

Montgomery Gateway Redevelopment Plan

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January 1980

June 1982

December 1982

December 1983

April 1986

March 1987

May 1998

May 11, 2011

September 9, 2011, Ord 11-091

Block & Lot Updates – May 24, 2012

Amended September 12, 2012 – Ord 12-112

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I. DESCRIPTION OF PROJECT BOUNDARY DESCRIPTION

AMENDED BOUNDARIES: Dated September 20, 1978
 Dated January 24, 1980

BLOCKS: 12806 (partial), 12809 (partial), 12807 (partial), 12808, 12801 (partial), 12605, 12607, 12608 (partial), 12606, 12601 (partial), 13901 (partial), 12807 (partial), 12604

II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Renewal activities for the Montgomery Street Project will be undertaken in conformity with, and will be designed to meet the following goals and objectives of the Redevelopment Plan.

A. GOALS

- 1) To comprehensively redevelop the Montgomery Street Project Area through selective restoration and rehabilitation of existing residential, commercial and industrial uses, by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate.
- 2) To provide for a variety of residential uses and housing types for both existing residents and prospective occupants in order to meet the housing needs of low, moderate and upper income households.
- 3) To effectively achieve quality historic preservation of architecturally significant structures located within the project area and to minimize the alteration of such structures where feasible.
- 4) To provide for the improvement of the functional and physical layout of the project area for contemplated redevelopment and the removal of impediments for land disposition.
- 5) To provide for 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 the separation of vehicular and pedestrian traffic, as well as to provide for the maximum use of public transportation.
- 6) To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.

7) To provide for the stabilization and the increase of the tax base of the project area and the entire city by redeveloping non-revenue producing areas and by reestablishing investment confidence on the part of existing and future residents both within the area and in contiguous neighborhoods.

8) To provide for the coordination of redevelopment activities to promote a uniform attack on blight which reinforces already existing renewal and improvement programs in adjacent areas in accordance with a plan that integrates the Montgomery Street Project with the existing physical and social fabric of the City of Jersey City.

B. OBJECTIVES

1) To rehabilitate a portion of multi-family residential rental units for low and moderate income households through the use of Jersey City's Section 8 Demonstration Rehab allocation.

2) To construct new family housing for home ownership through a combination of private development financing and the selective use of Section 235 assistance.

3) To construct new residential rental housing for low and moderate income families through the Section 8 program.

4) To assist private owner occupants who wish to improve their structures through a rehabilitation incentive program.

5) To provide construction related (temporary) jobs, and permanent jobs through housing rehabilitation and construction of new housing and public improvements.

6) To assist small neighborhood commercial uses by providing relocation opportunities for the few commercial businesses located in the area designed for new residential development.

7) To provide necessary site improvements for both proposed and existing residential uses as well as commercial and industrial firms, including new streets and sidewalks, street alignment, off-street parking, open space, pedestrian malls, recreational areas, new trees and selected planting materials where necessary.

8) To provide for shopping and office facilities designed to serve the needs of the immediate neighborhood.

9) To promote balanced development in accordance with the Fair Housing Act, NJSA 52:27d-311, and the housing element and fair share plan of the city of Jersey City Master Plan.

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Montgomery Street Project through a combination of redevelopment actions. These will include but not be limited to: 1) clearance of dilapidated structures; 2) retention and construction of sound compatible uses; 3) assembly into developable parcels the vacant and underutilized land now in scattered and varied ownership; and 4) provisions for a full range of public infrastructure necessary to service and support the new community.

IV. REHABILITATION OBJECTIVES

A portion of the areas designated for rehabilitation contain properties recognized by the City of Jersey City as being of a historic nature. These parcels are located in what is commonly referred to as the Van Vorst Park Historic District. Therefore, in order to preserve the character and special identity of these structures, and others of a similar nature throughout the balance of the study area, the following fundamental concepts shall be followed to the extent possible.

A. Rehabilitation work shall not destroy the distinguishing qualities or character of the property and/or its environment. The removal or alteration of any historic material or architectural features shall not be permitted. The structure's historic characteristics shall be rebuilt to its original profile, to the maximum extent possible.

B. Deteriorated architectural features shall be repaired and restored rather than replaced, wherever possible. In the event that replacement becomes necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities.

Repair or replacement of missing architectural features shall be based upon accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs.

C. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures and often predate the mass production of building materials, shall be treated with sensitivity and preserved where feasible.

D. All structures shall be recognized as products of their time period. Alterations to create modern appearances shall be prohibited.

E. Contemporary design of new construction in old neighborhoods and additions to existing buildings or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material and character of the neighborhood, building, or its environment.

F. Wherever possible, new additions or alterations to buildings shall be constructed in such a manner that if removed at a future date, the essential form and integrity of the original structure will be unimpaired.

G. Elevators shall be installed where feasible in buildings of four (4) or more stories. A single elevator may be used to service more than one structure, if proper access is provided to all units, and the ingress and egress to both the buildings and apartments are acceptable to the Jersey City Division of Planning.

H. The obsolete "railroad room" arrangement shall be eliminated to provide for the more efficient use of interior space in terms of light and fresh air. Interior demolition may be required to ensure proper light and ventilation.

I. Rear facades of existing structures shall be improved so as to provide an attractive view from the associated parking areas. Proper access shall also be provided from the parking area to the building interior.

V. BUILDING DESIGN OBJECTIVES FOR NEW CONSTRUCTION

A. All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air, and usable open space, access to public right-of-ways and off-street parking, 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 so as to be attractive from all vantage points.

D. Access by the elderly, physically handicapped and/or disabled shall be encouraged. Design standards shall meet, at a minimum, federal and state regulations

VI. SPECIFIC OBJECTIVES

The following objectives shall apply to the entire study area. The proposals for each reuse parcel shall also conform, where appropriate, to the General Goals and Objectives discussed previously.

A. SUBMISSION OF REDEVELOPMENT PROPOSALS

Prior to commencement of construction, architectural drawings, specifications, and site plans for the construction of improvements to the redevelopment area shall be submitted by the developers for review and approval by the Planning Board of the City of Jersey City.

B. ADVERSE INFLUENCES

No use or reuse 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.

C. RESTRICTION OF OCCUPANCY OR USE

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

D. CIRCULATION AND OPEN SPACE DESIGN OBJECTIVES

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

Open spaces for both residential rehabilitation and new construction shall be provided where feasible and be so located as to provide for maximum usability by tenants, and to create a harmonious relationship of buildings and open space through the project area.

Sidewalk areas shall be adequately provided for the movement of pedestrians through and around the site.

Sidewalk areas shall be attractively landscaped and durably paved and shall be provided with adequate lighting.

Trees and shrubs shall be planted along the curb line at not more than 30 foot centers in a regularly spaced pattern to further increase the aesthetic quality of redevelopment activities.

Areas designated as improved open space shall be in addition to all parking, loading, yard and setback requirements.

E. OFF -STREET PARKING AND LOADING OBJECTIVES

Off-street parking and loading areas shall be coordinate with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thorough-fares.

Any surface parking facilities shall be landscaped; large concentration of parking shall be avoided; poured in place concrete curbing shall be used in parking areas to prevent vehicles from encroaching upon planted areas.

All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover.

All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded, paved with a durable dust-free surface, adequately drained, well landscaped, and all access points shall be defined and limited in accordance with the Land Development Ordinance of the City of Jersey City.

F. LANDSCAPE DESIGN STANDARDS

All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material, unless said open space is specifically designated for other activities which require paving or other treatment. All screen planting shall be evergreen and only species with proven resistance to the urban environment in this area will be acceptable.

Screen planting shall be a minimum of four (4) feet high. Material shall be planted, balled, and burlapped and be heavy and of specimen quality as established by the American Association of Nurserymen.

At initial planting the material shall provide a screen from the top of the screen from the top of the shrub to within six (6) inches of grade. Other plant materials shall be heavy and of specimen quality determined as above. All trees shall be a minimum of three and one-half (3-1/2) inches in caliper. All plants, trees and shrubs shall be installed in accordance with the Division of Planning planting schedules.

Prior to commencement of construction, architectural drawings, specifications, and site plans for the construction of improvements to the project area shall be submitted by the developers to the Planning Board of the City of Jersey City for review and approval so that compliance of such drawings, specifications, and plans to the Redevelopment objectives can be determined.

G. Interim Uses

Interim uses not to exceed three (3) years 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.

H. Underground Utility Placement

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

VII. GENERAL PROVISIONS

A. The regulations and controls in this section (Section VII General Provisions) will be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.

