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HENDERSON STREET SOUTH URBAN RENEWAL AREA

REDEVELOPMENT PLAN

Office of Planning

City Hall

Jersey City, New Jersey

August, 1975

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HENDERSON STREET SOUTH URBAN RENEWAL AREA REDEVELOPMENT PLAN

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A. DESCRIPTION OF THE HENDERSON STREET SOUTH URBAN RENEWAL AREA

1. Boundaries of the Project Area

The Henderson Street South renewal area is a 6.87 acre site in the Downtown section of section of Jersey City as shown in Map 1 "Boundary Description". The site is close to both the Henderson Street and Grove Street Urban Renewal Areas and together with them, is planned to eliminate blighting influences in downtown Jersey City.

2. Boundary Description

BEGINNING at a point at the intersection of the centerline of Henderson Street and the centerline of First Street; thence in westerly direction along the centerline of First Street for a distance of 600 (six hundred) feet to a point; thence in a northerly direction along the westerly property lines of Tax Lots K-1 and K-1 Duplicate Block 243 for a distance of 275 (two hundred seventy five) feet to a point at the centerline of Second Street; thence in an easterly direction along the centerline of Second Street for a distance of 600 (six hundred) feet to a point at the centerline of Henderson Street; thence in a southerly direction for a distance of 275 (two hundred seventy-five) feet to the point and place of BEGINNING.

B. STATEMENT OF REDEVELOPMENT OBJECTIVES

1. The elimination of substandard buildings and other deteriorated and obsolete structures, and the elimination of blighting influences such as incompatible and mixed land uses.

2. The improvement of the functional and physical layout of the project area for contemplated new development and the removal of impediments to land disposition.

3. 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.

4. The project will strengthen the area and add to the viability of the new housing under construction in the nearby Grove Street and Henderson Street Urban Renewal areas by eliminating blighting influences.

5. The construction of new residential housing to replace those units which are acquired and demolished as a result of this project and therefore providng desperately needed housing units for the residents of the project area and City of Jersey City.

6. Provision for redevelopment with minimum relocation of residents and business or industrial concerns. Priority shall be given to persons and businesses displaced by project activities.

7. Coordination of redevelopment activities to provide a uniform attack on blight which reinforces already existing renewal and improvement programs in, adjacent areas.

C. GENERAL LAND USE PLAN

1. Land Use Map

Proposed land uses, including public uses and other uses, and thoroughfares and street rights-of-way shall be as shown on Map No. 2 "Land Use Map".

2. Land Use Provisions and Building Requirements

a. Permitted Residential Uses
Residential uses to be permitted in the project area as shown on the "Land Use Map", Map No. 2 are as follows:

Permitted uses of parcels designated residential shall be detached dwelling unit; dwelling with two (2) dwelling units; row houses; townhouses; garden apartments, high rise apartments, medium rise apartments; parks and playgrounds; off-street parking for residential units.

b. Regulations and Controls on Land Use

I. Regulations and controls applying to the project area.

(a) Urban Design Objectives

These design objectives have been developed as a framework for the detailed design of specific redevelopment proposals. Combined with the land use and building controls established in this

Redevelopment Plan, these design objectives will assure that redevelopment proposals will take place in an environment which is the best interests of the City of Jersey City. Redevelopers will be required to comply with these objectives.

(b) General Objectives

The following objectives apply to the project area as a whole, and redevelopers' proposals for each redevelopment parcel shall be in conformity with these objectives:

(1) Building Design Objectives

(a) All buildings in the project shall 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 rights-of-way and 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 should be designed to be attractive from all vantage points.

(d) Building setbacks should be varied to the extent practicable in order to provide an interesting interplay of buildings and open spaces.

(e) Building heights in each part of the project should be varied in order to avoid a monotonous uniformity of development.

(2) Circulation and Open Space Design Objectives

(a) Sidewalks, shall be attractively and durably paved with poured in place Portland Cement and shall be provided with adequate lighting.

(b) Open spaces shall be so located as to provide for maximum usability and to create a harmonious relationship of buildings and open space throughout the project area.

(c) Trees shall be planted along sidewalks near the curbline at 25 (twenty-five) foot centers.

(3) Off-Street Parking and Loading Objectives

(a) Off-street parking and loading areas shall be coordinated with the public street system serving the project in order to avoid conflicts with through traffic or obstruction to pedestrian walks.

(b) Surface parking facilities shall be extensively landscaped; large concentrations of parking without landscaping shall be avoided.

(c) All parking areas abutting streets shall be landscaped on the periphery with berms, shrubs, trees and/or ground cover.

