

NINTH STREET REDEVELOPMENT PLAN

PREPARED BY

JERSEY CITY REDEVELOPMENT AGENCY

ADOPTED FEBRUARY 1978

AMENDED JULY 1983

AMENDED JANUARY 1999

NINTH STREET REDEVELOPMENT PLAN

TABLE OF CONTENTS

- A. DESCRIPTION OF PROJECT
- B. STATEMENT OF REDEVELOPMENT OBJECTIVES
- C. GENERAL LAND USE PLAN
- D. PROJECT PROPOSALS
- E. GENERAL PROVISIONS
- F. OTHER PROVISIONS NECESSARY TO MEET APPLICABLE
STATE AND LOCAL LAWS
- G. PROCEDURE FOR AMENDING THE APPROVED PLAN

ATTACHMENTS TO THE REDEVELOPMENT PLAN

MAP NO. 1 - Boundary Map; dated February, 1978

MAP NO. 2 - Land Use Map; dated February, 1978

MAP NO. 3 - Acquisition Map; dated February, 1978

A. DESCRIPTION OF THE NINTH STREET REDEVELOPMENT PROJECT

1. Boundaries of the Project Area

The Ninth Street Redevelopment Project is a 2.29 acre site in the Downtown section of Jersey City as shown on Redevelopment Map No. 1 Boundary Map, and as more particularly classified in the "Boundary Description" below. The redevelopment of this site is planned to eliminate blighting influences that affect this one specific area of Jersey City.

2. Boundary Description

SITUATE in the City of Jersey City, County of Hudson and State of New Jersey.

City Blocks: 322 All Lots
321 Lots 1B, 2B
285 Lots 21, 22, 23, 24

BEGINNING at the intersection of the centerline of Coles Street and Tenth Street; thence easterly along the centerline of Tenth Street a distance of approximately 615 feet to a point formed by the centerline of Tenth Street and the extended easterly boundary of Lots 24, 23, 22, 21 in Block 285; thence southerly along the easterly boundary of said Lots 24, 23, 22, 21 to a point formed by its intersection with the southerly line of Lot 21 to a point; thence west a distance approximately 135 feet along the southerly line of Lot 21 extended to a point formed by the intersection with the centerline of Jersey Avenue; thence south a distance of approximately 130 feet to a point formed by the intersection with Ninth Street; thence west along the centerline of Ninth Street a distance of approximately 355 feet to a point formed by the intersection with the extended easterly line of Lot 1B in Block 321, thence south a distance of approximately 80 feet to a point formed by the intersection with the southerly lot line of Lot 2B; thence west a distance of approximately 130 feet to a point formed by the intersection with the centerline of Coles Street; thence north approximately 340 feet to the point of BEGINNING.

B. STATEMENT OF REDEVELOPMENT OBJECTIVES

1. The rehabilitation of vacant, substandard, obsolete, deteriorated and overcrowded structures within the area, and the blighting influences that they proliferate.
2. The improvement of the functional and physical layout of the land on Tenth Street as it relates to the structures to be rehabilitated.

3. The removal of any and all obstacles to land disposition such as diverse ownership and/or title impediments.
4. The total rehabilitatin of the residential units in the designated structures with efficient room lay-out, new service utilities and modern appliances, where presently exists antiquated "railroad rooms" and inefficient individual unit heating systems.
5. The installation of elevators where feasible in the structures more than four levels in height to eliminate the walk-up situation.
6. The construction of "off-street" parking areas for all of the rehabilitated residential units and elimination of the over-crowding on the streets that surround Hamilton Park.
7. Coordination of redevelopment activities so as to provide a uniform attack on blight which will reinforce the existing sound housing stock in the adjacent areas.

C. GENERAL LAND USE PLAN

1. Land Use Map

Proposed land uses shall be shown on Redevelopment Map No. 2, "Land Use Map".

2. Land Use Provisions and Building Requirements

Permitted Uses

Residential Use to be permitted in the project area are as follows:

- a. Residential Uses (expressly prohibiting transient housing, rooming houses and hotels)
- b. Mixed Residential/Commercial Use
- c. Mixed Residential/Office Use
- d. Off-street parking related to the development
- e. Recreational uses related to the development

- f. Restaurants, limited to those properties that contain permitted principal commercial uses at the time of the adoption of this amendment, and further limited not to exceed fifty (50) seats for diners, inclusive of all indoor and outdoor dining areas.

