

MARINE INDUSTRIAL REDEVELOPMENT PLAN

Adopted: April 1975
Amended September 1984
Block & Lot Updates August 6, 2012
Amended September 13, 2012 – Ord. 12-112

**City of Jersey City
Division of City Planning**

A. Description of the Marine Industrial Urban Renewal Area

1. Boundaries of the Project Area

The Marine Industrial U.R.A is a 40 acre site along a portion of the Hackensack River on the west side section of Jersey City as shown in Map 1 “Project Boundary.” The entire area is either vacant land or under water. This urban renewal plan is designed to eliminate the blighting elements as determined at the April 1, 1974 Blight Hearing of the Jersey City Planning Board.

2. Boundary Description

See Boundary Map

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 and circulation by providing new access to the roads to this presently inaccessible area.
4. The project will strengthen the area and add to the viability of the surrounding industrial and commercial land uses by eliminating blighting influences.
5. Creation of new and additional employment opportunities in the area including provision for new manufacturing, warehousing, distribution, and office functions so that employment opportunities are created for the unemployed or under-employed residents of Jersey City.
6. Redevelopment of under-water and vacant land area which does not have any residents, business or industrial concerns; therefore, no relocation is needed.
7. Coordination of redevelopment activities to provide a uniform attack on blight which reinforces already existing renewal and improvement programs in Jersey City.

C. General Land Use Plan

1. Land Use Map

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

2. Land Uses Provisions and Building Requirements

- a. Permitted Uses as shown on the “Land Use Map,” Map No. 2 are as follows:

1) Industrial Uses

1. Office buildings
2. Warehousing, wholesaling, shipping and receiving
3. Manufacturing, processing, research, and assembly operations, but not including the production of explosives nor the processing of petroleum into fuel, oil, or other products.
4. Terminal facilities for rail, truck and water borne transportation including storage and containerization facilities, but not including tank farms.
5. Marinas and the construction and repair of marine vessels
6. Utilities
7. Restaurants
8. Motels and Hotels
9. Parking garages and lots
10. Public and Quasi-Public

2) Commercial Uses

1. Offices and financial institutions, hotels and motels
2. Retail sales of goods and services
3. Auto service stations
4. Restaurants, nightclubs, bars, theaters and recreation and athletic facilities
5. Auto and truck sales where all display, office and maintenance facilities are in enclosed structures. Vehicular body repair and painting are not permitted.
6. More than one use may be designed in one building
7. Parking garages and lots
8. Veterinarian

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 in 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 the redeveloper' 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 a suitable variety of minimum maintenance type materials and 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 curb line
- d. The developer shall be responsible for any street improvements required by the Jersey City Redevelopment Agency or any other Agency which improvements are deemed necessary to develop the commercial shopping center district of this plan.

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 on berms, shrubs, trees and/or ground cover.

4) Landscape Design Objectives

Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, or loading space. The developer's plan shall include plans for landscaping indicating the location, size and quantity of the various plant species to be used in landscaping, as well as proposals for berms, and other earth sculpting.

Submission of Redevelopers' Proposals

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.

a) 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 feature so as to be detrimental to the public health, safety or general welfare.

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, color or national origin.

c) Off-street loading

Servicing of all new industrial, 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. Off-street loading facilities shall be so designed as

to discourage vehicles from backing into and servicing in public streets and across sidewalks.

d) 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.

e) Interim uses

These may be established, 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.

f) Unless paved, all open areas shall be landscaped and maintained in an attractive condition.

g) All signs shall be incidental, customary to, and commonly associated with the permitted use. Rooftop, flashing, moving, or intermittently illuminated signs or advertising devices are prohibited, as are signs which may be mistaken for traffic control devices.

5) Site Plan and Subdivision Review Procedure

a) 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.

b) 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.

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

II. Regulations and controls applying to specific use areas designated on the “Land Use Plan.”

A) COMMERCIAL-SHOPPING CENTER (C-3 DISTRICT AS SHOWN IN THE NEW JERSEY CITY ZONING ORDINANCE ENACTED DECEMBER 9, 1974)

1407 C-3 Shopping Center

The purpose of this district is to create shopping center regulations in an area partially developed in a shopping center concept. The C-3 District is larger than the present commercial pattern and includes medium rise apartments. One encourages further expansion of the shopping services while the other provides an opportunity to provide additional housing in a location that will be convenient to major retail outlets and employment.

A. Permitted Principal Uses (land and buildings)

1. Offices and financial institutions, hotels and motels
2. Retail sales of goods and services
3. Auto service stations
4. Restaurant, nightclubs, bars, theaters, and recreation and athletic facilities
5. Auto and truck sales where all display, office and maintenance facilities are in enclosed structures. Vehicular body repair and painting are not permitted.
6. More than one uses may be designed in one building
7. Parking garages and lots
8. Veterinarian

B. Permitted Accessory Uses (land and buildings)

Off-street parking garages and lots and off-street loading.