(4) Landscape Design Objectives

(a) All new projects and all projects subject to Site Plan Review shall have a minimum of five (5) percent of the total lot area devoted to landscaping to be defined as plants, trees, and shrubs. In addition thereto three (3) percent of all paved areas shall be devoted to landscaping as so defined. Said landscaping shall be defined as to type and be in accordance with the then current list approved by the Division of Forestry of the City of Jersey City.

(b) All open space, including yards shall be landscaped with lawns, trees, shrubbery and other appropriate plant material. All shrubs shall be at least two (2) feet in height. All trees shall be a minimum of six (6) feet in height. All plants, trees and shrubs shall be defined as to type and in accordance with the then current list approved by the Division of Forestry of the City of Jersey City.

(c) All landscaped areas must be properly maintained.

In the event that an applicant for a certificate of occupancy or his successors shall at any time after the issuance of an occupancy certificate fail to maintain any landscaped areas the Superintendent of Building shall serve written notice setting forth

any failure to maintain said landscaped area in a reasonable condition and said notice shall include a demand that such deficiencies of maintenance be cured within four weeks thereof and shall state the date and place of any hearing thereon which may be held. If the deficiencies set forth in the original notice or in any modification thereof the Superintendent of Building in order to preserve the taxable value of the surrounding property and to prevent the landscaped areas from becoming a public nuisance shall revoke the certificate of occupancy issued to said premises until such time as the deficiencies are cured.

(d) Prior to commencement of construction, architectural drawings and specifications and site plans for the construction of improvements on the land shall be submitted by the developers to the Planning Board for review and approval so that the compliance of such drawings., specifications and plans with the Redevelopment Plan and these Design Objectives can be determined.

(e) Adverse Influences

No 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, obnoxious dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

(f) 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, color or national origin.

(g) Off-street loading

Servicing of all new residential buildings shall be off-street. Developers shall demonstrate that sufficient off-street loading will be provided to meet the needs of the specific reuse proposed.

(h) Off-street parking

All required parking shall be provided in off-street spaces. All parking areas shall be graded, paved with a durable dust-free surface, adequately drained, well landscaped, and all access points shall be defined and limited.

(i) Interim uses

These may be established interior uses, subject to agreement by the developers that such use will not have an adverse effect upon existing or contemplated development during the interim use period.

(j) Signs

Any signs contemplated for the redevelopment area shall be in conformance with the Zoning Ordinance of the City of Jersey City.

II. Regulations and controls applying to residential use areas as follows:

(a) Permitted Principal Uses

(1) Detached dwelling unit
(2) Dwelling with two (2) dwelling units
(3) Row houses
(4) Townhouses
(5) Garden Apartments
(6) Medium rise apartments
(7) High rise apartments
(8) Parking garage
(9) Public and Private schools, houses of worship and governmental uses
(10) Mortuaries
(11) Retail sales and offices as permitted by the R-4 district regulations, Article XIV Section 1404, of the Zoning Ordinance of the City of Jersey City.

(b) Permitted Accessory Uses

1. Private garages
2. Off-Street parking
3. Fences and walls
4. Recreation areas as part of residential developments
5. Swimming pools
6. Professional offices as a home occupation after site plan review and approval.

(c) Special Permitted Uses

1. In accordance with the R-2 district regulations of the Zoning Ordinance of the City of Jersey City.

(d) Maximum Heights

1. Detached dwelling units and dwellings with two dwelling units: four (4) stories, forty (40) feet

2. Townhouses, row houses, garden apartments and medium rise apartments shall adhere to the R-3 district regulations of the Zoning Ordinance of the City of Jersey City (Article 1403-D-1; Page 34).

3. High rise apartments shall have no maximum height except as regulated by the area and yard requirements of the R-4 district regulations of the Zoning Ordinance of the City of Jersey City (Article 1404-E; Page 37).

E. Area, Yard and Bulk

	Max Bldg Cover	Min Lot Width	Min Lot Depth	Min Lot Area	Max D.U. Density Per Acre	Min Yards for Principal Building			
							Side		
						Front*	One	Both	Rear
1. Detached Dwelling & Utilities	60%	25'	100'	2,500	17.5	5'	2'	5'	15'
2. Dwelling w/2 Dwelling Units	60%	25'	100'	2,500	35.0	5'	2'	5'	15'
3. Townhouses	50%	—	64'	1,150	23.33	5'	0'	0'	10'
3. Rowhouses & Townhouses	50%	16'/D.U. 100'/group	100' 100'	1,600 10,000	23.33	5' 5'	0' 10'	0' 20'	10' 10'
4. Garden Apts.	30%	150'	100'	15,000	25.75	10'	15'	25'	10'
5. Public & Private Schools	30%	100'	100'	10,000	N.A.	20'	10'	20'	10'
6. Governmental Uses	35%	100'	100'	10,000	N.A.	20'	10'	20'	10'
7. Houses of Worship &	50%	100'	100'	10,000	N.A.	20'	10'	20'	10'

