

GROVE AND MERCER

REDEVELOPMENT PLAN

**City of Jersey City
Department of Housing & Economic Development
Division of City Planning**

**Adopted December 13, 1984
Amended June 24, 1992
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I. INTRODUCTION

The Grove and Mercer Redevelopment Plan (hereinafter referred to as "the Plan") will regulate development within the Grove and Mercer Redevelopment Area, (hereinafter referred to as "the Area").

The Plan recognizes that all of the Area lies within the Van Vorst Park Historic District, which is listed on the National Register of Historic Places. The Plan reinforces the historic district regulations by placing zoning controls on the land consistent therewith. The City is empowered to use redevelopment planning for the Area under two basic state laws - NJSA 40:55C-1 et. seq. and NJSA 40:55-21.1 et.seq.

The Plan that follows is a guide which must be followed to provide the necessary rehabilitation within the Area so as to prevent the existence of conditions which could lead to deteriorated structures, disinvestment and abandonment. These are the conditions of urban blight and this Plan seeks to prevent blight before it happens.

II. GROVE AND MERCER STUDY AREA BOUNDARY DESCRIPTION

BEGINNING at the point of intersection of the centerline of Grove Street and the centerline of Montgomery Street, thence in a westerly direction along the centerline of Montgomery Street to the point of its intersection with the extended western lot line of Lot U, Block 237, thence in a northerly direction long the western lot line of Lot U, Block 237 to the point of its intersection with the southern lot line of Lot 14A, Block 237, thence in a westerly direction along the southern lot lines of Lots 14A and 12, Block 237 to the point of its intersection with the western lot line of Lot 12, Block 237, thence in a northerly direction along the western lot line of Lot 12, Block 237 to the point of its intersection with the centerline of Mercer Street, thence in an easterly direction along the centerline of Mercer Street to the point of its intersection with the extended western lot line of Lot 30, Block 238, thence in a northerly direction along the extended western lot line of Lot 30, Block 238, to the point of its intersection with the northern lot line of Lot 30, thence in an easterly direction along the northern lot line of Lots 30, 29, 28, 27, U and O of Block 238 to the point of its intersection with the centerline of Grove Street, thence in a southerly direction along the centerline of Grove Street to the point of its intersection with the centerline of Montgomery Street, the point and place of BEGINNING.

III. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Redevelopment activities within the Area will be undertaken in conformity with, and will be required to meet the following goals and objectives:

- A. To eliminate the existence of structural conditions within the Area which produce a negative influence on neighborhood reinvestment, confidence and pride.
- B. To preserve the existing neighborhood character through the retention and rehabilitation of sound and compatible structures.
- C. To strengthen the Van Vorst Park Historic District by rezoning the Area in conformity with district regulations.
- D. To expand the City's tax base through the disposition of tax exempt publicly owned property within the Area.
- E. To provide public assistance, to the extent funding is available, to foster and encourage rehabilitation of existing structures within the area.
- F. To provide public funding, to the extent available for streetscape improvements within the Area.

IV. DESIGN OBJECTIVES

It is mandatory that redevelopment activities conform to the following design requirements.

- A. Additional construction increasing the size of a building's ground level footprint shall not exceed three (3%) percent of the existing footprint, and the additional area may not contain any uses other than service and utility related uses. Non-enclosed private recreation space, including decks, patios, rear or side porches or balconies, may be constructed without regard to the above percentage requirement but same will be subject to Planning Board Site Plan review.

- B. Existing windows and doors shall be preserved wherever possible. There shall be no changes to the rhythm of the windows on the public street facades. New windows and doors may be installed, but they shall be consistent with the historic character of the building. Lower level windows may be secured by solid tubular steel grills, which also must be consistent with the historic character.
- C. The only acceptable method for cleaning the exteriors of buildings within the Area is high pressure water bath. The use of abrasives is strictly forbidden.
- D. All exterior design elements will be subject to site plan review of the Jersey City Planning Board which review will follow the review of the Jersey City Historic Preservation Commission. Site plan applications shall be referred by the Planning Board to the Historic Preservation Commission within seven (7) days of receipt; site plan application shall be considered to be incomplete until reviewed by the Historic Preservation Commission. If the Historic Preservation Commission has not submitted their written recommendation to the Planning Board within sixty (60) days after the application has been received by the Planning Board, it shall be complete and the Planning Board may act without input from the Historic Preservation Commission.