C. Conditional Uses

1. Medium rise apartments with the following minimum requirements: lot area three (3) acres; lot width six hundred (600) feet; lot depth six (600) feet; front yard fifty (50) feet; each side yard twenty five (25) feet or the equivalent of one-third (0.33) the building height, whichever is greater; and the equivalent of 2.5 percent of the gross floor area designed and improved for the resident recreation use which area, if located in a yard, shall be area in addition to the minimum setback and yard requirements of this ordinance. The following are maximum requirements: density sixty (60) dwelling units per acre; floor area ratio 1:1.
2. Utilities without outdoor storage and maintenance.
3. "Heliports and Helistops" Limited to Block 21901 Lot 1.

All State and Federal codes for Heliports and Helistops shall be met.

The number of employees (at the greatest shift) plus the anticipated number of clients/passengers will be taken into consideration to determine an adequate number of parking spaces for the facility.

All parking lots, fueling, and storage areas shall be screened by a planting of a dense evergreen material not less than 3' high along any street or property line.

Landscaping shall be included at the discretion of the Planning Board. Provisions may also be made for a landscaped strip along the Hackensack River. Such landscaped area should be wide enough to allow for public access.

So as to provide adequate screening it is desirable that no more than 80% pavement coverage be considered.

All fuel waste should be contained on the site and be disposed of properly.

An identification and/or directional sign will be permitted on Route 440. Signage may also be permitted on-site, but in no instance shall any on-site sign be visible from Route 440. Rooftop signage is permitted. The sign shall be mounted or painted flush against the roof of the building and not visible from Route 440.

D. Maximum Height

None, except as regulated by the Area and Yard Provision of the New Jersey City Zoning Ordinance enacted December 9, 1974.

E. Area, Yard and Bulk

1. All structures shall be integrated into an overall site plan for compatibility in the architectural design of the structuring and for enhancing a coordinated on-site parking, loading, circulation and landscaping plan whether the buildings are constructed at one time or in stages over a period of time.
2. Buildings may be attached and built to the interior side line(s). The minimum distance between structures on the same lot, if not attached, shall be fifteen (15) feet or one-half (0.5) the height of the tallest building, whichever is greater. For purposes of this ordinance, attached buildings shall include two (2) walls with not more than six (6) inches between them. Where buildings abut, the site plan shall be accompanied by appropriate legal material and plans showing properly located loading spaces and trash receptacles with permitted access across adjacent properties.
3. Maximum building coverage: Twenty-five (25) percent and maximum floor area ratio: 0.75 except that service stations shall have a maximum building coverage of fifteen (15) percent.
4. Minimum building setback: from any street line, sixty-five (65) feet; from any side or rear property line, one-and-one-half (1.5) times the building height and, for service station, all pump islands shall be set back at least thirty (30) feet from any street line and fifty (50) feet from other property lines.
5. Regardless of any other setback regulation, in no event shall any building be closer than one hundred (100) feet to any bulkhead line.

F. Minimum Off-street Parking

1. In a shopping center with at least five (5) different retail sales or service outlets, five-and-one-half (5.5) spaces per one thousand (1,000) square feet of the gross floor area provided not more than twenty (20) percent of the gross floor area is devoted to office use. Where more than twenty (20) percent of the gross floor area is devoted to office use, the additional office space shall provide one (1) parking space for every six hundred (600) square feet of gross floor area.
2. Retail sales and service uses not part of a shopping center: one (1) space per one hundred fifty (150) square feet of gross floor area.
3. Medium rise apartments shall adhere to the R-3 District.
4. Hotels and motels: one (1) space per room.

5. Office and financial institution: one (1) space per four hundred (400) square feet of gross floor area.
6. Restaurant, nightclubs, bars and theater: one (1) space per four (4) seats.
7. Auto and truck sales: one (1) space per one thousand (1,000) square feet of gross floor area.
8. Auto service station: three (3) spaces per lift, wheel alignment pit, bay or similar work area which spaces shall be separate from the driveway and apron areas which give access to pumps, service area, and area for display of merchandise.
9. Utilities: one (1) space per two thousand (2,000) square feet of gross floor area.
10. Recreation and athletic facilities: one (1) space per six (6) seats in an auditorium, gymnasium, pool or similar spectator area or one space (1) per one thousand (1,000) square feet of gross floor area, whichever is greater.
11. Veterinarian: one (1) space per six hundred (600) square feet of gross floor area.

G. Minimum Off-Street Loading as in Article IV of the new Jersey City Zoning Ordinance enacted December 9, 1974 and shown in (C) below.

