

PAULUS HOOK

REDEVELOPMENT PLAN

APRIL 1969
AMENDED SEPTEMBER 1971
AMENDED SEPTEMBER 1973
AMENDED DECEMBER 1997
Amended September 13, 2012 – Ord. 12-112
Amended May 14, 2014 – Ord. 14-047

A. Description of NDP Urban Renewal Area I

The boundary as delineated on the enclosed Boundary Map is described as:

Beginning at the intersection of the extended northerly right-of-way line of Railroad Avenue and the prolongation of the easterly right-of-way line of Warren Street; thence (1) easterly along the northerly right-of-way line of Railroad Avenue to the easterly right-of-way line of Hudson Street; thence (2) southerly along the easterly right-of-way line of Hudson Street to the southerly right-of-way line of Montgomery Street thence (3) westerly along the southerly right-of-way line of Montgomery Street to the easterly right-of-way line of Warren Street; thence (4) northerly along the easterly right-of-way line of Warren Street to the point and place of Beginning.

B. Development Objectives

Renewal Treatment within the NDP Area will seek to:

1. Insure that at least fifty (50) percent of the new housing units constructed within the renewal area are economically accessible to low and/or moderate income occupants. Priority shall be accorded to residential redevelopment proposals which, in a physically and economically feasible manner, embody favorable federal and/or state mortgage interest rate and/or rent subsidy programs.
2. Elicit integrated site planning, within and among disposition parcels, and high standards of architectural design; both correlate with the production of predominantly moderately priced housing stock within residentially designated renewal areas.
3. Provide community facilities and public utilities deemed necessary for the health and welfare of neighborhood residents, including the underground placement of all utility lines as to achieve an amenable environment.
4. Remove structurally substandard buildings which by their presence adversely affect the feasibility of amenable neighborhood physical change and negatively affect the development of currently vacant land as to further other developmental objectives.
5. Insure that, to the maximum extent feasible, redevelopment negates the visual and functional influence of proximate non-residential activities upon the renewal area while advantageously relating to contiguous residential areas.

6. Insure that renewal activities result in the improvement of community-wide vehicular flows by permitting the widening of the Montgomery Street public right-of-way and development of the Railroad Avenue public right-of-way correlate with the municipality's Comprehensive Master Plan.
7. Insure that commercial activities within not-to-be acquired properties shall be compatible with the renewal area's predominantly residential post-redevelopment character.

C. General Land Use Plan

1. The NDP Area I "Land USE Map", included herein, indicates:

- (1) Predominant land uses including
 - (a) Residential Uses
 - (b) Commercial Uses

- (2) Public Rights-of-way

2. Description of each predominant land use category.

The following are permitted uses within NDP Area I:

Residential: multiple family dwellings and accessory uses customarily incidental thereto including enclosed and open recreational and parking facilities. Commercial uses designed to serve immediate residential needs are permitted including, but not limited to, pharmacies, eating facilities, retail establishments, and professional offices.

Commercial: office activities and accessory uses customarily incidental thereto including the provision of closed and open parking facilities intended to service the commercial area, and retail establishments of limited size.

3. Planning Criteria

The following planning criteria shall guide redevelopment of NDP Area I:

- A. Type intensity and location of permitted uses in predominant land use categories. Permitted residential, accessory residential and residential-related commercial uses shall, in total, not exceed a floor area ratio of six (6.0) times the gross area of the land to be conveyed for private redevelopment as to insure that public facilities and utilities within the general area are not now, or in the future, overburdened by redevelopment-generated demands. Residential development shall occur at residential densities of from 60 to 126 housing units per gross acre as to abet this objective.

Permitted Commercial uses (including general office activities) shall not exceed a floor area ratio of 15.0 times the gross area of each Commercial area delineated on the Land Use Map NDP area I, nor shall principal or accessory commercial structures be sited within fifteen (15) feet of a public right-of-way.