B. The redeveloper shall begin and complete the development of land and the construction of improvements agreed upon in the disposition contract within a reasonable amount of time was determined in the said disposition contract between the Jersey City Redevelopment Agency and the designated developer.

C. The redeveloper shall agree to retain the interest acquired in the project land until the completion of the construction and development in the area required by this plan and the disposition instruments, and the redeveloper shall further agree not to sell, lease, or otherwise transfer the interest acquired or any part thereof without prior written approval of the Jersey City Redevelopment Agency.

D. No covenant, lease, conveyance or other instrument shall be affected or executed by the Jersey City Redevelopment Agency or by a redeveloper or any of his successors or assignees, whereby land within the project area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.

E. No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Department of Engineering.

F. The Jersey City Planning Board shall specifically reserve the right to review and approve the Redeveloper's plans and specifications with respect to their conformance to the Redevelopment Plan. Such a review shall be on the basis of a site plans and/or construction plans submitted to both departments. No additional construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction shall have been submitted to, and approved by the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

Prior to commencement of construction, architectural drawings and site plans with detailed specifications for the construction and/or rehabilitation of improvements to the area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment requirements and objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases. Final Site Plan approval for any phase shall entitle an applicant to building permits.

As part of any Final Site Plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.

Any subdivision of lots and parcels of land within the redevelopment area shall be in accordance with the requirements of this plan and the land subdivision ordinance of the City of Jersey City.

G. The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of (40) years from the date of approval of this plan by the City Council of the City of Jersey City.

H. All residential redevelopment proposals and construction plans shall meet applicable F.H.A. and/or M.F.A. minimum room size requirements prior to approval by the Redevelopment Agency and Planning Board.

VIII. GENERAL LAND USE PLAN

A. Land Use Map: Proposed land uses shall be shown on “Land Use Map”.

B. Land Use Provisions and Building Requirements

1. Residential - New Construction District

a. Permitted Principal Uses

one (1), two (2), and three (3) family detached dwellings
one (1), and two (2) family attached dwellings
Garden Apartments
Townhouses
Single family rowhouse and two family rowhouses
Houses of Worship
Public Uses

b. Accessory Uses Permitted

Off-street parking and loading
Fences and walls
Designed open space
Utilities

c. Condition Uses

Professional offices
Retail stores as defined in this urban renewal plan

d. Regulations and Controls

Parcels designated residential shall be designed utilizing various materials to form a compatible overall architectural scheme.

Designed open space shall be developed as an integral part in the overall design scheme.

Houses of Worship shall be in accordance with the Land Development Ordinance of the City of Jersey City.

Where any questions arise in terms of definitions or terminology the Land Development Ordinance of the City of Jersey City shall govern.

Utilities shall be defined as: water, sewer, telephone, gas or electric service from a public or private utility company under the regulations of the New Jersey Public Utilities Commission.

e. Maximum Height

Residential uses shall not exceed four (4) stories or forty (40) feet.

Houses of Worship and Public Uses shall not exceed four (4) stories or forty (40) feet except that said building may have additional stories up to sixty (60) feet in height over not more than 50% of the foundation area.

f. Area, Yard and Bulk

One, two, and three family detached dwellings:

Maximum Building Coverage:	60%
Minimum Lot Width:	30 feet
Minimum Lot Depth:	80 feet
Minimum Lot Area:	2,400 square feet
Maximum Density:	35 units per acre
Minimum Front Yards:	5 feet
Minimum Side Yards:	5 feet (each side)
Minimum Rear Yards:	10 feet

One and two Family attached dwellings:

Maximum Building Coverage:	70%
Minimum Lot Width:	20 feet
Minimum Lot Depth:	80 feet
Minimum Lot Area:	1,600 square feet
Maximum Density:	40 units per acre
Minimum Front Yards:	5 feet
Minimum Side Yards:	0 feet (each side)
Minimum Rear Yards:	10 feet

Garden Apartments:

Maximum Building Coverage:	30%
Minimum Lot Width:	100 feet
Minimum Lot Depth:	100 feet
Minimum Lot Area:	10,000 square feet
Maximum Density:	75 units per acre

Minimum Front Yards: 25 feet
Minimum Side Yards: 20 feet
Minimum Rear Yards: 10 feet

Townhouses, rowhouses and two-family rowhouses:

Maximum Building Coverage: 70%
Minimum Lot Width: 14 feet/unit
Minimum Lot Depth: 30 feet
Minimum Lot Area: 1,100 sq. ft./unit
Maximum Density: 40.00 units/acre
Minimum Yards: Front 0 feet
Side 0 feet
Rear 10 feet

Townhouses, rowhouses, and two family rowhouses on City Tax Block 12606:

Maximum Building Coverage: 70%
Minimum Lot Width: 14 feet/unit
Minimum Lot Depth: 50 feet
Maximum Density: 40 units/acre
Minimum Yards: Front 0 feet
Side 0 feet
Rear 10 feet

*Section 3a shall apply only to properties located within City Tax Block 405.