H. Maximum Sign Area

1. One (1) free standing sign, lighted, may be constructed for one (1) shopping center where there are more than five (5) different retail sales or service uses grouped into one area. Such sign shall not exceed a height of thirty (30) feet, shall be set back from any street right-of-way and property line a minimum of thirty (30) feet, and shall not exceed one hundred fifty (150) square feet in area. Where the shopping center has frontage from more than one street, one free standing sign shall be permitted with the same height and setback requirements along each additional street, but the area for each additional sign shall not exceed one hundred (100) square feet.
2. Service stations may be permitted one (1) free standing, lighted sign and one (1) lighted sign attached flat against the building. The free standing sign shall not be closer to any street or property line than thirty (30) feet and shall not exceed a height of twenty five (25) feet nor an area of forty eight (48) square feet. The attached sign shall not exceed forty eight (48) square feet in area or exceed the height of the roof line.
3. Other stores, hotels, motels, offices, financial institutions, veterinarians, restaurants, theaters, auto and truck sales, and indoor recreation and athletic facilities shall be permitted one (1) primary sign each which shall be attached flat against the building or flat against or under a canopy attached to the wall. The sign may be lighted. The

primary sign shall not exceed an area equivalent to twenty (20) percent of the first story portion of the front wall of the building but not to exceed two hundred (200) square feet for a hotel or motel nor exceed one hundred (100) square feet for all other uses, whichever is smaller. Where a store is designed for rear or side entrances, one (1) sign may be attached flat against the building at each entrance, each sign not to exceed an area equivalent to one-half (0.5) that of the primary sign area. In addition, where a common walkway is provided which is protected by a roof or other roof-like structure, one (1) sign per store, unlighted, may be suspended from the roof to be located over the walkway perpendicular to the wall of the store. Suspended signs shall be no closer than ten (10) feet at their lowest point to the finished walkway below them and shall not exceed twenty (20) square feet in area.

4. All signs shall conform in character with all other signs in the shopping center and shall blend in with the overall architectural design of the shopping center.

B) INDUSTRIAL – INDUSTRIAL PARK (I-3 District as shown in the new Jersey City Zoning Ordinance enacted December 9, 1974)

A. Permitted Principal Uses

1. Office Buildings
2. Warehousing, wholesaling, shipping and receiving.
3. Manufacturing, processing, research, and assembly operations, but not including the production of explosives nor the processing of petroleum into fuel, oil, or other products
4. Terminal facilities for rail, truck, and water borne transportation including storage and containerization facilities, but not including tank farms.
5. Marinas and the construction and repair of marine vessels.
6. Utilities
7. Restaurants
8. Motel and hotels
9. Parking garages and lots
10. Public and Quasi-Public uses

B. Permitted Accessory Uses

1. Off-street parking and loading
2. Fences and walls
3. Guardhouses
4. At marinas: boat sales and rentals, repair facilities, and wholesale and retail sales of marine supplies
5. Private helicopter landing pad

6. Meeting rooms

C. Special Permitted Uses

Billboards in accordance with Article V of the new Jersey City Zoning Ordinance enacted December 9, 1974, and the provisions outlined below.

D. Height

1. There shall be no maximum height except as regulated by area and yard requirements or new Jersey City Zoning Ordinance enacted December 9, 1974.
2. Billboards erected on a lot or attached to the side of a building shall not exceed twenty-five (25) feet at their highest point. Billboards erected on the roof of a structure shall not exceed sixty (60) feet at their highest point, or not more than twenty-five (25) feet above the roof, whichever is lower.

E. Area, Yard and Bulk

1. More than one structure may be located on one lot and more than one use may occupy one building. Separate structures on the same lot may abut one another. Where they do not abut, the distance between them shall be at least twenty (20) feet or one (1) horizontal to two (2) vertical as measured from the base of one structure to the roof line of the other, whichever is greater. The minimum lot size shall be three (3) acres with a minimum street frontage of two hundred (200) feet.
2. For industrial parks of one hundred (100) acres or more, the average lot size or the parcel to be used by one tenant, whichever is applicable, shall not be less than three (3) acres. No lot or tenant's parcel shall be less than one (1) acre and for those lots or tenant's parcels less than three (3) acres in size an equivalent number of lots or tenant's parcels greater than three (3) acres shall be developed so that the average lot or tenant's parcel shall not be less than three (3) acres shall be developed so that the average lot or tenant's parcel size shall not be less than three (3) acres. No lot or tenant's parcel shall have less than two hundred (200) feet of street frontage on a street improved to city specifications and each lot or tenant's parcel shall be served by water, sewerage, and drainage improvements all improved to city specifications.
3. The floor area ratio shall not exceed 1.5 except that the floor area ratio may be increased in accordance with the following schedule provided no other violations of this ordinance are created in the process: for each one thousand (1000) square feet of lot area that is landscaped, as approved on the site plan, an additional one thousand (1000) square feet of gross floor area may be added to the building; for each lot that is larger than three (3) acres in area, the floor area ratio may be

increased 0.05 for each multiple of forty thousand (40,000) square feet (fractional lot areas are not permitted and sites larger than three (3) acres as a result of averaging lot sizes in industrial parks are not permitted). The floor area ratio shall not be increased by more than 0.05 to a maximum of 2.0 throughout the application of these exceptions.