V. SPECIFIC REQUIREMENTS

A. Submission of Redevelopment Proposals

Site plan review shall be conducted for all construction within the Area by the Jersey City Planning Board, pursuant to NJSA 40:55D-1 et.seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Preliminary site plan approval shall entitle an applicant to building permits. Final site plan approval applications shall not be submitted unless or until a development is substantially completed. No Certificate of Occupancy of any type shall be issued for such development unless or until the Planning Board of the City of Jersey City has given final site plan approval. As part of the final site plan approval process, the Jersey City Planning Board may require developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City and in the form approved by either the Corporation Counsel of the City of Jersey City or the Attorney for the Jersey City

Planning Board. The amount of such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of all improvements within one (1) year of final site plan approval. Any subdivision of lots, parcels of land or other real property within the Area shall be in accordance with the requirements of this plan and the land subdivision ordinance of the City of Jersey City.

B. Restriction of Occupancy or Use

There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, gender, color or national origin.

C. Off-Street Parking

All off-street parking areas shall be paved. Stalls shall be nine (9) feet by 18 feet) Minimum aisle width shall be 22 feet. Poured-in-place concrete curbing or granite block shall surround all parking areas. An overhang of two (2) feet shall be allowed in computing stall depths. Adequate storm water drainage will be required for all parking areas. The requirements of the Jersey City Department of Engineering shall be taken into consideration by the Planning Board for Site Plan Review. Lighting for all parking areas shall be provided. No front yard parking is permitted. Parking garages and decks are specifically prohibited. Landscaping equal to ten percent (10%) of the paved area is required for all parking areas.

D. Refuse Storage and Collection

Adequate facilities for storage of refuse shall be indicated on the site plan. The method of collection shall also be indicated on said plan. All such storage areas must be screened. The use of solid brick walls is encouraged.

E. Landscaping

The suggestions of the Landscape Architecture Unit of the City's Division of Planning shall be given great weight by the Planning Board in its review for approvals. All landscaped areas and trees shall be maintained by the redeveloper or the property owner(s).

F. Interim Uses

Interim uses may be established, subject to agreement by the developers with the Planning Board that such uses will not have an adverse effect upon existing or contemplated development during the interim use period. Such interim use period may not exceed three (3) one year periods.

G. Duration of Plan's Effect

The provision of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereof 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.

H. Bonus Provisions:

1. It is desired to preserve the Majestic Theater. To accomplish this end, certain bonus provisions will be granted by the Planning Board upon a showing by the developer that the theater will benefit from any or all of the bonus provisions.
2. In order to qualify for the bonus provisions, the developer must demonstrate or provide that:
 - a. The successful rehabilitation of the theater can be undertaken while employing the bonus provisions;
 - b. Development employing the bonus provisions is directly tied to the rehabilitation of the theater;
 - c. A strict timetable for rehabilitation of the theater, indicating the phasing of all bonus provisions and the theater rehabilitation itself; and
 - d. The theater's rehabilitation must be assured by the employment of any or all of the bonus provisions.
 - e. At least 18,000 square feet of theater space (including balconies), and at least 18,000 square feet of theater support

space, must be restored within the Majestic Theater in order for a developer to benefit from the bonus provisions contained within this plan.