8. Medium Rise apartments shall conform to the R-3 district regulations of the Zoning Ordinance of the City of Jersey City (Article 1403-E, Page 35) Maximum Floor Area Ratio 1.1, Maximum Building Coverage 25%; Minimum Lot Width 200'; Minimum Lot Depth 100'; Minimum Lot Area 20,000 square feet, Maximum D.U. Density Per Acre 60.0; Minimum Front Yard 10'; Minimum Rear Yard 40'. Each side yard 15 ft. or the equivalent of one-quarter 0.25) the building height, whichever is greater. Maximum dwelling unit density - 60 units per acre.

9. High rise apartment minimums: recreation space improved for resident use and not less than the equivalent of 2.5 percent of the gross floor area which may be located on top of the building or in a yard but shall not be less than one thousand five hundred (1,500) square feet, designed and improved for recreational use, which area, if located in a yard, shall be in addition to the minimum setback and yard requirements of this ordinance; lot width three hundred (300) feet; lot depth two hundred (200) feet; lot area sixty thousand (60,000) square feet; yard widths shall be the equivalent of one quarter (0.25) the building height except no yard shall be less than a front yard of ten (10) feet, a side yard of twenty five (25) feet, and a rear yard of thirty (30) feet, except as permitted below.

Maximums: floor area ratio of 2.0 except that building coverage shall not exceed twenty five (25) percent and the density shall not exceed ninety (90) dwelling units per acre, except as permitted below.

For structures with eleven (11) or more stories, the following design considerations can be used to supersede the density of dwelling units, and floor area ratio:

a. Underground garages or other underground portions of a building may be built to the property line.

b. For each additional one-half (0.5) percent added to the required two-and-one-half (2.5) percent of the gross floor area devoted to improved recreation space (including the gross floor area of the additional units), an additional ten (10) dwelling units may be added to the building notwithstanding the maximum density and floor area ratio, but provided the parking, setback and other provisions of this ordinance are met. The recreation space may be located on top of the building or in a yard, or both, but no one area shall be less than one thousand five hundred (1,500) square feet in area. If located in a yard, it shall be in addition to the minimum setback and yard requirements of this ordinance.

c. Where more than one structure is erected on one tract, each structure being eleven (11) or more stories high, the recreational provisions of one or more structures may be provided in one structure provided the buildings which share the recreational facilities are connected with at least one (1) enclosed pedestrian walkway to protect the pedestrian from the elements. If located above the ground, the walkway shall be at the fourth (4th) story or higher. Any walkway shall be a minimum of twelve (12) feet wide and a minimum of ten (10) feet from floor to ceiling.

F. Minimum Off-Street Parking

1. One (1) space per detached dwelling unit and one-and-one half (1.5) spaces per dwelling unit for each dwelling with two dwelling units, one-and-one-quarter (1.25) space per dwelling unit for all other housing types.

one-and-one-fifth (1.20)

2. Schools: one (1) for every two (2) teachers and teacher's aides from kindergarten ghrough tenth grade, plus one (1) for every teacher and teacher's aide for grades eleven and twelve, plus one (1) for every six hundred (600) square feet of gross floor area devoted to administrative office use. For colleges and universities: ten (10) spaces per classroom, plus one (1) space per ten (10) seats for each auditorium gymnasium, and lecture hall, plus ten (10) spaces per student laboratory.

3. Houses of Worship: one (1) per each ten (10) seats, not counting the first one hundred (100) seats. One seat shall be considered twenty-two (22) inches in calculating the capacity of pews or benches.

4. Governmental uses: one (1) per every six hundred (600) square feet of gross floor area of office space plus one (1) per every one thousand (1,000) square feet of gross floor area for other uses, plus one (1) for each official car assigned to the use.

5. Professional offices as home occupation and offices as part of ground floor area of garden apartments: one (1) space per three hundred (300) feet of gross floor area.

6. Retail sales: one (1) space per six hundred (600) square feet of gross floor area.

7. Mortuaries: six (6) spaces per viewing room.

8. Garden apartments: one-half (0.5) space per efficiency unit; three-quarters (0.75) space per one-bedroom unit; one-and-one-quarter (1.25) spaces per two-bedroom unit and one-and-one-half (1.5) spaces per three or more bedroom units. one-and-one-fifth (1.20) spac per two or more bedroom unit

9. Medium rise apartments: one third (0.33) space per efficiency unit; two-thirds (0.66) space per one bedroom unit; one (1.0) space per two bedroom unit; and one-and-one-half (1.5) space per three or more bedroom units.