4. The maximum building coverage shall be forty five (45) percent except that parking and loading areas under roof shall not be considered as part of the building coverage nor as part of the gross floor area and except further that warehousing, wholesaling, shipping and receiving uses when serving as the principal use shall not exceed fifty five (55) percent coverage.
5. No structure shall be closer to a street centerline than sixty (60) feet nor closer to a property line than thirty (30) feet. Buffer areas as required in Article IV shall be at least fifteen (15) feet.
6. No building roof line shall project higher than an inclined plane measured from any property line at a ratio of one (1) horizontal to two (2) vertical. For each one (1) percent the building coverage is reduced, the inclined plane may be made steeper by a factor of 0.1, e.g. forty four (44) percent coverage would permit an inclined plane equal to one (1) horizontal to 2.1 vertical. The steepest inclined plane shall be one (1) horizontal to 3.0 vertical on lots with thirty five (35) percent building coverage or less.
7. Free standing billboards shall be set back from any street or property line a minimum of five (5) feet. A billboard may be attached to a building façade provided the façade to which it is attached has a conforming setback and height, otherwise the billboard shall not be permitted to be attached. Billboards shall not be located upon any lot or building unless the lot (or the lot on which the building is located) has a width of at least one hundred (100) feet and the lot is at least three hundred (300) feet from any residential zoning district and from any C-2, C-3, C-4 and I-1 zoning district. The minimum distance between billboards shall be at least three hundred (300) feet of which at least one hundred (100) feet shall be street frontage of one or more lots that do not contain either a billboard or a building with a billboard.

F. Minimum Off-Street Parking

1. Office: one (1) space per four hundred (400) square feet of gross floor area.
2. Manufacturing, processing, research and assembly: one (1) space per seven hundred fifty (750) square feet of gross floor area.
3. Warehousing, wholesaling, shipping and receiving, storage, terminal facilities, and containerization facilities: One (1) space per five thousand (5000) square feet of gross floor area for the first two hundred thousand (200,000) square feet of gross floor area.

Thereafter, parking shall be provided at a ratio of one (1) space per ten thousand (10,000) square feet of gross floor area.

4. Marinas shall adhere to the C-4 regulations.
5. Hotels and motels shall provide one (1) space per room.
6. Restaurants shall provide one (1) space per four (4) seats.
7. Utilities: One (1) space per one thousand five hundred (1500) square feet of gross floor area.
8. The amount of parking to be provided by buildings and lots containing more than one use shall be the sum of the requirements for the various components uses.

G. Minimum Off-Street Loading

Shall be as in Article IV or the new Jersey City Zoning Ordinance enacted December 9, 1974 and shown in (C) below.

H. Signs

1. Each structure shall be permitted unlighted sign area identifying the tenant(s) or owner(s). The total area of the sign(s) shall not exceed twenty (20) percent of the area of the first story of the wall to which it is attached or two hundred (200) square feet, whichever is smaller, and there shall be no more than three (3) separate signs on any one (1) wall. Where a structure is located on a common lot, signs may be located on walls fronting on not more than two (2) streets. The total sign area facing both streets shall not exceed three hundred (300) square feet with not more than two hundred (200) square feet facing any one (1) street.
2. No sign shall be flashing, animated or moving.
3. Directional and safety signs shall be exempt from sign area regulations.
4. Billboards shall not exceed an area of six hundred (600) square feet consisting of a maximum vertical dimension of twelve (12) feet and a maximum length of twenty five (25) feet per sign in those instances where the billboard contains two (2) signs on one face. Where the billboard contains one (1) sign on the face, its maximum area shall be seven hundred fifty (750) square feet with a vertical dimension not to exceed fifteen (15) feet and a length not to exceed fifty (50) feet.

C) MINIMUM OFF-STREET PARKING AND LOADING

A. Garages and Parking and Loading Spaces

All parking and loading spaces and garages shall have direct, unobstructed access to a paved driveway connecting the parking and loading space and/or garage to the adjacent street constructed in accordance with the requirements outlined below.

B. Landscaping

Parking lots for more than ten (10) vehicles, and all loading areas, shall provide a screen planting of a dense evergreen material not less than three (3) feet high along any street line and along all property lines which abut a residential use or residential zoning district line except those instances where a building intervenes or where the distance between the edge of the parking or loading area and the street or lot line is at least seventy-five (75) feet and except in sight triangles at driveway and sidewalk access points. In lieu of screen planting, artificial shrubbery, a decorative masonry wall, or fence with a maximum of three-fourths (0.75) inch spacing, or any combination of artificial shrubbery, plantings, walls and fences may be provided not less than four (4) feet in height, maintained in good condition and without advertising. Within the parking area, a minimum of three percent (3%) of the parking area shall be landscaped and maintained with shrubs no higher than three (3) feet and trees with branches no lower than six (6) feet so that the landscaping is dispersed throughout the parking area.

C. Lighting

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.