- f. The restored Majestic Theater must contain a minimum of 1200 seats in order for a developer to benefit from the bonus provisions contained in this plan.
3. The Planning Board may grant any or all of the following bonuses for the expressed purpose of rehabilitating the Majestic Theater:
 - a. Additional stories may be added to the theater building, and/or any of the properties fronting on Grove Street, which abut the theater property as it existed at the time of the adoption of this Plan, (1984). At least seventy-five (75 %) percent of such additional stories must be used for residential purposes.
 - b. Residential density shall be calculated on the basis of the total lot area involved in the redevelopment and shall not be reduced because of other principal and accessory uses occupying the same lot.
 - c. Lot coverage may equal up to 100%. Floor area ratios shall apply only to new commercial spaces; not to the residential spaces, nor spaces used in connection with the theater.
 - d. Parking shall be required only for the new residential space, and may be provided off site, in one, or more than one, location, and within 1,500 feet of the theater site.
 - e. Loading may be waived by the Planning Board upon a showing by the applicant that an off-street loading zone is not practicable and can be adequately provided for on-street. The approval of an on-street loading zone by the Jersey City Engineering Division shall be required before the Planning Board can grant this waiver.
 - f. The maximum height of the restored Majestic Theater, including all stories added by virtue of the bonus provisions of

this plan, shall be two-hundred (200) feet.

- g. The maximum number of residential units permitted under the bonus provisions of this plan shall be fifty-two (52). None of these residential units shall be contained within the spatial envelope historically devoted to the theater.
- h. Above a height of ninety-five (95) feet from the ground, any additional stories constructed above the Majestic Theater or contiguous Grove Street properties by virtue of the bonus provisions of this plan shall, when measured north-to-south (Montgomery St./Mercer St.) across their east-west axis (Grove St./Barrow St.) be no wider than sixty-five (65) feet at their widest point.
- i. Above a height on one-hundred-and-twenty-five (125) feet from the ground, any additional stories constructed above the Majestic Theater or contiguous Grove Street properties by virtue of the bonus provisions of this plan shall, when measured east-to-west (Grove St./Barrow St.) across their north-south axis, (Montgomery St./Mercer St.) be no wider than one-hundred (100) feet at their widest point.
- j. Excluding trim, decorative elements and windows, the cladding of any additional stories constructed over either the Majestic Theater or contiguous Grove St. properties by virtue of the bonus provisions of this plan shall be a minimum of seventy-five percent (75%) brick.
- k. Public access to all principal commercial uses within the restored Majestic Theater and any additional stories constructed over either the theater or contiguous Grove Street properties shall be exclusively through Grove St.

VI. LAND USE PLAN

A. Permitted Principal Uses

1. Residential Area
 - a. Residential
2. Mixed Use Area
 - a. Residential
 - b. Retail sales of goods and services
 - c. Restaurants
 - d. Offices
 - e. Mixed uses of the above
 - f. Theater, cultural center

B. Accessory Uses

1. Parking areas
2. Private open space
3. Ancillary services common to theatrical uses including, but no limited to, a theater lounge and restaurant, screening rooms, museum and offices.

C. Conditional Uses

1. None

D. Intensity of Development

1. Residential - Maximum density (defined as number of dwelling units per acre) shall not exceed the following limits:
 - a. One, two and three family structures - 60 units per acre, provided that existing structures exceeding these limits shall be permitted to continue such uses as of right.
 - b. Four, five and six family structures - 105 units per acre.

- c. Multi-family structures - 150 units per acre, provided that existing residential structures may increase their density by a maximum of twenty-five (25%) percent.

2. Commercial

- a. New development shall not exceed a floor area ratio (FAR) to lot size of 3 to 1.
- b. Existing development is exempt from floor area ratio restriction, but may not be expanded beyond an FAR of 3 to 1.