10. High rise apartments: one-half (0.5) space per efficiency and one bedroom unit; one (1.0) space per two bedroom unit; one-and-one-half (1.5) spaces per three or more bedroom unit.

11. All off-street parking lots, with the exception of one and two family residential dwellings, shall be provided with curbing of poured-in-place concrete and concrete wheel stops so that vehicles cannot be driven onto required landscaped areas, buffer zones, and street rights-of-way and so that each parking lot has controlled entrances and exits and drainage control. Curbing of poured-in-place concrete and concrete wheel stops shall be located to prevent any part of the vehicle from overhanging the street right-of-way, property line, landscaping, or internal sidewalks. Access to streets shall be limited to driveways.

12. All off-street parking lots shall have adequate designations to indicate traffic flow and parking spaces.

13. Required off-street parking spaces shall be located on the same site or on a separate lot as long as the parking spaces are within five hundred (500) feet of the use or portion of a complex served regardless of the number of spaces required by this ordinance. Parking and loading spaces may be above, on, or below the surface of the ground. When parking spaces are provided within a garage or other structure, said structure shall adhere to the proper accessory or principal building setbacks, as applicable.

14. Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light off the premises and be in accordance with the lighting requirements of the ordinance.

15. Parking stall areas and other areas likely to experience similar light traffic shall be paved with not less than three (3) inches of compacted base course of plant-mixed bituminous stabilized base course, prepared and constructed in accordance with Division 3, Section 2A, of the New Jersey State Highway Department Standard Specifications for Road and Bridge Construction (1961), and amendments thereto. At least one-and-one-half inch (1.5) compacted wearing surface of bituminous concrete (FABC) shall be constructed thereon in accordance with Division 3, Section 10, of the aforesaid New Jersey State Highway Department Sepcifications and amendments thereto.

16. Parking lots of more than ten (10) vehicles and all loading areas shall provide a screen planting of dense evergreen material not less than three (3) feet high along all street lines and in addition thereto, but not in limitation thereof, along all property lines except those instances where a building intervenes and except in sight triangles at driveway and sidewalk access points. In lieu of screen planting a four (4) foot high decorative masonry wall, or fence with a maximum of three fourths (3/4) inch spacing or any combination of plantings or such defined walls or fences may be provided.

G. Minium Off-Street Loading

In accordance with Article IV Section 407 of the Zoning Ordinance of the City of Jersey City.

H. Maximum Sign Areas

1. High rise apartments: one (1) sign not more than twenty (20) square feet per building.

2. All other uses shall be the same as the R-3 District regulations of the Zoning Ordinance of the City of Jersey City.

3. No sign shall be flashing, animated or moving.

4. Directional and safety signs shall be exempt from sign area regulations.

Duration and Effective Date of Controls

The land use provisions and building requirements and/or any modification thereof shall remain in effect for a period of thirty (30) years from the date of approval of this Redevelopment Plan by the governing body of the City of Jersey City. The termination of this Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof.

E. PROJECT PROPOSALS

1. Land Acquisition

a. Properties to be Acquired

(1) Map No. 1, "Project Boundary" desingates those properties which shall be acquired and cleared and redeveloped in accordance with the provisions of this Plan in order to remove substandard conditions, remove blighting influences, provide land for public improvements or facilities and provide land for redevelopment and other plan objectives.

b. Properties Identified to be Acquired that may not be Acquired

Property ownership information and engineering data to be obtained during the execution stage may indicate the need for minor revisions in taking lines, thus making unnecessary the acquisition of property that is currently designated to be acquired.

(1) All redevelopment activities undertaken by the redevelopers shall be in accordance with the controls of this Redevelopment Plan.

(2) Underground Utility Placement

Utility distribution lines and utility service connections from such lines to project area uses shall be located underground.

F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

The laws of the State of New Jersey provide 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 and 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 improvement.

In accordance with State and local requirements, the following statements are made:

- the proposals of this Plan conform with the general plan for the municipality;

- this Plan provides an outline for the development or redevelopment of the Henderson Street South Project and is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements as proposed, planning changes, land uses, maximum desnities, building requirements, and its relationship to definite local objectives respecting approrpiate land uses, improved traffic, public transportation, public utilities, community facilities, and other public improvements.

- local planning objectives having a direct bearing on the project, which has been planned as an integral part of the total planning for the City are as follows:

  (1) The effectuation of the Redevelopment Plan will carry out major proposals of the Comprehensive Plan for the City and will comply with local objectives of the City as to appropriate land uses, improved street systems and overall improvement to the Redevelopment area.

  (2) The effectuation of the Redevelopment Plan will improve the total living conditions of the City through imrpovement of a blighted area, removal of structures in poor condition and the provision of land for new residential development.