D. Surfacing and Curbing

1. All parking and loading areas and access drives shall be paved as outlined below, or the equivalent, and approved as part of the site plan approval. All parking areas regardless of size and location shall be suitably drained and maintained. Areas of ingress and egress, loading and unloading areas, major interior driveways and access aisles, and other areas likely to experience similar heavy traffic shall be paved with not less than four (4) inches of compacted base course of plant-mixed bituminous stabilized base course constructed in layers not more than two (2) inches compacted thickness and prepared and constructed in accordance with Division 3, Section 2A, of the New Jersey State Highway Department Standard Specifications for Roads and Bridge Construction (1961) and amendments thereto. A minimum two-inch 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 Specifications and amendments thereto.

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 Specifications and amendments thereto.

Where sub-base conditions of proposed parking area are determined by the City Engineer to be wet, springy, or of such nature that surfacing would be inadvisable without first treating the sub-base, the treatment of the sub-bases shall be made in the following manner: The areas shall be excavated to a depth of at least six (6) to twelve (12) inches below the proposed finished grade and filled with suitable sub-base material as determined by the City Engineer. Where required by the City Engineer, a system of porous concrete pipe surface drains shall be constructed beneath the surface of the parking area and connected to a suitable drain. After the sub-base material has been properly placed and compacted, the parking area surfacing material as described above shall be spread thereon.

2. All off-street parking lots shall be provided with curbing or the equivalent 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 or wheel stops shall be located to prevent any part of the vehicle from overhanging the street right-of-way, property line, or internal sidewalks. Parking spaces shall be located within parking lots with access to each space from an aisle. Access to the streets from the parking lot shall be limited to driveways.
3. All off-street parking lots shall have adequate designations to indicate traffic flow and parking spaces.

E. Access

Access drives from any one lot crossing the street line shall be limited to a maximum of two (2) along the frontage of any single street in one city block and the center lines of any separate access points shall be spaces at least fifty-six (56) feet apart, or whatever greater width results from the interior parking design when using the design criteria outlined below; handle no more than two (2) lanes of traffic; be at least twenty-five (25) feet or one-half the lot frontage, whichever is greater, but need not exceed two hundred (200) feet from the street line of any intersecting street; and be at least twenty (20) feet from any property line unless located on the property line for joint use by the tenants or owners on both sides. Continuous open driveways in excess of twenty (20) feet at the street line shall be prohibited except that for non-residential uses, driveways of more than twenty (20) feet may be permitted provided there is site plan approval

giving due consideration to the proposed width, curbing, direction of traffic flow, radii of curves, and traffic lane divider. Curbing shall be either depressed at the driveway or have the curbing rounded at the corners with the driveway connected to the street in the same manner as another street.

F. Location of Parking and Loading Spaces

Required off-street parking spaces shall be located on the same site as any residential use, but for industrial, office and other employment uses may be 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. Such separate lots when used to meet the parking provisions of this ordinance shall have the parking use added to the deed of the property. Off-street parking may occupy front, side, and rear yard areas subject to site plan approval except that preference shall be given to side and rear yards. All parking shall be no closer than either five (5) feet to any street line or beyond the edge of any buffer area required by this ordinance. No parking of vehicles shall be permitted in fire lanes, driveways, aisles, or turning areas at any time. Nothing shall prohibit driveways serving individual dwelling units from being considered one off-street parking space per dwelling units except that no portion of the driveway within the street right-of-way shall be considered as any portion of an off-street parking space. Off-street loading facilities shall be located so that no vehicle being loaded or unloaded, maneuvering into a loading space, or waiting to be parked in a loading space shall interfere with any traffic flow on a street, sidewalk, parking space, aisle, fire lane, driveway, railroad tract or turning area nor shall they occupy any part of required lawn or buffer areas.

G. Type of Facility

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.

H. The provision of parking and loading spaces shall also include adequate driveway and necessary turning areas for handling the vehicles for which provision is made. Parking and loading spaces shall be designed to permit each motor vehicle to proceed to and from the parking and loading space provided for it without requiring the moving of any other motor vehicle. Aisles providing access to parking spaces shall have the following minimum distances. Where the angle of parking is different on both sides of the aisle, the larger aisle width shall prevail.

Angle Of Parking Space	For Parking Spaces 8.5 Feet Wide		For Parking Spaces 9.5 Feet Wide	
	One-Way Aisle	Two-Way Aisle	One-Way Aisle	Two-Way Aisle
90°	25'	25'	22'	22'
60°	20'	22'	18'	20
45°	18'	20'	15'	18'
30°	15'	18'	12'	18'
Parallel	12'	18'	12'	18'

- I. The number and design of off-street loading spaces shall adhere to the following: Where more than one use is on a lot, the total number of spaces shall be the sum of the component requirements.