- E. Parking

1. New Construction Projects

- a. Residential - One space per dwelling unit
- b. Commercial - One space per 600 square feet of gross floor area (GFA)

2. Rehabilitation Projects

- a. Residential exempt, including permitted density increases
- b. Commercial exempt, including permitted increases

- F. Height

1. Existing buildings of three (3) stories or more may not have their height increased.
2. Existing buildings of two (2) stories or less may add one (1) additional story. Such additional story must not be visible when viewed from the opposite side of the street at a sidewalk level of five (5) feet, and must conform to all other requirements of this plan. Parking shall not be required for the new construction if no additional dwelling units result.
3. New construction shall not exceed the height of the improvements which existed on that particular lot immediately prior to the new construction, or four stories, whichever is lower.
4. The theater structure because it consists of several buildings of varying heights, shall be allowed to have new construction occur over the existing structure, but in no event to exceed the height of the parapet

wall of the theater house. Site plan applications shall be referred by the Planning Board to the Historic Preservation Commission within seven (7) days of receipt; site plan application shall be considered to be incomplete until reviewed by the Historic Preservation Commission. If the Historic Preservation Commission has not submitted their written recommendation to the Planning Board within sixty (60) days after the application has been received by the Planning Board, it shall be complete and the Planning Board may act without input from the Historic Preservation Commission. No additional parking shall be imposed.

G. Signs

1. Residential Area - No signs of any kind are permitted within the Residential Area.
2. Mixed Use Area
 - a. Mercer Street - Properties fronting upon Mercer Street shall be allowed one (1) sign per commercial use, with the aggregate sign area per property not exceeding two (2) square feet.
 - b. Grove Street - Properties fronting upon Grove Street shall be allowed one (1) sign per commercial use, with the aggregate sign area not exceeding fifty (50) square feet.
 - c. Montgomery Street - Properties fronting upon Montgomery Street shall be allowed one (1) sign per commercial use, with the aggregate sign area not exceeding twenty (20) square feet.
 - d. Theater Property - The Theater property shall be allowed one (1) marquee on the Grove Street frontage. Such marquee shall be subject to site plan review.
 - e. Prohibited Signs
 - i. Billboards (defined as signs advertising other than the name or occupation of the user of the premises or goods and services primarily sold or provided thereon) are expressly prohibited. All such billboards are hereby considered non-conforming and must be removed within one (1) year of the date of approval of this plan.
 - ii. Roof signs are prohibited.
 - iii. All signs shall be subject to site plan review.

H. 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 this application in accord with the requirements of public notice as set forth in NJSA 40:55D-12.a. & b.

VII. 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 not additional requirements with respect to a Redevelopment Plan which have not been complied with.
- B. This Redevelopment Plan contains all provisions necessary to fulfill statutory requirements of the City of Jersey City.

