lot 11 block 21003 to the western lot line of lot 9 block 21003, thence in an easterly direction along the northern lot line of lot 9 block 21003, crossing Ege Avenue and connecting with the northern lot line of lot 20 block 21002. Thence in an easterly direction along the northern lot line of lot 20 block 21002 to its intersection with the eastern lot line of lot 21 block 21002, thence continuing in a northerly direction along the eastern lot line of lot 21 block 21002 to the northern lot line of lot 20 block 21002, thence in an easterly direction along the northern lot line of block 20 lot 20112 to its intersection with the western lot line of lot 11 block 21002. Thence in a southerly direction along the eastern lot line of lot 20 block 21002 to the northern lot line of lot 19 block 21002, thence in an easterly direction along the northern lot line of lot 19 block 21002, continuing to the centerline of Virginia Avenue to the Point and Place of BEGINNING.

## Local Setting

The Green Villa Study Area is located in an area bounded roughly by Bergen Avenue on the west, Virginia Avenue on the north, Martin Luther King Drive on the east and Orient Avenue on the south. (Note, however, that the project area extends beyond all these streets in an irregular configuration.) The study area is approximately 20 acres. The surrounding land uses are predominantly residential with a smattering of industrial and commercial uses located along the major north-south thoroughfares and occasionally occurring in interior block areas.

The Green Villa Study Area is an identifiable pocket of disinvestment within an area of stability. To the west the residential character and quality of the neighborhood improves; to the east the residential quality of the neighborhood can also be said to improve, but not as dramatically as on the western fringe. To the north and south efforts to rehabilitate the apartment buildings at the corners of Bergen Avenue are virtually completed. Existing vacant and vandalized apartment buildings within the study area will most likely be demolished as part of this plan, because subsidies for renovations no longer are available.

The decline of commercial activities along Martin Luther King Drive (formerly Jackson Avenue) is well known. The remaining shops, within the study area and nearby, are marginal ventures with problems of under-capitalization, resulting in poor appearance and poor inventory. The employment within the study area is characterized by low-skilled service employment consisting of auto repair, clerical sales and food and beverage establishments.

The overall appearance of the study area is one of decline and disinvestment. The large expanses of vacant land are testimony to the fact that private enterprise is not interested in this area as it is presently constituted and regulated.

## Redevelopment Objectives

Redevelopment activities in the Green Villa Study Area will be conducted in conformity with and will be designed to meet the following objectives of the Redevelopment Plan.

- A. To redevelop the Green Villa Study Area through new construction on vacant land and on land to be cleared of deteriorated, dilapidated and/or abandoned structures.
- B. To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.
- C. To provide for the stabilization and the increase of the tax base of the project area and the entire city by encouraging development on non-revenue producing city-owned properties through the transfer of those properties to private interests,, and by re-establishing investment confidence on the part of existing and future residents, both within the study area and in contiguous neighborhoods.
- D. To provide for the coordination of redevelopment activities to promote a uniform attack on blight, which will reinforce already existing renewal and improvement programs in adjacent areas,, in

accordance with a plan that integrates the Green Villa project with the existing physical and social fabric of the City of Jersey City.

- E. To provide construction related jobs through new construction and the construction of public improvements.
- F. To provide affordable, new housing for existing residents as well as future residents of the neighborhood.
- G. To minimize residential displacement by providing re-housing opportunities, both permanent and temporary, within the project area.

#### IV. Types of Proposed Redevelopment Actions

It is proposed to substantially improve and upgrade the Green Villa Study Area through a combination of redevelopment actions. These will include, but not be limited to, the following:

1. Clearance of deteriorated, dilapidated and/or abandoned structures.
2. Retention and rehabilitation of sound compatible uses.
3. Assemble into developable parcels, vacant and underutilized land now in scattered and varied ownership.
4. Provide for a full range of public infrastructure improvements necessary to service and support the redevelopment area.
5. Construction of residential units and complementary facilities.
6. Use of innovative techniques for the transfer and disposal of publicly owned surplus properties.
7. The construction and/or rehabilitation of commercial facilities necessary to serve the neighborhood residents as well as the community at large.
8. The use of temporary dwellings to house residents displaced by the redevelopment activities while new dwellings are constructed for such displaced persons.
9. The relocation of existing structures as may become necessary in order to effectuate the construction of groups of new dwellings according to the plan.

#### V. Building Design Objectives

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 and off-street parking.

Groups of buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials. Buildings should be designed so as to be attractive from all vantage points. Building setbacks shall be varied to the extent practical in order to provide an interesting interplay of structures and open space.