1. Minimum Standards for Number of Off-Street Loading Spaces ⁽¹⁾

Land Use	Gross Floor Area in Square Feet	
	At which First Berth is Required	At which Second Berth is Required*
Mfg., processing, assembly, marinas, scrap yards, scrap processing	5,000	40,000
Warehouse, auto/truck sales & repairs, body work, painting	5,000	40,000
Storage, shipping, rec'g.	10,000	25,000
Retail	10,000	20,000
Service Establishments	10,000	40,000
Comm. Recreational (incl. Bowling Alleys	10,000	100,000
Restaurants/Night Clubs	10,000	25,000
Laundry	10,000	25,000
Office Bldg., Financial Institution and Research	10,000	100,000
Hotel/Motel	10,000	100,000
Apartment Buildings	25,000	100,000
Schools	10,000	100,000
Hospitals	10,000	100,000
Sanitariums (Homes)	10,000	100,000
Terminals & Transportation Centers	5,000	40,000
Auditoriums	10,000	100,000
Arenas	10,000	100,000
Funeral Homes/Mortuaries	10,000	100,000

* Three or more spaces shall be calculated at multiples of this column.

2. Minimum Yard and Dock Standards for Off-Street Loading

A	B	C	D
Overall Length Of Berth (Feet)	Berth Width (Feet)	Apron Length (Feet)	Dock Approach (A & C) (Feet)
40	10	46	86
	12	43	83
	14	39	79
45	10	52	97
	12	49	94
	14	46	91
50	10	60	110
	12	57	107
	14	54	104
55	10	65	120
	12	62	117
	14	58	113
60	10	72	132
	12	63	123
	14	60	120

⁽¹⁾Zoning, Parking & Traffic, Eno Foundation 1972, pp 123 and 129.

08 PERFORMANCE STANDARDS FOR ALL USES

A. Buffers

Buffer areas are required along lot and street lines of all lots containing uses permitted in the Industrial Districts where said property lines or the center line of adjacent streets abut residential use is proposed on a lot adjoining an existing industrial use, the proposed residential use shall provide the buffer. Also, where a structure abuts a side or rear property line and the yard area between the structure and the side or rear property line has no improvements other than landscaping and the yard area is not used for any purpose whatsoever, the yard with its landscaping is sufficient to meet the buffer provisions and no additional buffer area need to provided. Buffer areas shall comply with the following standards:

1. The buffer area shall be measured from the zoning district line or, where the zoning district line follow the centerline of the adjacent street, shall b measured from the street line.
2. Buffers may be either screen plantings or decorative walls and all such areas shall be maintained and kept clean of all debris, rubbish, weeds, and tall grass. Any screen planting shall be maintained permanently

and any plant material which does not live shall be replaced within one (1) year or one (1) growing season.

3. No activity, storage of materials, or parking of vehicles shall be permitted in the buffer area except access drives from public street, unlighted directional signs, and permitted signs as specified in the District Regulations.
4. Buffer widths for screen planting areas shall be established in each zoning district. Where a new residential use is proposed on a lot adjoining an existing industrial use, the standards for the buffer shall be as required in the industrial district. Any planted areas shall be planted and maintained with massed evergreens, deciduous trees and shrubs of such species and size as will produce, within two (2) growing seasons, a living screen at least four (4) feet in height and of such density as will obscure, throughout the full course of the year, the glare of automobile headlights emitted from the premises. The screen planting shall be placed so that at maturity it will not protrude across any street or property line and so that a clear sight triangle as set forth in this ordinance shall be maintained at all street intersections and at all points where private access ways intersect public streets.
5. Where only the front of any proposed building shall be visible from the adjacent residential district and all parking, loading, outside equipment, and storage areas are in either the side or rear yards, the parking, loading, outside equipment and storage areas shall be screened from view by buildings, decorative walls, or landscaped areas as outlined above and the front of the building shall be landscaped.

B. Electricity

Electric and electronic equipment shall be shielded so there is no interference with any radio or television reception at the lot line or beyond, or in the case of multi-family dwellings, beyond the operator's dwelling unit, as the result of the operation of such equipment.

C. Glare

Exterior lighting and light resulting from any manufacturing or assembling operations shall be shielded, buffered, and directed as required by the lighting requirements of this ordinance so that any glare, direct light or reflection will not interfere with the normal use of nearby properties, dwelling units and streets.

D. Air, Water and Environmental Protection

No use shall emit heat, odor, vibrations, noise, or any other pollutant into the ground, water or air that exceeds the most stringent, applicable state or federal regulation.

E. Storage and Waste Disposal

No materials or wastes shall be deposited upon a lot in such form or manner that they can be transferred off the lot, directly or indirectly, by natural forces such as precipitation, evaporation or wind. All materials or wastes which might create a pollutant, a hazard, or be attractive to rodents or insects shall be stored indoors and/or be enclosed in appropriate containers to eliminate such pollutant potential, hazard, or attraction. No highly flammable or explosive substance shall be stored on a property except under conditions approved by the Department of Public Safety and the New Jersey Department of Labor and Industry.

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.

D) PROJECT PROPOSALS

1. Land Acquisition

a. Properties to be Acquired

1) Map No. 1, "Project Boundary" designates 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.

E) 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 proposal of this Plan conform with the general plan for the municipality;

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

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 improvement of a blighted area, removal of structures in poor condition and the provision of land for new industrial and commercial development.

The following three statements regarding relocation are made in accordance with State and local requirements. However, it should be noted that presently there are no residents, businesses, or commercial activities located in the Marine Industrial Urban Renewal Area and therefore, relocation is not anticipated.