3. Regulations and Controls on Land Use

General design objectives applying to the project area:

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

The following objectives apply to the buildings designated for rehabilitation and redevelopers proposals for each redevelopment parcel shall be in conformity with these objectives.

(1) Rehabilitation Objectives

The proposed rehabilitation area lies within an area designated by the State of New Jersey as an Historic District. In order to preserve the special identity and character of the buildings in the project area, the following fundamental concepts shall be followed:

- a. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum consistent with the proposed use.
- b. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

- c. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures and often predate the mass production of building materials, should be treated with sensitivity.
- d. Many changes to buildings and environments which have taken place in the course of time, evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.
- e. All buildings should be recognized as products of their own time. Alterations to create earlier appearances should be discouraged.
- f. Contemporary design for new buildings in old neighborhoods and additions to existing buildings or landscaping should not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, building, or its environment.
- g. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.
- h. Elevators should be installed where feasible to service buildings exceeding four levels in height. One elevator may service more than one structure, if proper access is provided for all units.
- i. The obsolete "railroad rooms" layout shall be eliminated to afford a more efficient use of interior space in terms of light and fresh air. Interior demolition may be necessary to insure proper light and ventilation.
- j. The rear facade of the existing structures shall be improved so as to provide an attractive view from the parking area. Proper access shall also be provided from the parking area to the building interior.

(2) General Objectives

a. Circulation and Open Space Design Objectives

- Sidewalk areas shall be adequately provided for pedestrian circulation through and around the site.
- Sidewalks shall be attractively and durably paved and shall be provided with adequate lighting.

- Open spaces shall be provided where feasible and be so located as to provide for maximum usability and to create a harmonious relationship of buildings and open space throughout the project area.
 - Trees should be planted adjacent to the project along sidewalks near the curbline at twenty-five (25) foot centers or in groupings, in a regular spaced pattern to further increase the aesthetic quality of redevelopment activities
- b. Off-Street Parking and Loading Objectives
- Off-street parking and loading areas shall be coordinated with the public street system serving project in order to avoid conflicts with through traffic or obstruction to pedestrian walks.
 - Any surface parking facilities shall be landscaped; large concentrations of parking without landscaping shall be avoided.
 - All parking areas abutting streets shall be landscaped on the periphery with berms, shrubs, trees and/or ground cover.
- c. Landscape Design Objectives:
- All open space, including yards shall be landscaped with lawns, trees, shrubbery and other appropriate plan material, unless said open space is specifically designated for other activities which require paving or other treatment. All shrubs shall be at least three (3) feet in height. All trees shall have a minimum three (3) inch caliper. All plants, trees, and shrubs shall be defined as to type and in accordance with the then current list approved by the Division of Forestry of the City of Jersey City and the Jersey City Planning Board.
 - 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 Board of commissioners of the Jersey City Redevelopment Agency and the Planning Board of the City of Jersey City 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.

d. Off-Street Parking:

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

(3) Regulations and controls applying to residential use area as follows:

a. Permitted Principal Uses:

- Rowhouses, townhouses, attached and detached one, two, and three family homes and multi-unit structures.
- Commercial and retail uses on the ground floor of townhouse or multi-unit residential structures.
- Professional and office use on the ground floor of the townhouse multi-unit residential structures.

b. Permitted Accessory Uses:

- Off-street parking
- Access drives
- Private garages
- Fences and walls
- Recreation and open space

c. Land Use and Building Requirements for Permitted Uses:
Block 321 and 322

1) Maximum Building Height:

The height of the buildings designated for rehabilitation shall remain unaltered.

2) Land Density:

The density of the buildings designated for rehabilitation shall not exceed what presently exists.

3) Land Coverage:

Lot coverage for buildings designated for rehabilitation shall remain unaltered.

4) Lot Size:

Lot sizes of the buildings designated for rehabilitation shall remain unaltered.