Buildings should be designed and situated so as to encourage the formation of block associations and similar community and neighborhood groups to assist in continuing maintenance of the project area.

Buildings should be situated so as to provide for maximization of self-policing and security in terms of the private open space as well as any public open space to be provided as part of the redevelopment efforts.

To assure full compliance with these objectives the concept of "Defensible Space" must be presented in all designs.

The Planning Board shall determine during Site Plan Review whether these objectives have been met.

#### VI. Open Space and Landscape Design Objectives

Open space for new construction must be provided and be so located as to provide for a maximum usability by residents, and to create a harmonious relationship of building and open space throughout the project area. Trees shall be planted along curb-lines at approximately 40 feet on center, or in groupings. Trees, when planted along public rights-of-way, should be spaced alternately on either side of such streets.

All public open space and all front yards shall be landscaped with plants, trees, shrubbery or other appropriate plant materials unless such space is designated for other activities which require paving or other landscape treatment.

All screen planting shall be coniferous and only species with a proven resistance to the urban environment such as Jersey City will be acceptable. Such screen planting shall be a minimum of 3 feet in height. For all remote parking area a screen planting of dense evergreen material, not less than 3 feet high, must be provided along all adjoining residential property lines.

All plant material shall be planted balled and burlapped and be of specimen quality as established by the American Association of Nurserymen. All deciduous trees and shrubs shall be installed in accordance with a planting schedule which must be provided by the developer to and be approved by the Division of Urban Research and Design, Landscape Architecture Unit.

VII. Off-street Parking and Circulation of Objectives

- A. 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.
- B. All required parking and loading areas shall be provided off street. All such parking and loading shall be graded, paved with a durable dust free surface, adequately drained, well landscaped, and all access point shall be defined and limited in accordance with the Zoning Ordinance of the City of Jersey City.
- C. All curb stops must be poured-in-place concrete or other suitable material such as granite blocks or anchored railroad ties. The minimum driveway width for two-way traffic shall be 20 feet; the minimum driveway width for one-way traffic shall be 12 feet. Perimeters for all driveways and common vehicular access roads shall be poured-in-place concrete curbing.
- D. All required parking spaces shall be a minimum of 9 feet wide by 18 feet deep. The minimum aisle width for 90 degree parking shall be 22 feet, for 60 degree parking aisles shall be one-way and a minimum of 18 feet and for 45 parking all isles shall be one-way and a minimum of 14 feet wide. Variation of these angles is permitted provided that the minimum driveway width shall not fall below 14 feet.
- E. A minimum of five percent (5%) of all parking areas with five (5) or more spaces must be landscaped in accordance with the landscape objectives.

VIII. General Provisions

- A. Interim uses may be established, subject to agreement by the developers and the Planning Board and the Jersey City Redevelopment Agency Board of Commissioners that such use will not have an adverse effect upon existing or contemplated development during the interim use. This much include such signage necessary for project identification during and after construction. Interim uses must be approved by the Planning Board and will only be granted for a period of not more than three years from the date of Planning Board approval.
- B. No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Redevelopment Agency and the Jersey City Department of Engineering.
- C. Prior to commencement of construction, architectural drawings, specifications and site plans for all construction within the redevelopment area shall be submitted by the developers for review and site plan approval by the Planning Board.
- D. 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 NJSA 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 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.

Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirement of this plan and the land subdivision ordinance of the City of Jersey City.

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

No covenant, lease, conveyance or other instrument shall be effected or executed by the Jersey City Redevelopment Agency or by a developer or any of his successors or assignees whereby land within the project area is restricted by the Jersey City Redevelopment Agency or the developer 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.

When and wherever possible all utilities, distribution lines and utility service connection from such lines to the project area's individual uses shall be located underground.

The provisions of this plan specifying the redevelopment of the project area and requirements and restrictions with respect thereto shall be in affect for a period of forty years from the date of approval of this plan by the Municipal Council of the City of Jersey City.

Where zoning districts bisect existing lots, the district covering the majority of the lot shall prevail.

IX. GENERAL LAND USE PLAN  
Land Use Provisions and Building Requirements

A. Residential District

1. Permitted Principal Uses

- One, two and three family detached structures.
- One and two family attached structures.

- Multi-family buildings.
- Houses of Worship.
- Public and Semi-public uses limited to lots fronting on Bergen Avenue.

2. Accessory Uses

- Off-street and remote parking areas.
- Designed open space.
- Professional offices as home occupations.
- Public recreation facilities.

3. Conditional Uses - NONE

4. Maximum Height

- Three and one-half stories or forty feet.
- Existing structures are exempt from the height requirements provided their height is not increased.