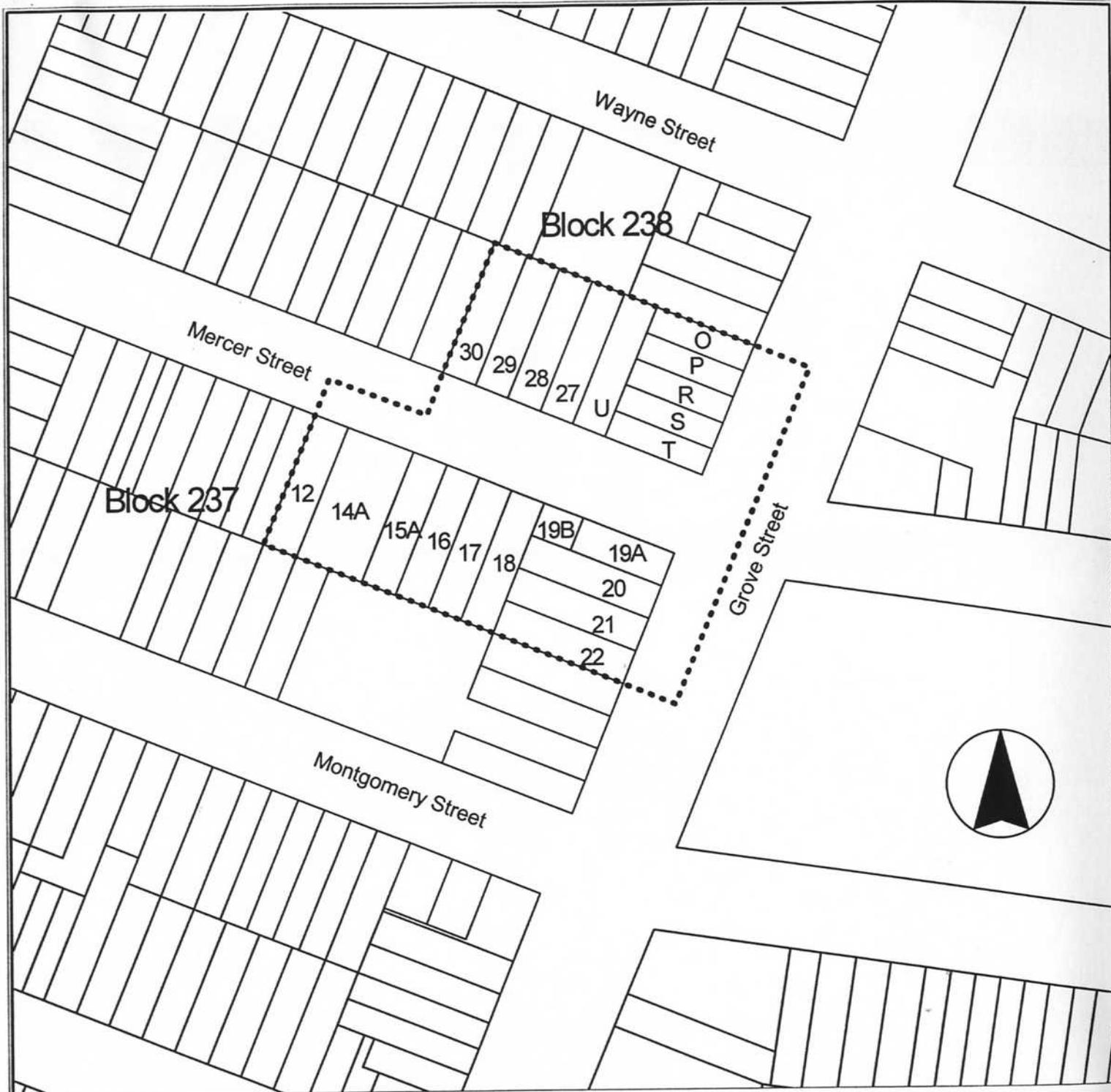
- C. The Redevelopment Plan proposes to attain identifiable local objectives as to appropriate land use, density of population, improved public utilities, traffic circulation, recreational and community improvements, and other public renovations.
- D. The following text referencing provisions for the temporary relocation and permanent rehousing of persons residing within the Grove and Mercer Redevelopment Area is presented to comply with statutory requirements of the State of New Jersey.. The City of Jersey City through the services of the Jersey City Redevelopment Agency staff, will provide displaced families and individuals with the opportunity of being relocated into decent, safe, and sanitary housing which is within their financial means. This office will be staffed by qualified personnel who will actively assist the families and individuals being displace in finding adequate conditions. All families 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 which are within their financial means. It is anticipated little or no relocation will result from this Plan.

VIII. PROCEDURE FOR AMENDING THIS 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 such costs.

IX. 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, paragraph, division, subdivision, clause or provision so judged, and remainder of this plan shall be deemed valid and effective.