5) Building Setback:

The setback of the buildings designated for rehabilitation shall remain unaltered.

6) Yard Requirements:

The yards of the buildings designated for rehabilitation shall remain unaltered.

7) Landscaping:

All landscaping within the Project shall be in general conformance with the Landscape Design Objectives contained in Section A of this Plan.

A dense landscaped buffer shall be planted abutting Railroad as screen for noise and sight.

All portions of the front yard which are not paths or drives shall be landscaped with grass grounds cover, shrubs and/or trees suitable for an urban environment. All rear yards shall be planted with sod as a minimum treatment. A minimum of twenty-five (25%) percent of developable parcels, exclusive of parking areas, shall be utilized as landscaped open space or recreational facilities.

Shrubs shall be planted at the rear yards of the properties designated for rehabilitation to screen the rear yards from parking area.

8) Off-Street Parking:

A minimum of 1/2-1 parking space shall be provided off of the public street for each family dwelling unit in the rehabilitation phase. Each off-street parking space should be at least one hundred and eighty (180) square feet in area and have proper access.

All off-street parking lots, with the exception of one, two and three family residential dwellings, shall be provided with concrete curbing 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. Concrete curbing shall be located to prevent any part of the vehicle from overhanging the street right-of-way, property line and landscaping. Access to streets shall be limited to driveways.

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

Required off-street parking spaces shall be located within the Redevelopment Area. Parking 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.

Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light on the premises.

Parking lots of more than ten (10) vehicles and all loading areas shall provide a screen planting of dense evergreen material not less than three (3) feet high along all street lines and in addition thereto, but not in limitation thereof, along all property lines except those instances where a building intervenes and except in sight triangles at driveway and sidewalk access points.

In lieu of screen planting, a four (4) foot high decorative masonry wall may be provided.

d. Land Use and Building Requirements for Permitted Uses within Block 285:

1) Maximum Building Height:

The height of the building may be increased a maximum of 18 feet.

2) Land Density:

The maximum density shall not exceed 21 residential units.

3) Land Coverage:

Lot coverage shall not exceed 40%.

4) Lot Size:

Lot size shall not be reduced.

5) Yard Requirements:

The front, side and rear yards of the building may be located to the property line. The minimum distance from the lot line of the building, when the building is not erected up to the property line, shall be fifteen (15) feet.

6) Landscaping:

Block 285 shall adhere to the landscaping objectives and requirements previously set forth.

7) Off-Street Parking:

No off-street parking required.

D. PROJECT PROPOSALS

Land Acquisitions

1. Properties to be Acquired

Urban Renewal Map No. 3, "Acquisition Map" (Exhibit "C" attached hereto) 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.

2. Acquisition Identification

Property ownership information and engineering data to be obtained during the executive stage may indicate the need for minor revisions in taking lines, thus making revisions necessary.

E. GENERAL PROVISIONS

1. The regulations and controls in this Section E will be implemented where applicable by appropriate covenants or other provisions in agreements for land disposition and conveyance executed pursuant thereto.
2. The Redeveloper shall devote the land only to the uses specified in this Redevelopment Plan in accordance with the approved site plan which shall be considered a visual extension of said Urban Renewal Plan.
3. The Redeveloper shall begin and complete the development of the land for the uses required in the Plan and the construction of improvements agreed upon in the disposition contract within a reasonable time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the Redeveloper.
4. 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 he shall further agree not to sell, lease or otherwise transfer the interest acquired or any part thereof without prior written notice to the Jersey City Redevelopment Agency.
5. 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 in 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, which will prohibit such restrictions shall be included in the disposition instruments.
6. No buildings shall be constructed over an easement in the project area without prior written notice to the Jersey City Redevelopment Agency.
7. The Jersey City Redevelopment Agency and 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 with the Redevelopment Plan. Such a review shall be on the basis of a site plan 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 Redevelopment Agency and the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

8. The provisions of this Plan specifying the land uses for the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this Plan by the local governing body of the City of Jersey City.
9. All residential redevelopment proposals and construction plans shall meet FHA minimum room site requirements prior to approval by the Redevelopment Agency and the Planning Board.
10. The use of any land to be acquired, cleared and redeveloped, rehabilitated or any newly constructed buildings for hotels, or other transient housing accommodations is prohibited.