Houses of Worship:

Maximum Building Coverage: 50%
Minimum Lot Width: 100 feet
Minimum Lot Depth: 100 feet
Minimum Lot Area: 10,000 sq. ft.
Minimum Yards: Front 25 feet
Side 10 feet
Rear 25 feet

Public Uses:

Area, yard and bulk requirements shall not apply to existing structures that are to be rehabilitated. However, the developer shall be responsible for providing such yards where feasible. All rehabilitation proposals shall be subject to approval by both the Planning Board and the Board of Commissioners of the Jersey City Redevelopment Agency.

Maximum Building Coverage:	80%
Minimum Lot Width:	20 feet
Minimum Lot Depth:	100 feet
Minimum Lot Area:	2,000 square feet

g. Minimum Off-Street Parking

All residential uses shall provide a minimum of 0.5 stalls per dwelling unit.

Houses of Worship shall provide one space 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.

Public uses, excluding museums or related facilities, parks and playgrounds, shall be provided with a minimum of one (1) space per each 600 square feet of gross floor area, excluding the first 5,000 square feet of gross floor area for that use, plus one space for each official car assigned to that use.

h. Minimum Off-Street Loading: Off-street loading shall conform to Article IV of the Zoning ordinance of the City of Jersey City.

i. Maximum Sign Area

All residential uses one (1) sign not to exceed two (2) square feet.

Billboards are expressly prohibited throughout the entire Redevelopment Area.

Houses of Worship: one (1) sign not to exceed twenty (20) square feet.

Museums shall be permitted (2) two identification signs, each not to exceed (50) fifty square feet. They shall also be permitted additional banners, signs, flags, and other forms of announcements indicating educational or cultural special events, displays and services provided by the museum.

2. Residential - Rehabilitation District

a. Permitted Principal Uses

Multi-family rehabilitation, infill extension

Mixed use commercial/residential

Public Uses

Management offices for designated urban renewal developers

Community facilities for residential tenants of urban renewal development.

b. Accessory Uses Permitted

Off-street parking and loading
Fences and walls
Designed Open Space
Utilities

- c. Conditional Uses: None permitted
- d. Regulations and Controls

Parcels designated residential shall be designed utilizing various materials to form a compatible overall design scheme.

Designed open space shall be developed as an integral part in the overall design scheme and be subject to approval by the Planning Board.

Utilities shall be defined as water, sewer, telephone, gas or electric service from a public or private utility company under the regulations of the New Jersey Public Utilities Commission.

Offices as a home occupation shall be defined as places for the transaction of business where reports are prepared, records kept, and services rendered, but where no retail sales are offered, and shall be limited to licensed doctors, lawyers, architects, engineers and planners, and limited to multi-family rehabilitation.

Each developer shall provide parking at a ratio of (.5) spaces per dwelling unit.

Yard requirements shall not apply to existing rehabilitation structures.

Mixed use residential/commercial, shall limit commercial activities to the ground floor, and provide separate ingress and egress for the residential uses and shall be limited to multifamily rehabilitation.

Multi-family rehabilitation shall refer to those existing apartment structures which are to be renovated into modern sanitary housing.

Retail sales of goods and services shall be defined as grocery stores and pharmacies, where all sales are under roof, cleaning establishments such as dry cleaners and Laundromats with attendants but in no instance shall bars, service stations, or auto body shops be considered retail shops.

Infill extensions refers to new construction added to existing multi-family buildings to be rehabilitated on sites previously occupied by structures of similar type.

- e. Maximum Height

Residential uses shall not exceed five (5) stories.