- method for the temporary relocation of persons living in this project area: Temporary relocation will be offered site-occupants only when necessary to alleviate hardship and/or when adequate permanent relocation housing is not available at the time of displacement. Temporary relocation, if required, will not dimish any obligations in regard to assisting the household locate permanent standard

housing. Temporary relocation will not be less desirable in character than the dwelling or room vacated by the site occupant, and it shall be in, and maintained in, a safe and habitable condition until permanent relocation is accomplished.

- - method for providing decent, safe and sanitary dwellings substantially equal in number to the number of substandard dwellings to be cleared from the area at rents within the financial reach of the income groups displaced from such substandard dwellings:

- - All persons who shall be relocated from the substandard dwellings in the Henderson Street South Urban Renewal Area shall be given priority for relocation, into the units of new housing under construction in the Henderson Street and the Grove Street Urban Renewal Projects directly north of the project area. The rents for relocation housing shall be within the financial reach of the income groups displaced from the project area in accordance with federal and state statutes.

1. The Urban Renewal Plan contains all provisions necessary to meet State of New Jersey requirements articulated in the Redevelopment Agencies Law and Blighted Areas Act.

2. The Urban Renewal Plan contains all provisions necessary to fulfill statutory requirement of the City of Jersey City.

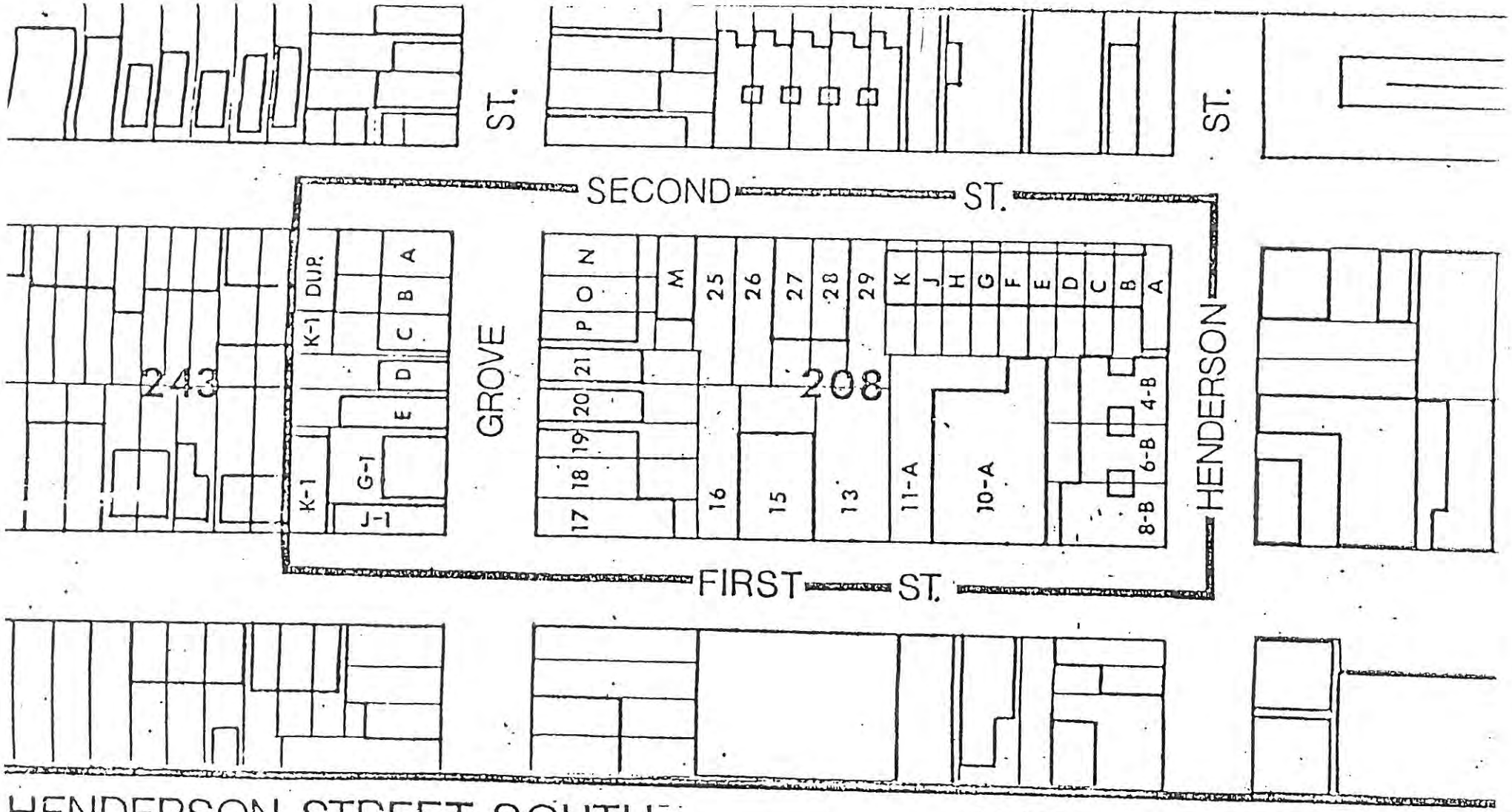
3. The following text referencing provision for the temporary relocation and permanent rehousing of persons residing within the NDP Urban Renewal Area is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City, through the services of the Jersey City Redevelopment Agency relocation 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 in finding adequate accommodations. All families and individuals being displaced will be interviewed to determine their rehousing 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 and individuals will be referred to dwelling units which are within their financial means.