- 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 diminish 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 Marine Industrial Renewal Area shall be given priority for relocation into the units of new housing under construction in the Jersey City Urban Renewal Projects. 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 Marine Industrial 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 Agencies 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.

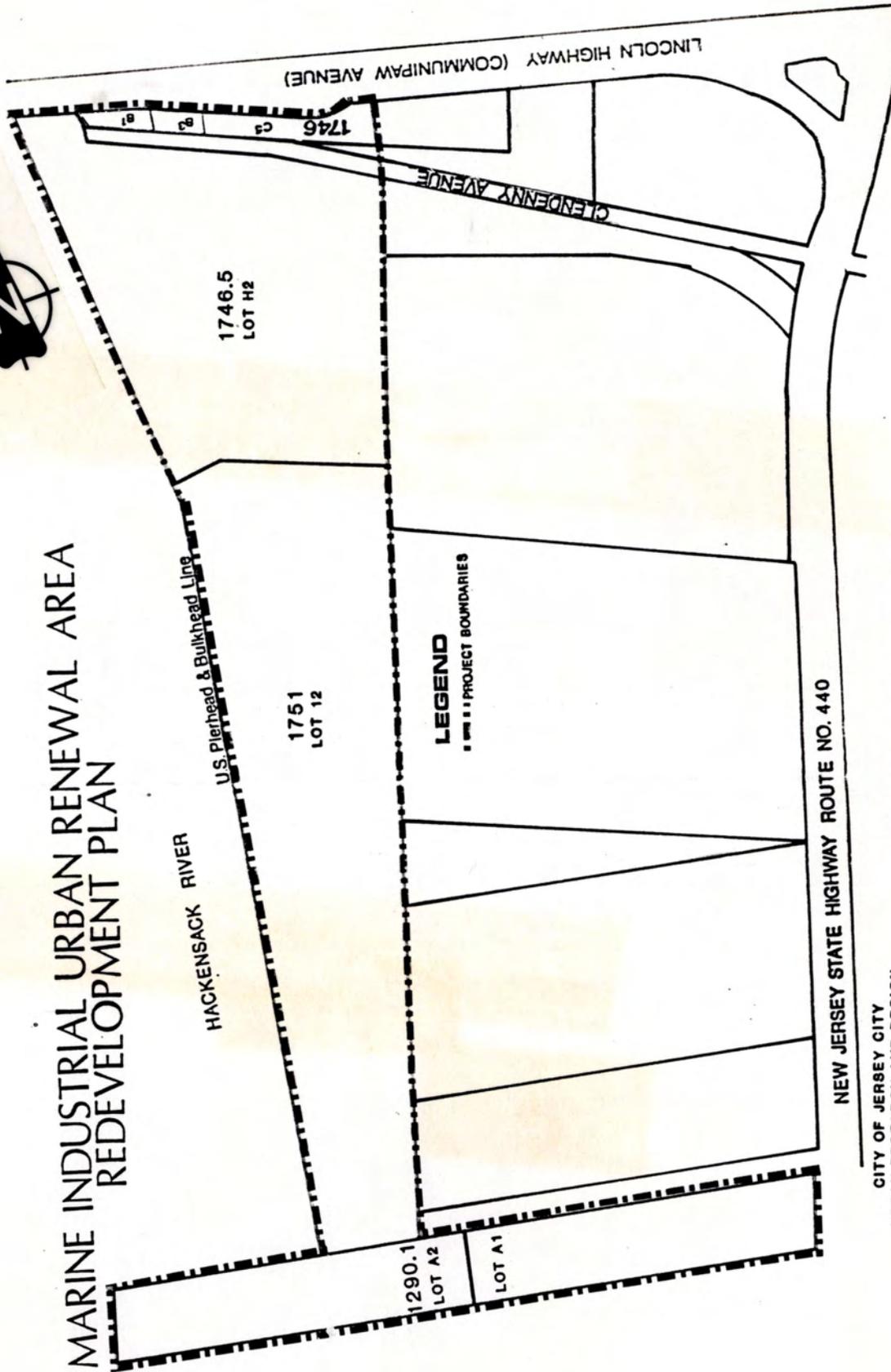
The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of State and local law and there are not additional requirements with respect to a Redevelopment Plan which have not been complied with.

F) PROCEDURE FOR CHANGES IN APPROVED PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law:

“A fee of \$500 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 40:55C-1 et seq., said developer shall pay these costs. If there be no developer the appropriate agency shall be responsible for any and all such costs. If the amendment request originates with the City’s development offices the fee and costs shall be waived.”