Mixed use Residential/Commercial and Multi-family rehabilitation and infill extension shall not exceed five (5) stories.

f. Area, Yard and Bulk

Yard requirements shall not apply to existing residential structures that are to be rehabilitated. However, the developer shall be responsible for providing front, side and rear yards where feasible. All rehabilitation proposals shall be subject to approval by both the Planning Board and the Board of Commissioners of the Jersey City Redevelopment Agency.

Public Uses:

Maximum Building coverage: 30%
Minimum Lot Width: 100 feet
Minimum Lot Depth: 100 feet
Minimum Lot Area: 10,000 sq. ft.
Minimum Yards: Front 25 feet
 Side 10 feet
 Rear 25 feet

g. Density

There shall be no maximum density except as regulated by the minimum acceptable F.H.A. and H.F.A. room size standards. Also all rehabilitation projects shall be subject to approval by the Planning Board.

h. Minimum Off-Street Parking

All residential uses shall be provided with a minimum of one-half (0.5) spaces per dwelling units. Such spaces may be leased offsite.

Retail sales limited to the ground floor of multi-family rehabilitation shall be provided with a minimum of one (1) space per six hundred (600) square feet of gross floor area.

Public uses, excluding museums or related facilities, parks and playgrounds, shall be provided with a minimum of one (1) space per each six hundred (600) square feet of gross floor area, excluding the first 5,000 square feet of gross floor area, plus one space for each official car assigned to that use.

Existing structures to be rehabilitated under this plan are exempt from the parking requirements. However, if the existing number of dwelling units is increased as part of the rehabilitation, a minimum of 0.5 parking spaces per dwelling units

shall be provided for those units in excess of the existing number of units such parking maybe leased off-site.

- i. Minimum Off-Street Loading: Off-street loading shall conform to Article IV of the Zoning Ordinance of the City of Jersey City.

- j. Maximum Sign Areas

One (1) sign not to exceed twenty (20) square feet for all public uses and utilities. This sign shall be attached to any building facade but shall not be located upon roof.

All residential uses and offices as a home occupation, one (1) sign not to exceed two (2) square feet.

Mixed use residential/commercial, one (1) sign not to exceed ten (10) square feet and/or one (1) banner not to exceed twenty-four (24) square feet, such banner shall conform to the regulations established in Section XI Definitions and shall be subject to approval by the Planning Board.

Billboards are expressly prohibited throughout the Redevelopment Area.

Museums shall be permitted (2) two identification signs, each not to exceed (50) fifty square feet. They shall also be permitted additional banners, signs, flags, and other forms of announcements indicating educational or cultural special events, displays and services provided by the museum.

3. Commercial Reuse District

- a. Permitted Principal Uses

First floor residential unit(s)

Rehabilitation and infill extension of existing structures for use as a business incubator

Retail Sales

Office Uses

Financial Institution

Restaurants

Public Uses

Management offices for designated urban renewal developers.

Community facilities for residential tenants of urban renewal development.

Emergency and ambulance dispatch centers, including ambulance storage and maintenance

- b. Accessory Uses Permitted

Residential units above first (1st) floor
Off-street parking and loading
Parking garages and lots

c. Conditional Uses: None permitted

d. Regulations and Controls

Retail sales of goods and services shall be defined as grocery stores, and pharmacies, where all sales are under roof, cleaning establishments such as dry cleaners and Laundromats with attendants, but in no instance shall bars, auto body shops, or service stations be considered retail sales.

Commercial operations for the sale of retail goods and services may have residential units located above the first floor provided: (1) the residential units shall be provided with separate ingress and egress other than that which is used for the purposes of the commercial operations; and 2) the parking for residential dwelling units shall be counted separate and apart from any commercial parking.

Public uses shall be limited to parks, playgrounds, museums and associated accessory cultural facilities, and governmental uses.

e. Maximum Height

Rehabilitated structures four (4) stories or fifty five (55) feet in height

Commercial buildings, community facilities and management offices three (3) stories

f. Area. Yard and Bulk

Area, yard and bulk requirements shall not apply to existing commercial rehabilitation structures that are to be rehabilitated. However, the developer shall be responsible for providing such yards where feasible. All rehabilitation proposals shall be subject to approval by the Planning Board. All other new commercial buildings, community facilities, or management offices, shall conform to the following regulations:

Maximum Building Coverage: 80%
Minimum Lot Width: 20 feet
Minimum Lot Depth: 100 feet
Minimum Lot Area: 2,000 square feet

g. Minimum Off-Street Parking

Retail sales of goods and services; one (1) space per 600 square feet of gross floor area.