4. The Urban Renewal Plan proposes to attain identifiable local objectives as to appropriate land use, density of population and improved public utilities, traffic circulation, recreational and community improvements and other public improvements.

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 with respect to a Redevelopment Plan which have not been complied with.

G. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law; provided that in respect to any land in the project area previously disposed of for use in accordance with the Redevelopment Plan, written consent is received from the owner of such lands whose interests therein are materially affected by such amendment.



HENDERSON STREET SOUTH
STUDY AREA

CITY OF JERSEY CITY
OFFICE OF PLANNING
AUGUST, 1975

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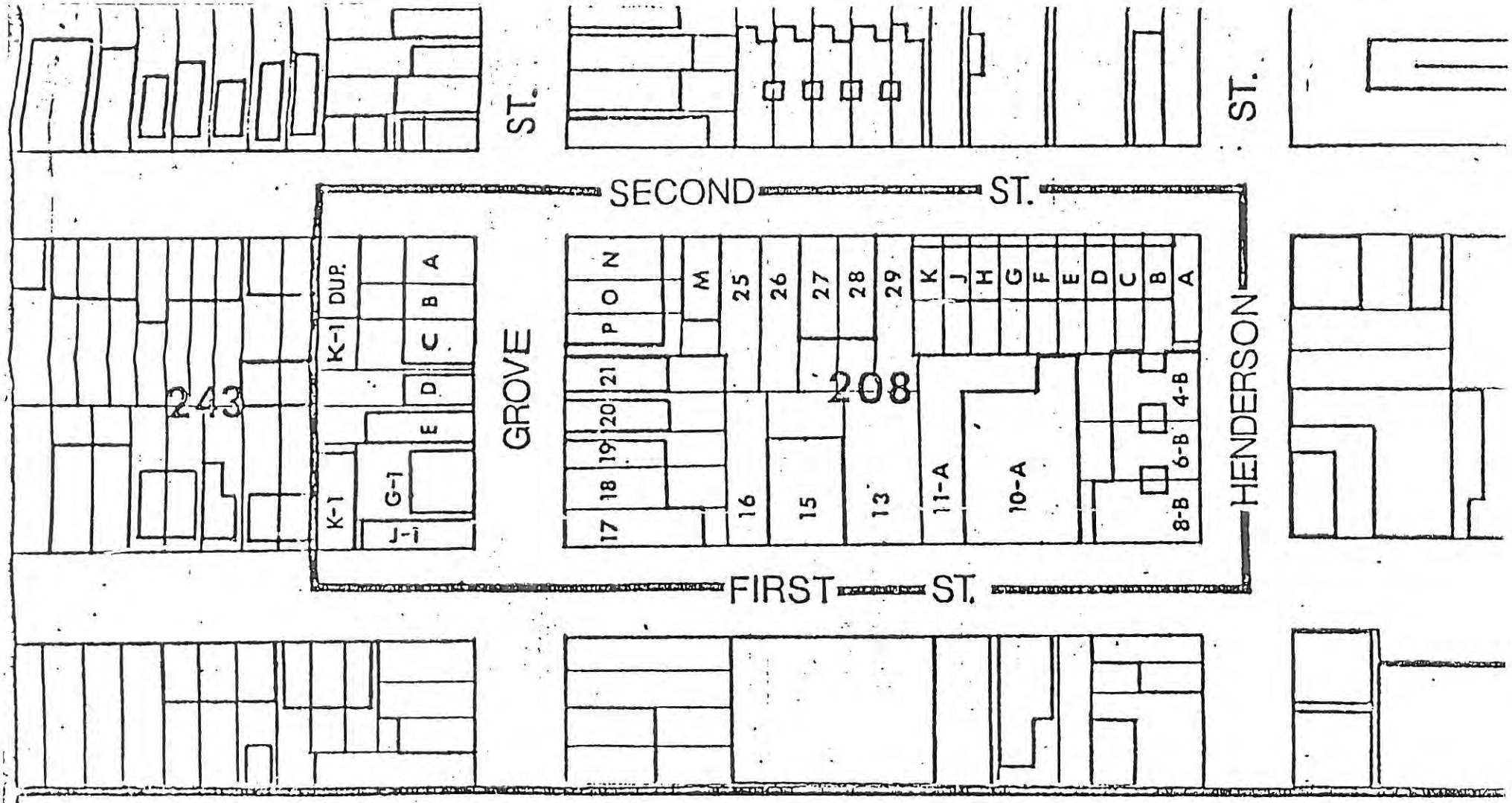
MAP No. 1
PROPERTY BOUNDARIES