GROVE AND MERCER STUDY AREA BOUNDARY MAP

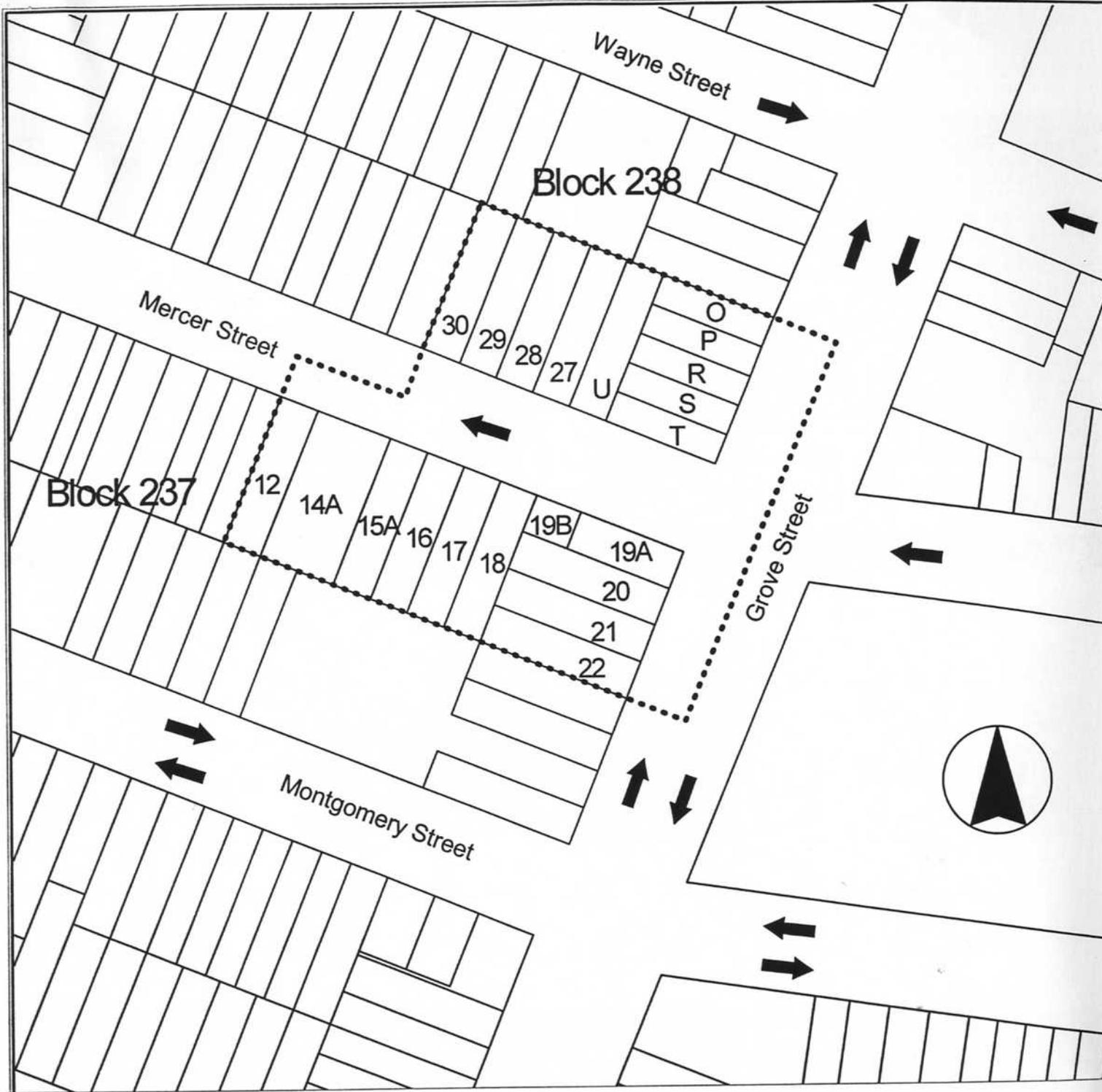
 STUDY AREA BOUNDARY

U LOT NUMBER



PREPARED BY:
DIVISION OF CITY PLANNING
OCTOBER 2000





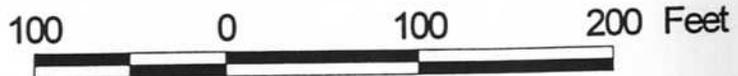
GROVE AND MERCER STUDY AREA CIRCULATION MAP