Restaurants: one (1) space per each four (4) seats.

Existing structures which are rehabilitated under this plan shall be exempt from on-site parking requirements.

Office and financial institutions; one (1) space for each 1,000 square feet of gross floor area.

Mixed use commercial/residential; one (1) space per 600 square feet of gross floor area for commercial use plus 0.5 space per each dwelling unit.

Public uses, excluding museums or related facilities, parks and playgrounds, shall be provided with a minimum of; one (1) space per each 600 square feet of gross floor area, excluding the first 5,000 square feet of gross floor area for that use plus one space for each official car assigned to that use.

h. Minimum Off-Street Loading

Off-street loading shall conform to Article IV of the Zoning Ordinance of the City of Jersey City.

Rehabilitation of existing structures shall be exempt from the loading requirements.

i. Maximum Sign Area

Billboards are expressly prohibited throughout the entire Redevelopment Area.

Each business establishment shall be permitted not more than one (1) signs per street frontage. Wall signs shall not be internally illuminated. Wall signs shall not exceed twenty (20) square feet and may not project more than twelve (12) inches.

Under no circumstances shall fluorescent or glowing paint be permitted for any signage within the area. No signs or window graphics other than those specifically enumerated herein shall be permitted.

All signage shall be subject to site plan review and approval by the Planning Board.

Any signage presently existing within the commercial reuse or new commercial area shall be considered non-conforming upon adoption by the Municipal Council

of this urban renewal plan and shall be removed within eighteen (18) months of the adoption by the Municipal Council of this urban renewal plan.

Museums shall be permitted (2) two identification signs, each not to exceed (50) fifty square feet. They shall also be permitted additional banners, signs, flags, and other forms of announcements indicating educational or cultural special events, displays and services provided by the museum.

4. Community Commercial District

a. Permitted Principal Uses

Community Commercial Facilities
Offices

b. Accessory Uses

Off-street parking and loading
Fences and walls
Designed open space
Utilities

c. Regulations and Controls

All development shall be designed utilizing materials indigenous to the immediate area so as to form an architectural scheme which is compatible with the surrounding Historic District.

Designed open space shall be developed as an integral part of the overall design scheme.

Utilities shall be defined as water, sewer, telephone, gas or electric service from a public or private utility company under the regulations of the New Jersey Public Utilities Commission.

Supermarkets may not use cart corrals without prior approval of the Jersey City Planning Board.

Supermarkets shall provide public restrooms available from the public area of the shopping center for the use of the general public. These facilities shall be maintained by the operator of the supermarket.

Walk-up and/or drive-through windows or service areas shall be permitted as part of single, free standing structures.

The perimeter of the Community Commercial District shall be adequately fenced with ornamental steel and/or brick fencing or other materials determined to be acceptable by the Planning Board.

Such fence shall be continuous, except for necessary openings to allow vehicles and pedestrian traffic to safely enter and exit the site.

Community commercial facilities shall include retail sales of goods and services but shall expressly exclude automotive service stations, indoor recreation facilities including video game arcades, and taverns, while not excluding restaurants that also serve alcoholic beverages.

d. Maximum Height

Community commercial structures shall not exceed thirty (30) feet.

Offices shall not exceed forty-five (45) feet.

e. Area. Yard and Bulk

Maximum Building Coverage: 25% of the total area within the community commercial district. However, individual lots may be created on which building coverage exceeds 25%, provided that the overall building coverage within the community commercial district does not exceed 25%.

Minimum Lot Width: 100 feet

Minimum Lot Depth: 100 feet

Minimum Lot Area: 10,000 square feet

Minimum Yards: A setback of ten (10) feet shall be established along the perimeter of any such use.

f. Minimum off-Street Parking

Community commercial facilities shall provide at a rate of 4.5 spaces per 1000 square feet of gross floor area or 450 total spaces, whichever is less. In addition to these spaces, community commercial facilities shall provide fifty (50) employee parking spaces, which spaces shall be designated as employee spaces.

Offices shall provide parking at a rate of one (1) space per 600 square feet of gross floor area or a maximum of thirty-five (35) spaces, whichever is less.

g. Minimum Off-Street Loading: Off-street loading shall conform to Article IV of the Land Development Ordinance of the City of Jersey City.

h. Signs

Community commercial facilities shall be allowed one (1) primary sign for each facility or store which sign shall be attached flat against the building or flat against or under a canopy attached to the front wall of, such facility or store.