MARINE INDUSTRIAL URBAN RENEWAL AREA REDEVELOPMENT PLAN



HACKENSACK RIVER

U.S. Pierhead & Bulkhead Line

1746.5
LOT H2

1751
LOT 12

LEGEND
- - - - - PROJECT BOUNDARIES

1290.1
LOT A2

LOT A1

LINCOLN HIGHWAY (COMMUNITIPAW AVENUE)

GLEDDENNY AVENUE

NEW JERSEY STATE HIGHWAY ROUTE NO. 440

CITY OF JERSEY CITY
URBAN RESEARCH AND DESIGN
JUNE 1984

BOUNDARY MAP

MARINE INDUSTRIAL URBAN RENEWAL AREA REDEVELOPMENT PLAN

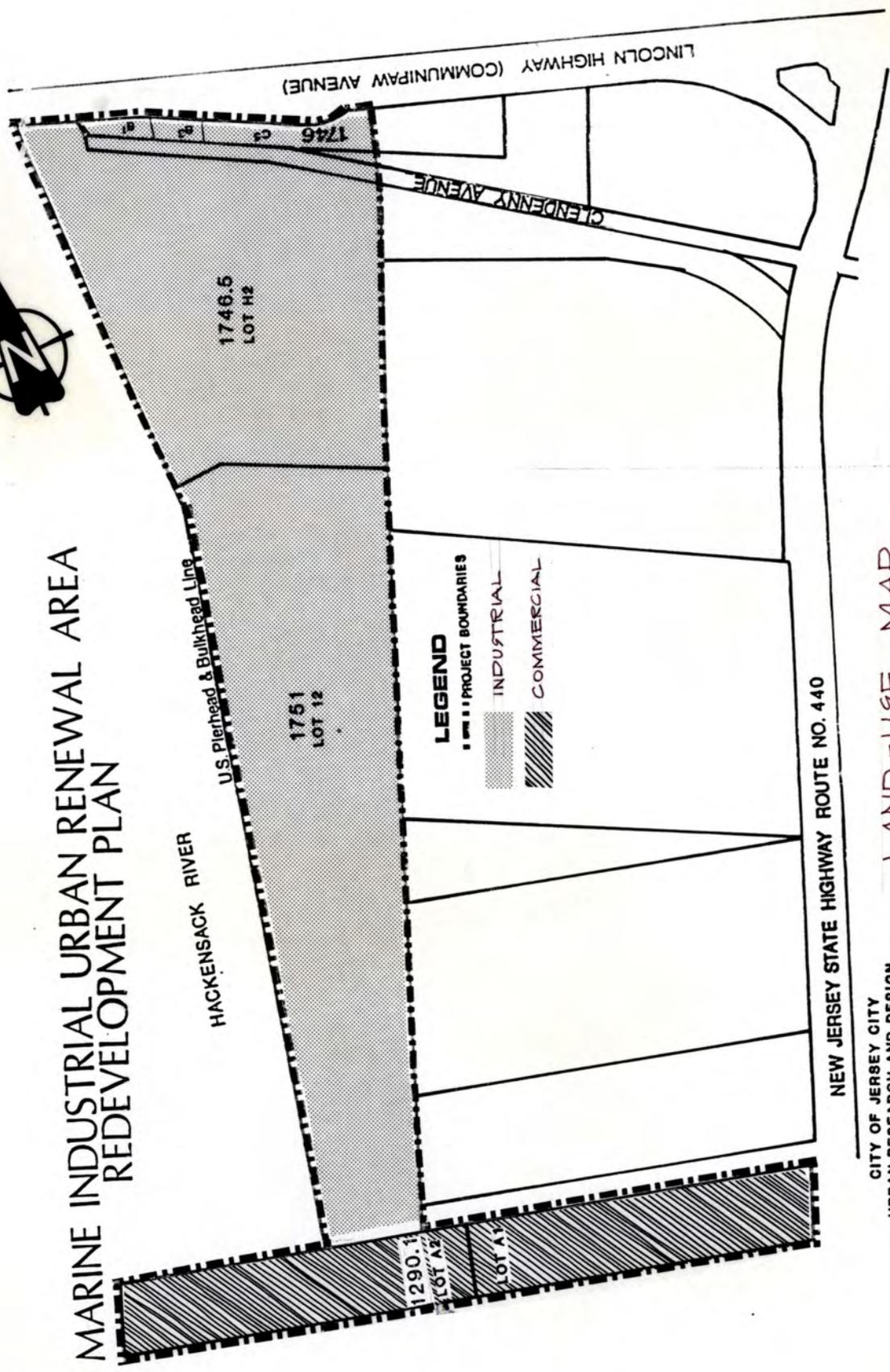


CIRCULATION MAP

CITY OF JERSEY CITY
URBAN RESEARCH AND DESIGN
JUNE 1984

NOTE:
PROPOSED ROADWAY IMPROVEMENT
LOCATIONS ARE APPROXIMATE AND
ARE SUBJECT TO FINAL METES AND
BOUNDS. APPROVAL BY THE CHIEF
ENGINEER.

MARINE INDUSTRIAL URBAN RENEWAL AREA REDEVELOPMENT PLAN



NEW JERSEY STATE HIGHWAY ROUTE NO. 440

CITY OF JERSEY CITY
URBAN RESEARCH AND DESIGN
JUNE 1984

LAND-USE MAP