Subdivision 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.

Site Plan Review

Site plan review shall be conducted by the Jersey City Planning Board pursuant to NJS 40:55D-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Preliminary site plan approval shall entitle and applicant to building permits. Final site plan approval shall not be submitted unless or until a development is substantially completed. No certificate of occupancy of any type shall be issued for such a development unless or until the Planning Board of the City of Jersey City had given final site plan approval. As part of the final site plan approval, the Jersey City Planning Board may require a developer to furnish performance guarantees pursuant to NJS 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City and in a form approved by either the Corporation Counsel of the City of Jersey City or the Planning Board attorney of the City of Jersey City. The amount of any such performance guarantees shall be determined by the city Engineer and shall be sufficient to assure completion of improvements within one (1) year of final site plan approval.

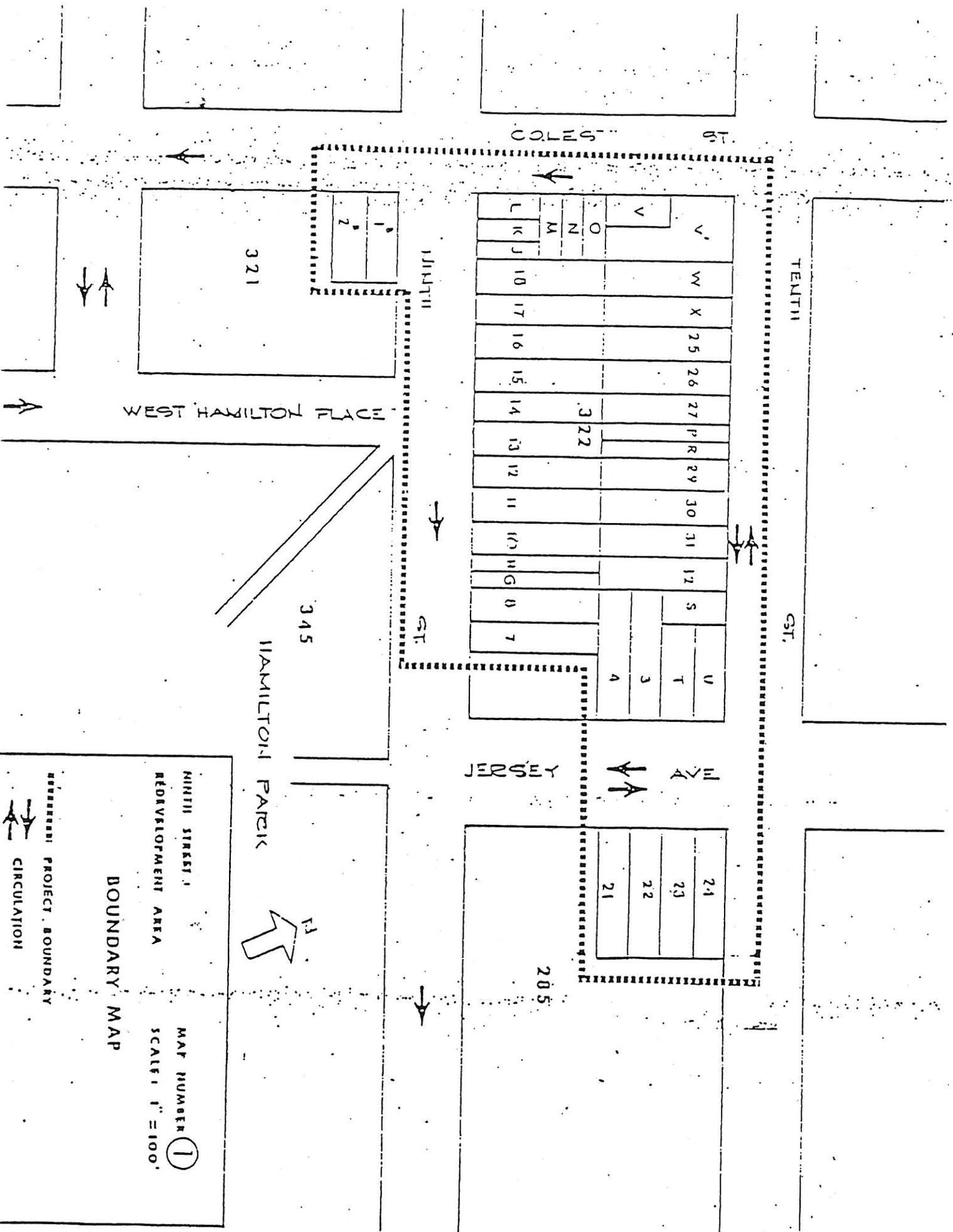
F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE AND LOCAL LAWS