5. Area, Yard and Bulk

A. Detached Structures

1. One and two family detached structures constructed on the following Blocks and Lots\*

Block 21102 Lot 24  
Block 22501 Lot 7

Maximum Building Coverage	45%
Minimum Lot Width	24 Feet
Minimum Lot Depth	75 Feet
Minimum Yards	
-Front-	5 Feet
-Rear-	20 Feet
-Side-	0 Feet

In the event that regularly shaped 24 x 75 foot lots cannot be provided a minimum lot size of 1800 square feet shall be required.

\*Blocks and Lots were Block 1981 Lot 10 and Block 1982 Lot 38A are as they existed on the 1984 Official Tax Map of the City of Jersey City.

2. One, two and three family detached structures constructed on all other lots within the Redevelopment Area.

Maximum Building Coverage	45%
Minimum Lot Width	24 Feet
Minimum Lot Depth	75 Feet
Minimum Yards	
-Front-	5 Feet
-Rear-	20 Feet
-Side-	0 Feet for one side

5 Feet for both sides

In the event that regularly shaped 24 x 75 foot lots cannot be provided a minimum lot size of 1800 square feet shall be required.

B. Attached Structures

- 1. One and two family attached structures held in fee simple ownership constructed on the following Blocks and Lots\*.

Block 1981 Lots 7, 8
Block 1982 Lots 45H, W1, 49, 50, 51B, 51C, 52A, 53, 61, 62, 63,32, 31, 30, J, H, G.
Block 1983 Lots 58, 57-58, 57, 56, 55-56, 55, 54, 53-54, 46, 47

Table with 2 columns: Requirement and Value. Rows include Maximum Building Coverage (50%), Minimum Lot Width (20 Feet), Mini-mum Lot Depth (80 Feet), and Minimum Yards (- Front- 5 Feet, - Rear- 30 Feet, - Side- 0 Feet).

\*Blocks and lots are as they existed on the 1984 Official Tax Map of the City of Jersey City were:

- 2. One and two family attached structures held in fee simple ownership constructed on all other lots within the Redevelopment Area.

Table with 2 columns: Requirement and Value. Rows include Maximum Building Cover (50%), Minimum Lot Width (18 Feet), Minimum Lot Depth (80 Feet), and Minimum Yards (- Front- 5 Feet, - Rear- 30 Feet, - Side- 0 Feet for party walls, 5 Feet elsewhere).

In the event that regularly shaped 18 x 80 foot lots cannot be provided a minimum lot size of 1500 square feet shall be provided.

C. One and two family attached structures held in Condominium Ownership.

Minimum Coverage - 40% of any tax block or development parcel
Minimum Width - N/A, however no structure may be less than 16 feet wide.
Minimum Depth - N/A, however no structure may be less than 30 feet wide.

Minimum Yards: ..... Front- A minimum 5 feet deep landscaped area must be provided in the front of all such structures.

Rear- A minimum of 12 feet landscaped area must be provided in the rear of all such structures.

Side - 0 where party walls exist, 5 feet elsewhere

D. Multi-Family Buildings

Maximum Building Coverage	45%
Minimum Lot Width	80 Feet
Minimum Lot Depth	100 Feet
Minimum Yards	
-Front-	15 Feet
-Rear-	25 Feet
-Side-	10 Feet

E. Existing residential structures are exempt from area, yard and bulk requirements provided that intensity of use is not increased more than 10 percent and/or lot coverage is not increased by more than 10 percent.

F. Houses of Worship

Maximum Building Coverage	50%
Minimum Lot Size	7500 Square Feet
Minimum Yards	
-Front-	10 Feet
-Rear-	25 Feet
-Side-	10 Feet

G. Public and Semi-public uses

Maximum Building Coverage	50%
Minimum Lot Size	5,000 feet

6. Off-Street Parking

- New residential uses shall provide off-street parking at a rate of one space per dwelling unit.
- Existing residential structures and existing Houses of Worship are exempt from the parking requirements.
- Infill construction of four (4) or fewer structures located between two (2) structures which were constructed and occupied prior to January 1, 1984 shall be exempt from the off-street parking requirements of this plan.
- Residential structures constructed on former Block 1982 Lots 32, 31, 30, J, H, and G\* are exempt from the off-street parking requirements of this plan.

- All off-street parking for the development of nine (9) or more consecutive attached structures shall be located at the rear of such structures or on remote parking facilities.
- Off-street parking for the development of eight (8) or less consecutive, attached structures may be located in the front yard of such structures.
- Houses of Worship shall provide one space for each 10 seats (defined as 26 inches of pew space) not counting the first 100 seats.
- Public and Semi Public uses shall provide parking at a ration of one space per 1,000 square feet of floor area.