- B. Type and requirements of Circulation System. The extension of Railroad Avenue and widening of Montgomery Street shall efficiently accommodate present and anticipated traffic flows. Both pedestrian and vehicular passageways shall be improved in an aesthetic manner leading to general environmental improvement and correlated with adjacent land uses contemplated in this Renewal Plan. Major arterials, Railroad Avenue and Montgomery Street, shall have cartways of not less than 60 feet in width; minor streets shall have cartways of not less than 40 feet in width. Sidewalks within all public rights-of-way shall extend at least 10 feet in width from the curb line.
- C. Need, type and location of public improvements and facilities not identified on the Land Use Map. Water, sewer and storm drainage systems serving the renewal area will be improved to provide service adequate to the needs of permitted uses.
- D. Pre-existing buildings which achieve the objectives of the redevelopment plan may be granted waivers by the Planning Board for building setbacks, lot coverage, building coverage, height, and parking and must be requested at the time of Site Plan application. Where less than 15% landscaping exists, landscaped areas shall be increased to the extent possible, without compromising loading or sidewalk areas, in order to achieve the Minimum 15%. Buildings shall incorporate plantings along their foundation provided there is enough R-O-W width for sidewalks to maintain at least 10 feet of uninterrupted width. Also, for sites falling short of 15% the center median shall be landscaped and improved for the length in or around the front of the site. The length and amount of the median to be landscaped shall be increased in order to accommodate the 15 % requirements to the satisfaction of the Planning Board.

D. Urban Renewal Powers To Be Exercised To Achieve Plan Objectives

All properties and structures within NDP Urban Renewal Area I, unless otherwise noted in the Land Acquisition Map and "Land Acquisition and Clearance Supplement", will be acquired, their occupants relocated in safe, decent and sanitary quarters, and cleared preparatory to conveyance to private and public parties for redevelopment correlate with the use restrictions, physical control constraints and site plan review process enunciated in this renewal plan.

E. Provisions to Meet State and Local Requirements

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 requirements of the City of Jersey City.
3. The following text referencing provision for the temporary relocation and permanent rehousing of persons residing within NDP Urban Renewal Area I is resented to comply with statutory requirements of the State of New Jersey.

Approximately four (4) families of two or more persons and 1 individual presently have permanent residence in the NDP Urban Renewal Area and may require relocation assistance. The City of Jersey City, through the services of Jersey City Redevelopment Agency relocation staff, will provide these families and individual the opportunity of being relocated into decent, safe and sanitary housing which is within their financial means. The Jersey City Redevelopment Agency will establish a relocation office within or conveniently located with respect to the NDP Urban Renewal Area. This office will be staffed by qualified personnel who will actively assist the families and individual 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 all families and individuals will be referred to dwelling units which are within their financial means. It is estimated that of the 4 families within NDP Urban Renewal Area I, 3 will be relocated into private rental housing and 1 will be relocated into public housing. The single individual to be displaced is anticipated to relocate into private rental housing.

The Jersey City Redevelopment Agency's survey of housing resources and analysis of housing market conditions indicates that approximately 2,444 standard private rental housing units, 515 private sales units and 200 public housing units will become available for occupancy during the forthcoming one NDP year relocation period.

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.

SUPPLEMENTS TO THE URBAN RENEWAL PLAN

F. Land Disposition Supplement

1. Specific land use designations and standards to be imposed on disposition parcels to be offered for sale or lease in NDP Area I (Paulus Hook A-3-I)

- A. Planning and design objectives and standards for residential parcels.

These parcels shall be utilized for the construction of a multiple family dwelling or dwellings accessory uses customary incidental thereto including enclosed and open parking and outdoor recreation facilities and commercial uses designed to serve immediate residential needs. Limited commercial uses may include actives clearly compatible with the dominant residential use as, for example, pharmacies, eating facilities, retail establishments and professional offices. Non-residential uses shall not occupy more than 15 per cent of the gross interior floor area, exclusive of underground parking facilities, developed pursuant to this plan. Vehicular traffic generated from redevelopment parcels shall be discharged onto adjacent streets as to minimize interference with proximate traffic flows.

Redevelopment parcels may be made available for development of new housing for persons of moderate income.