Stores within the corner unit of a shopping center may attach one (1) sign on each building face provided that the side facade to which the sign is attached provides and contains full size storefront/display windows along at least half of the width of the side facade; which windows shall remain unobstructed and open to full view from inside and outside the premises.

Such sign(s) may be lighted and the lettering area may not exceed twenty percent (20%) of the first story portion of the wall to which it is attached.

One entry sign designating the name of the development, if any, may be located, subject to Planning Board approval, at the main entrance. Directional signs without wording may be located whenever necessary for traffic control.

Offices shall be permitted one (1) sign which shall be attached flat against the front wall or canopy of the building. Such sign may not exceed twenty (20%) percent of the first story of the wall to which it is attached.

Roof signs are not allowed.

Billboards are expressly prohibited.

Flashing or animated signs are expressly prohibited.

All signage shall require Planning Board site plan review

5. Public Areas (open and available to all residents of Jersey City)

a. Permitted Principal Uses

Softball and/or Baseball Fields
Football and/or Soccer Fields
Other active and passive recreation

b. Accessory Uses

Landscaping
Benches, tables and bleachers
Parking
Fences
Walls
Park structure such as bathrooms, equipment storage, concession stands.

- c. Maximum Height: One (1) story or ten (10) feet
- d. Yards and Setbacks: All yards shall be fifteen (15) feet
- e. Off-Street Parking: Not required
- f. Landscaping: Area not used for fields or court sports shall be appropriately landscaped.

6. Saint Bridget's Adaptive Reuse District

a. Permitted Principal Uses

- 1. Multi-family housing
- 2. Senior housing
- 3. Community facilities
- 4. Senior supportive services
- 5. Child daycare facilities
- 6. Educational facilities
- 7. Neighborhood retail and services
- 8. Offices
- 9. Restaurant/café
- 10. Appropriate Mixes of the above
- 11. Existing houses of worship as such or adaptively re-used with any of the above

b. Accessory Uses Permitted

- 1. Off-street parking and loading
- 2. Passive open space
- 3. Playgrounds

c. Regulations and Controls

- 1. This district shall include the adaptive reuse of the Saint Bridget's Church, School, Convent and Rectory, and associated open space.
- 2. The adaptive reuse of existing facilities shall be consistent with the goals and objectives of the Van Vorst Park Historic District, as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties, when applicable.
- 3. New additions shall be permitted in the District, when serving the overall needs of the project, such as a means to physically link and combine separate existing facilities, or as a means to provide new, contemporary facilities, which will add to the effectiveness of the overall project scheme. Such new construction

shall read as new, separate and distinct from the existing Saint Bridget's historic fabric.

4. Where any questions arise in terms of definitions or terminology, the Land Development Ordinance of the City of Jersey City shall govern.

5. Utilities shall be defined as: water, sewer, telephone, gas, and electric or data service from a public or private utility company under the regulations of the New Jersey Public Utility Commission.

e. Maximum Height

1. The present height of existing facilities within the district shall govern the maximum allowable heights, with the exception of necessary elevator and stair bulkheads, mechanical equipment and the like, which may exceed current existing heights. Any new construction shall not exceed these limitations.

f. Area, Yard and Bulk

1. Allowable area, yard and bulk shall be defined by the current existing facilities, with the exception of any new construction as defined above in Regulations and Controls.

g. Minimum Off-Street Parking

1. There shall be no minimum requirement for off-street parking. If provided, off-street parking shall not exceed .25 spaces per dwelling unit.

h. Minimum Off-Street Loading

1. Not required

i. Maximum Sign Area

1. Maximum permitted sign area shall be the same as the Commercial Reuse District.

IX. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

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

B. The 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 provision for the temporary relocation and permanent re-housing of persons residing within the Montgomery Street Study Area Redevelopment Project is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City through the services of the 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 displaced in finding adequate accommodations. All families and individuals being displaced will be interviewed to determine their re-housing 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.

X. PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of the law. A fee of \$1,000 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan.

XI. DEVIATIONS

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 the redevelopment plan shall provide public notice of such application in. accord with the requirements of public notice as set forth in NJSA 40:55D-12.a. & h.