\*Blocks and lots are as they existed on the 1984 Official Tax Map of the City of Jersey City.

## 7. Signs

Multi-family apartments and Houses of Worship shall be permitted one sign not to exceed eight (8) square feet, which sign may be illuminated.

### B. Commercial District

#### 1. Permitted Principal Uses

- Retail sales of goods and services excluding taverns, night clubs, and automotive service stations.
- Offices
- Restaurants
- Mixed use of commercial and residential
- Public uses

#### 2. Accessory Uses

Off-street parking and loading  
Designed open space

#### 3. Conditional Uses

- NONE.

#### 4. Maximum Height

- Two stories or twenty-five feet.
- Existing structures are exempt from the height requirements provided that existing height is not increased.

#### 5. Area, Yard and Bulk

##### a. New Construction

- Minimum Lot Size                    5000 Square Feet
- Maximum Coverage                 50%

b. Existing development is exempt from these bulk requirements if intensity of use is not increased.

19.

6. Off-Street Parking and Loading

- One space per 500 square feet of gross floor area.
- Mixed uses shall require one space per residential unit in addition to the above requirement for commercial uses.
- All parking shall be to the rear of all buildings or be located as a remote parking lot within or adjacent to the commercial area.
- Loading areas size and layout shall be as delineated in the Jersey City Zoning Ordinance.
- Existing structures are exempt from the parking requirements provided intensity of use is not increased.

7. Signs

- Billboards are prohibited.
- Roof signs are prohibited.
- Free-standing signs are prohibited.
- Flashing, blinking, fluorescent or animated signs are prohibited.
- All signs shall be flush mounted to the wall to which they are attached.
- Signs located on a front wall may total eight (8) percent of the area of such wall. Signs on side or rear wall may total six (6) percent of the area of such wall.
- Graphics and murals that do not advertise goods or services are exempt from the above percentage requirements.
- Signs may be illuminated.
- All signage is subject to Planning Board review and approval.
- 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 purpose 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 shall provide public notice of this application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12(a) and (b).

X. Other Provisions Necessary to Meet State and Local Requirements

A. The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of State and Local Law and there are no additional requirements to a Redevelopment Plan which have not been complied with.

B. This Redevelopment Plan contains provisions necessary to fulfill statutory requirements of the City of Jersey City.

C. The Redevelopment Plan proposes to attain identifiable local objectives as too appropriate land use, density of population, improved public utilities, traffic circulation, recreational and community and community improvements, and other public renovations.

D. The following text referencing provisions for the temporary relocation and permanent rehousing of persons residing within the Green Villa Study Area Redevelopment Project is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City through the services of the Redevelopment Agency staff, will provide displaced

families, businesses and individuals with the opportunity of being relocated into decent, safe,, and sanitary facilities which are within their financial means.

This office will be staffed by qualified personnel who will actively assist the families and individuals being displaced in finding adequate accommodations. All families, businesses and individuals being displaced will be interviewed to determine their relocation requirements. In addition, a list of privately owned houses and apartments which have been inspected and certified as being safe, decent, and sanitary will be maintained by the relocation staff from which individuals will be referred to such dwelling units within their financial means.

XI. Procedure for Amending the Approved Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$500.00 plus all costs of 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 40:55C-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.

XII. Validity of Ordinance

If any section, paragraph, division, subdivision, clause or provision of this plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, and the remainder of this plan shall be deemed valid and effective.

JOHNSON BOULEVARD

MORTON PLACE

BERGEN AVE

BERNIUS CT.

VIRGINIA AVE.

FOREST ST

EDGE AVE

KEARNY

ORIENT AVE.

ROSE AVE.

# GREEN VILLA

## Revised Boundary Map

PROJECT BOUNDARY

*This parcel is removed from the Green Villa Redevelopment Plan  
As of Nov. 1993 it is covered by the Martin Luther King Drive  
Revelopment Plan.*



UDSON BOULEVARD

MORTON PLACE

1783

1784

1785

1787

1791

1792

BIRCH AVE

1880

LIBERTY ST

1979

1978

FOREST ST

VIRGINIA AVE

CLARA MONT AVE

1984

1983

ORIENT AVE

1788

1974

1997

1996

# GREEN VILLA

## LAND USE PLAN

RESIDENTIAL



COMMERCIAL



ROSE AVE.

1994

1992



100 200 feet

30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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# GREEN VILLA

## ACQUISITION MAP

NOT TO BE ACQUIRED

TO BE ACQUIRED



100 200  
feet