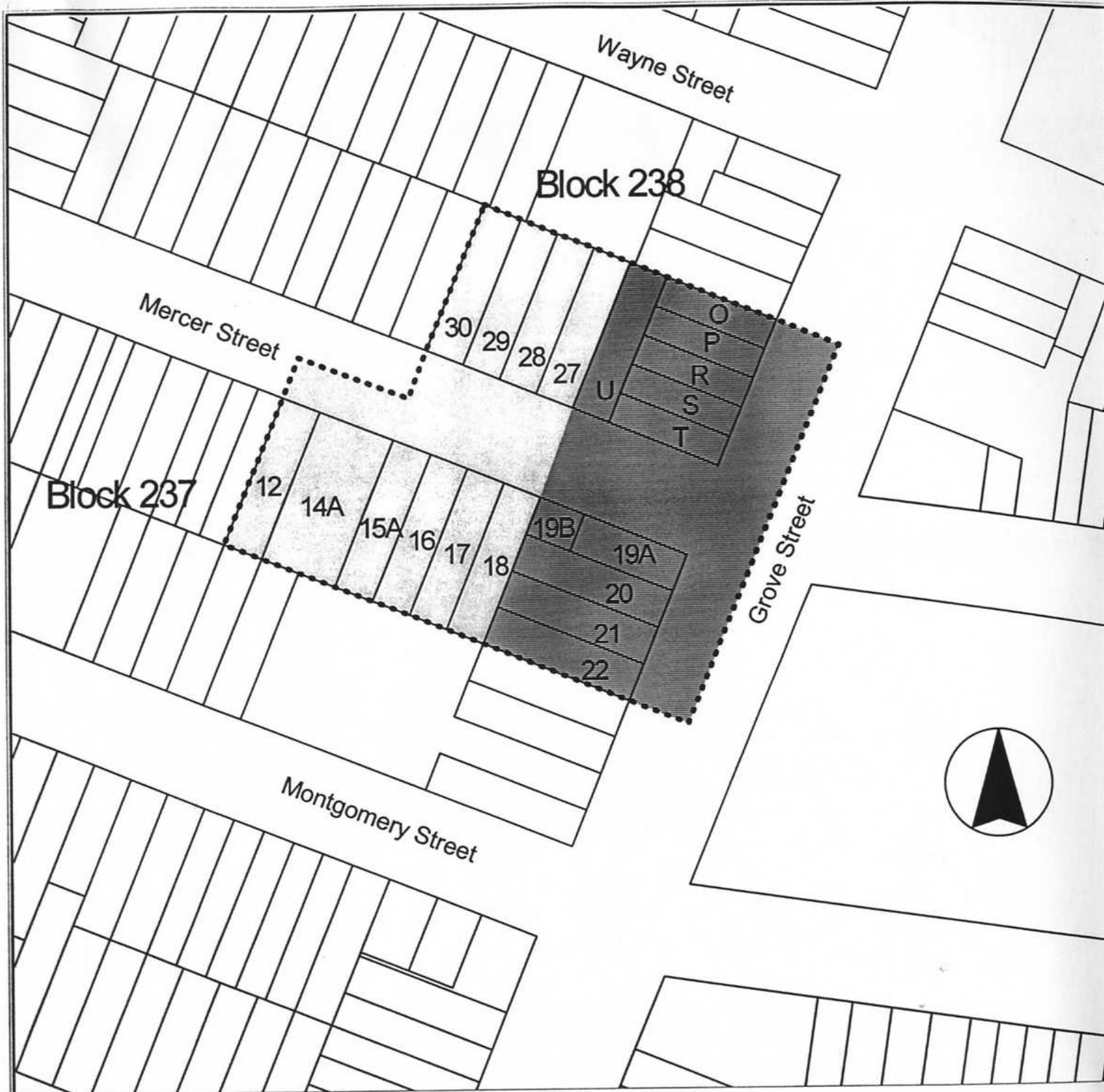
 STUDY AREA BOUNDARY

U LOT NUMBER



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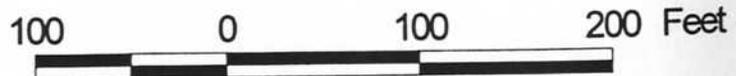
GROVE AND MERCER STUDY AREA LAND USE MAP