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

2. The Redevelopment Plan contains all provisions necessary to fulfill statutory requirements of the City of Jersey City.
3. The following text referencing provision for the temporary relocation and permanent rehousing of persons residing within the Ninth Street 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 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 Redevelopment 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.

G. PROCEDURE FOR AMENDING THE APPROVED PLAN

The Redevelopment Plan may be amended from time to time upon compliance with requirements of law.

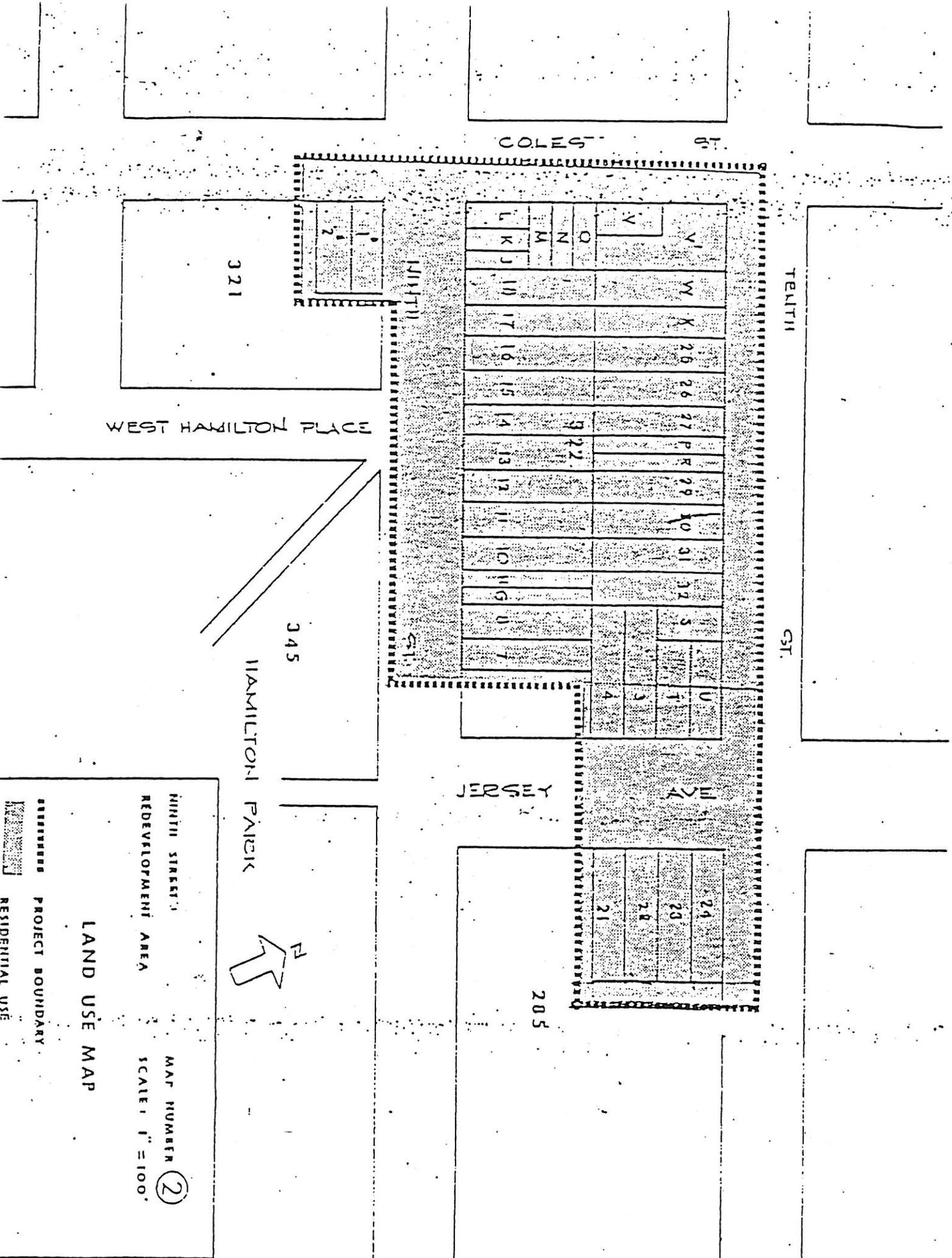


BOUNDARY MAP

NINTH STREET
 REDEVELOPMENT AREA
 MAP NUMBER 1
 SCALE: 1" = 100'