243 TAX BLOCK NUMBERS
10-A LOT NUMBERS



HENDERSON STREET SOUTH STUDY AREA

CITY OF JERSEY CITY
OFFICE OF PLANNING
AUGUST, 1975

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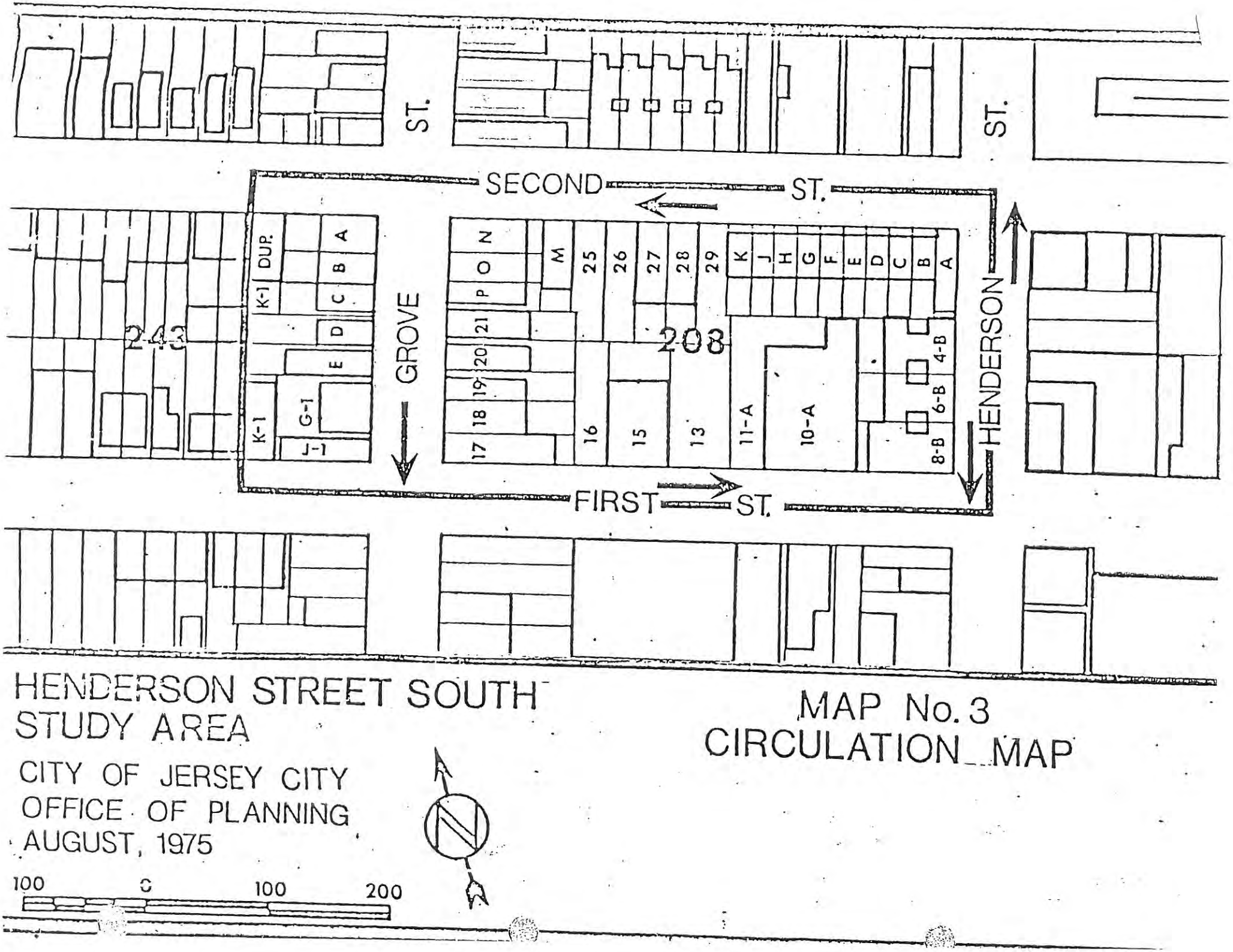
MAP No. 2