- (i) No structure or structures shall:
 - (a) Be sited more closely than fifteen (15) feet to any property line.
 - (b) Cover more than twenty-five (25) per cent of the land within respective disposition parcels.
 - (c) Exceed a density of one hundred twenty six (126) housing units per acre.
 - (d) Exceed the lesser of twenty-three (23) stories or two hundred and thirty (230) feet in height.
- (ii) Notwithstanding the standards set forth in Section f.1.A(i) herein, parcels and development may be subdivided. When a development parcel is subdivided, the coverage and density requirements above shall be averaged over the tax block and new lots that are created from the subdivided parcel.
- (iii) Redevelopment within each disposition parcel shall provide:
 - (a) A minimum of four vehicular parking spaces per ten housing

units. In the event that structures or a specified number of housing units are specifically constructed for occupancy by elderly persons and a covenant to that effect is inserted within disposition agreements, four parking spaces shall be required for each ten housing units.

- (b) A minimum of one (1) square foot of vehicular parking space per two (2) square feet of accessory commercial floor space.
- (c) Space for commercial loading and unloading generated by the predominant residential use. No commercial loading or unloading, whether for residential or accessory uses, shall occur from public rights-of-way or residential parking lots.
- (d) That a minimum of fifteen (15) percent of each disposition parcel shall be landscaped. All areas not developed for buildings, access drives, parking areas or recreational areas shall be landscaped.
- (e) Residential parcels and development may be subdivided. The above parking, loading, and landscaping requirements may be provided on the development parcel or on an adjacent lot within the subdivided tax block.

B. Planning and design objectives and standards for commercial parcels.

These parcels shall be utilized for general commercial office space and limited retail commercial facilities occupying not greater than 20 per cent of the gross interior floor area, exclusive of underground parking facilities, developed pursuant to this plan. Vehicular traffic generated from the renewal redevelopment area shall be discharged onto adjacent streets as to minimize interference with proximate traffic flows. No curb cut shall occur at less than 30 feet from a street intersection

No structure or structures shall:

- (a) be sited more closely than fifteen (15) feet to any property line.
- (b) cover more than 65 per cent of the land within respective properties.
- (c) exceed a floor area ratio of 15.0
- (d) exceed the lesser of fifteen (15) stories or one hundred sixty (160) feet in height.

Redevelopment within each parcel shall provide:

- (a) A maximum of one (1) square foot of off-street parking per three (3) square feet of gross interior floor space provided that existing buildings containing existing parking shall not reduce the number of parking stalls which is already provided on site.
- (b) Space for commercial loading and unloading. No loading or unloading

shall occur from public rights-of-way or from within designated off-street parking areas.

- (c) That a minimum of fifteen (15) percent of the property is to be landscaped. All areas not developed for buildings, access drives or parking areas shall be landscaped. In the case of existing buildings, where less than 15% landscaping exists, landscaped areas shall be increased to the extent possible, without compromising loading or sidewalk areas, in order to achieve the Minimum 15%. Buildings shall incorporate plantings along their foundation provided there is enough R-O-W width for sidewalks to maintain at least 10 feet of uninterrupted width. The amount of the center median, which is to be landscaped in front of the site, shall be increased in order to accommodate the 15 % requirements to the satisfaction of the Planning Board.

2. General land use controls applicable to all redevelopment parcels noted in 1. above.

A. Off -street parking and loading

- (1) Each parking space, whether required or in excess of plan requirements, shall have a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet and shall be appropriately delineated.
- (2) Loading areas shall be distinctly identified as such and individual loading spaces delineated. Each loading space shall have a minimum width of twelve (12) feet, a minimum depth of forty (40) feet and a Minimum overhead clearance of fourteen feet.
- (3) Aisles for traffic within each parking area shall have a minimum width of twenty-two (22) feet. Access drives intended for ingress and egress shall similarly have a minimum width of (22) feet.
- (4) Areas containing parking accommodations for five (5) or more vehicles and access drives shall be effectively screened from residences by attractive masonry material or landscaping from proximate residences when the possibility exists that automobile lights may shine into windows of nearby residences. Screening shall be not less than four (4) feet in height nor greater than five (5) feet in height.
- (5) Parking areas containing over five (5) parking spaces shall be illuminated during hours of use after dark. Illumination shall be at an appropriate level with shielding to prevent glare. Lights shall not shine directly on to adjacent lots or streets.
- (6) Surfacing shall be of concrete or asphalt material to provide a hard, drained and dust free surface.
- (7) All off-street parking loading facilities and access drives shall provide curbing or an equivalent barrier to prevent vehicles from

encroaching on landscaped or pedestrian access areas.

(8) All off-street parking and loading requirements shall be met by the time of construction completion or completion of subsequent enlargement of any structure.