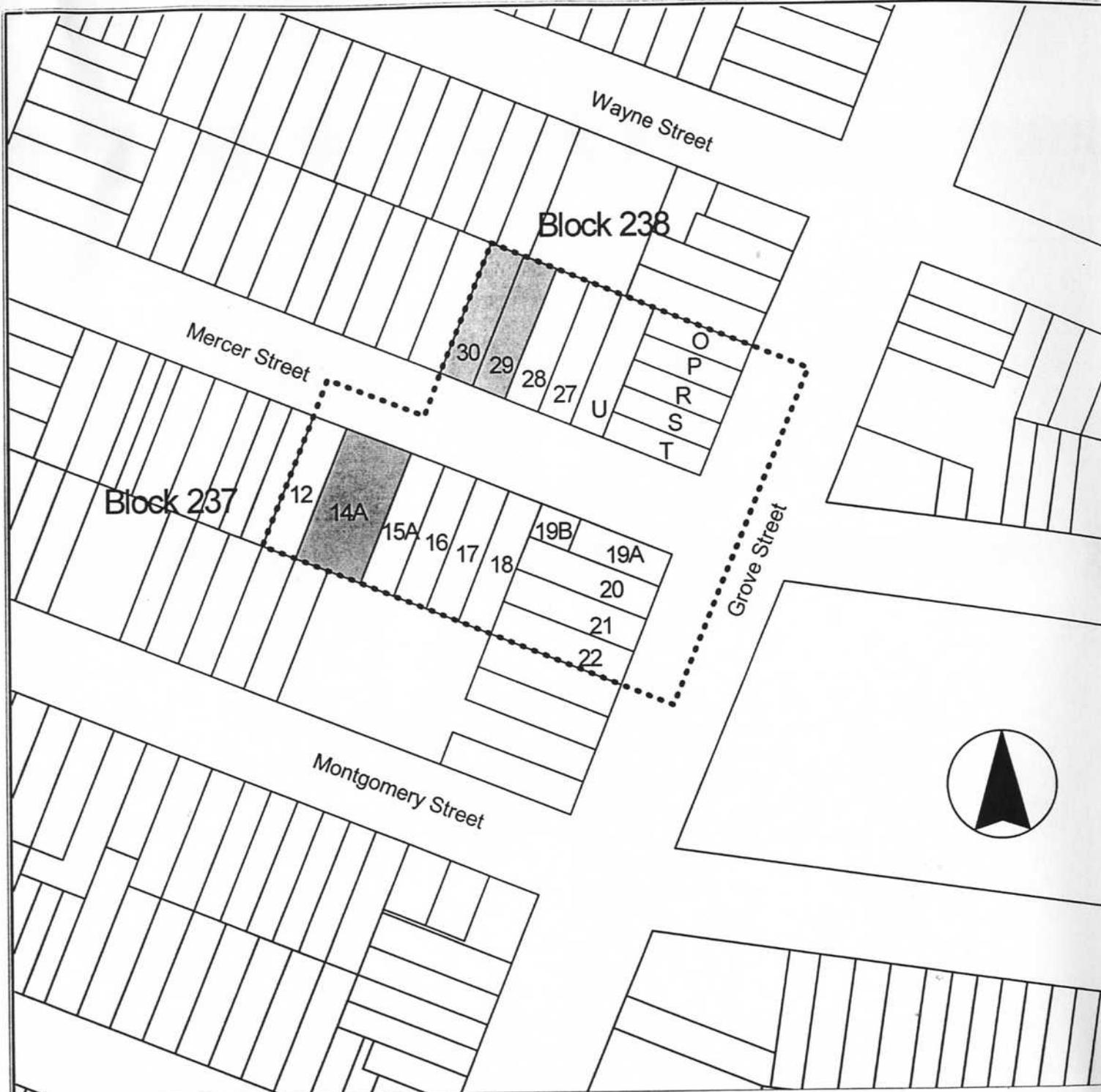
 STUDY AREA BOUNDARY
 U LOT NUMBER

 MIXED USE AREA
 RESIDENTIAL AREA



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GROVE AND MERCER STUDY AREA AQUISITION MAP

 STUDY AREA BOUNDARY

U LOT NUMBER

 TO BE ACQUIRED



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