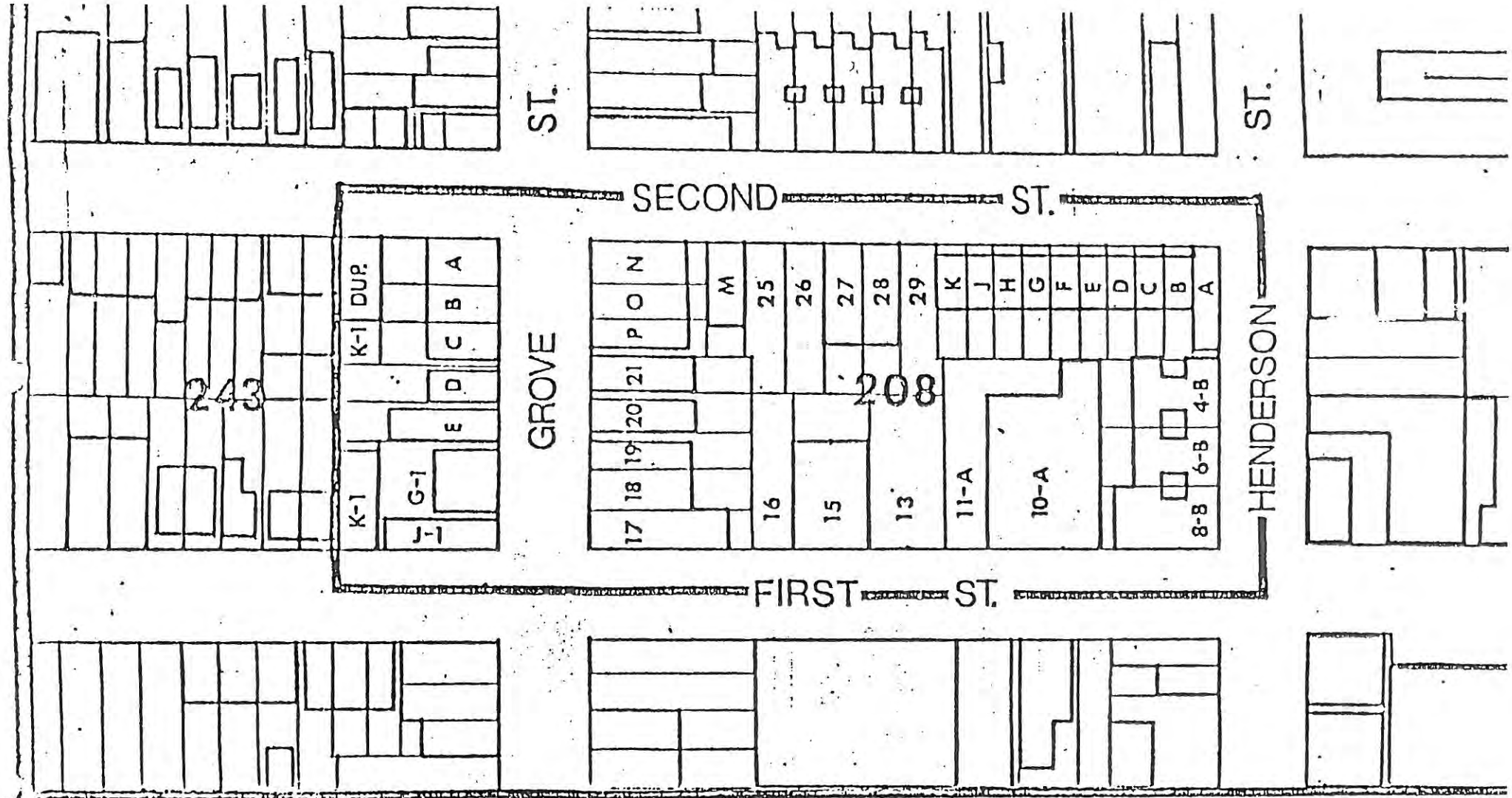
ENTIRE AREA RESIDENTIAL



HENDERSON STREET SOUTH
STUDY AREA

CITY OF JERSEY CITY
OFFICE OF PLANNING
AUGUST, 1975

MAP No. 3
CIRCULATION MAP



HENDERSON STREET SOUTH STUDY AREA

CITY OF JERSEY CITY
OFFICE OF PLANNING
AUGUST, 1975

100 0 100 200

MAP No. 2

ENTIRE AREA RESIDENTIAL