----- PROJECT BOUNDARY
 -->-->--> CIRCULATION





WEST HAMILTON PLACE

COLE ST

TENTH ST

ST

JERSEY AVE

HAMILTON PARK



DOTTED LINE REDEVELOPMENT AREA
 DASHED LINE PROJECT BOUNDARY
 Hatched Area RESIDENTIAL USE

MAP NUMBER 2
 SCALE: 1" = 100'

LAND USE MAP

321

345

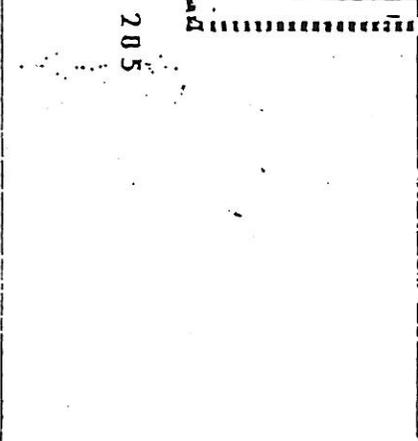
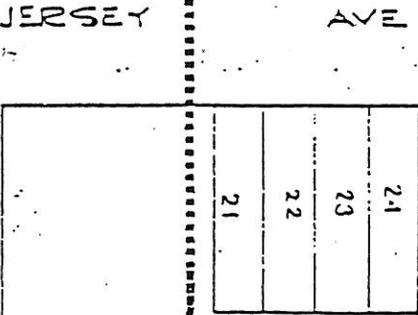
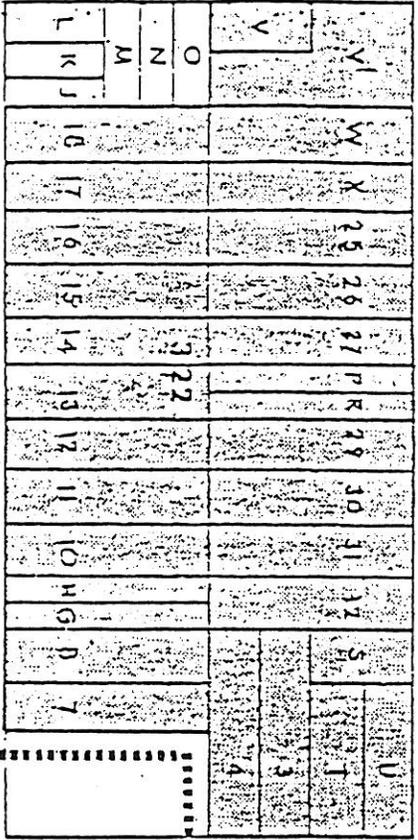
205

V	W	X	26	26	27	P	R	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	----	----	----	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

TENTH

ST.



NINTH

ST.

EIGHTH

ST.

321

345

205

WEST HAMILTON PLACE

HAMILTON PARK



NINTH STREET
 REDEVELOPMENT AREA
 ACQUISITION MAP
 PROJECT BOUNDARY
 PROPERTY TO BE ACQUIRED

MAP NUMBER 3
 SCALE: 1" = 100'