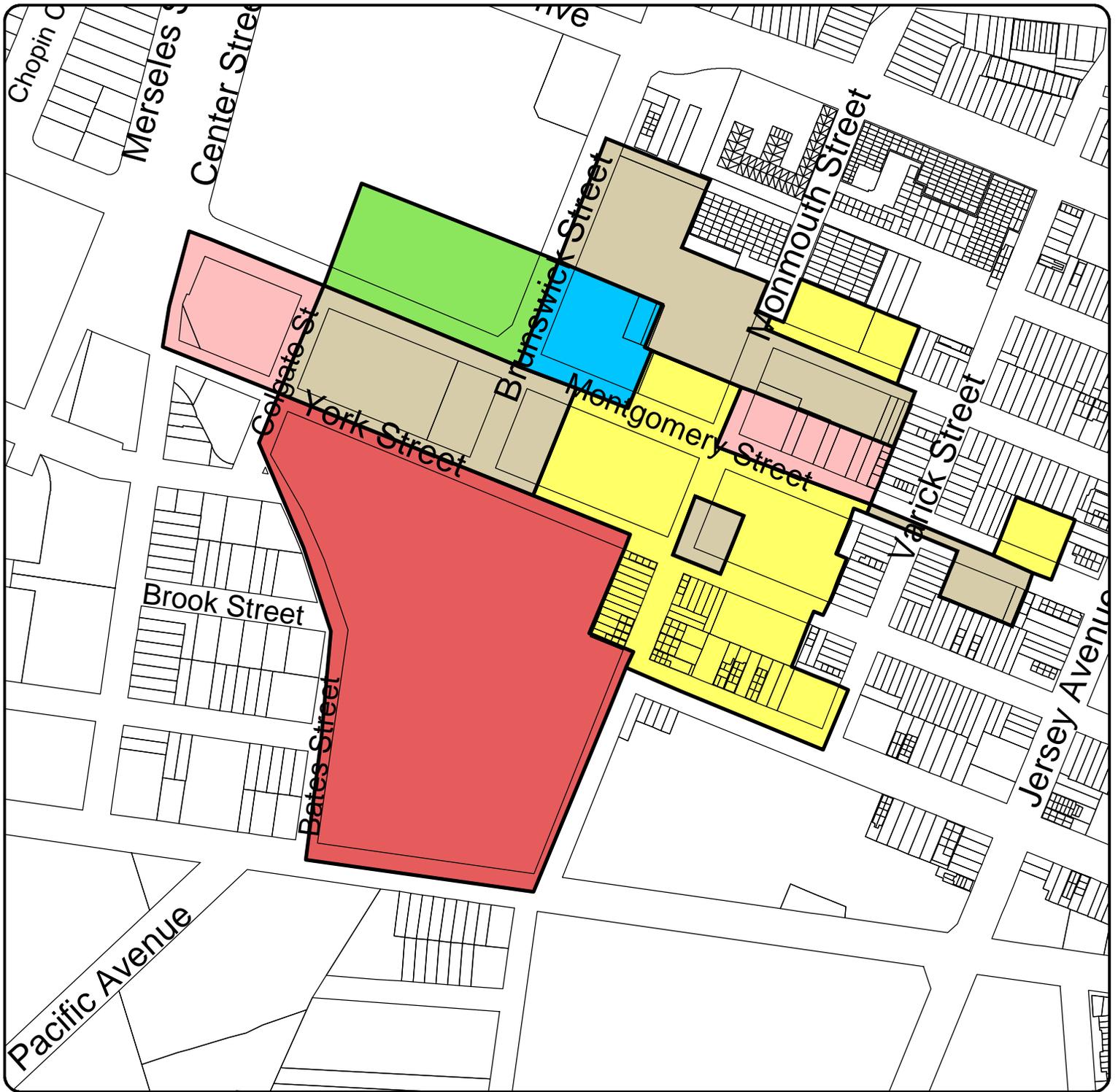
MONTGOMERY GATEWAY REDEVELOPMENT PLAN AREA
BOUNDARY MAP

JUNE 1, 2012



1 inch = 300 feet





**MONTGOMERY GATEWAY REDEVELOPMENT PLAN AREA
LAND USE MAP**

JUNE 1, 2012

Legend

- Adaptive Reuse
- Commercial Reuse
- Community Commercial
- Public
- Residential New Construction
- Residential Rehabilitation



1 inch = 300 feet