(9) Parking Structures

All parking structures must be enclosed. All openings must be concealed with a facade to mimic and or match the principal portion of the building.

B. Accessory Uses

(1) Accessory uses shall meet the set-back requirements of the principal use.

(2) Accessory residential or public structures shall not exceed more than twenty (20) feet in height.

(3) The land covered by accessory structures shall, unless otherwise noted, be included in the land covered by principal uses in computing land coverage.

(4) Plans for the location and design of accessory structures shall accompany plans for the principal structure(s) and shall be subject to the design review process enunciated below.

C. Signs

(1) Signs in residential areas shall not exceed fifteen (15) square feet. This constraint shall be similarly applicable to accessory uses.

(2) The number, location and character of signage within property disposed of for redevelopment shall be subject to the site plan review process set forth below.

(3) Material presented upon building surfaces or within transparent building surfaces and clearly intended to communicate to the general public shall be termed signs for the purposes of this plan and subject to renewal plan controls.

(4) Billboards are prohibited

(5) Freestanding identification signs are prohibited.

D. Landscaping

(1) All outdoor, at grade parking lots shall contain perimeter screening landscaping and trees as per the Jersey City Zoning Ordinance; and, in addition, contain interior landscaping of at least one tree planting per 10 parking stalls.

(2) Street trees shall be provided along all street frontages at a minimum of 35 feet oc. Tree grates and/or tree guards must be provided.

(3) Streetscape, decorative sidewalk and R-O-W improvements along the frontage of the site must be provided. Such landscaping and

improvements shall include center medians within the R-O-W along the site frontage.

E. Building Facade

All buildings must incorporate natural building materials such as masonry or brick. Existing buildings may apply to the Planning Board to waive this requirement and utilize artificial materials, however, the Board must be satisfied that there is considerable justification to grant the request and the applicant must provide the specifications of the material to be used to the Board. They must be certified by a Licensed NJ Professional Engineer to be of equal or greater durability to those that are normally required. This waiver request may only be applied to existing buildings.

F. Deviation Provision

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.

3. Circulation Requirements

The Land Use Map for NDP Area I indicates major streets necessary to assure adequate circulation through or adjacent to all NDP area disposition parcels. Part F., Section 1 above, delineates developmental prohibitions relative to the NDP area intended to foster unimpeded vehicular flows on adjacent streets.

4. Redeveloper's Obligations

Each redeveloper shall commence and complete construction of improvements

in conformity with the physical controls imposed by this plan as to affect planning objectives embodied within this plan. Construction shall commence within a reasonable time after both land disposition and conveyance; the time shall be noted in individual disposition agreements.

5. Moderate Income Housing

Fifty (50) per cent of new housing units within NDP areas containing residential redevelopment parcels shall be economically accessible to persons of moderate income. Priority shall be accorded to physically and economically feasible redevelopment proposals intended to accomplish this objective.

6. Design Objectives /Site Plan Review

Land use controls, though definitive in nature, are articulated as to afford redevelopers ample opportunity for architectural expression. The design review process set forth below is established to effectuate the design objectives noted in Part B, "Development Objectives" yet permit alternate design solutions.

Prior to land conveyance the Jersey City Redevelopment Agency shall review and approve redevelopers' site plans and outline building plans and specifications to assure compliance with the objectives and physical requirements of this plan. Review and approval will be concerned, but not limited to, site planning, architectural and construction details, screening and landscaping, ingress and egress and signage.

Disposition agreements shall describe a design review process correlate with this procedure. Approved site plans and outline building plans and specifications shall constitute a further and more precise articulation of acceptable development and once approved by the Jersey City Redevelopment Agency and accepted by the Redeveloper shall constitute a binding physical control pursuant to this plan.

A proposed change in development, either prior to construction or after completion of construction, shall require approval of amended site plans and/or outline building plans and specifications, as appropriate, by the Jersey City Redevelopment Agency or its successor within the fifty year period following adoption of the Urban Renewal Plan by the Municipal Council noted in 7 below.

Site Plan Review Process

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.

7. Duration Controls

The provisions of the Urban Renewal Plan relating to land use and the physical character of land use shall be in effect for a period of fifty (50) years following the official adoption of this Urban Renewal Plan by the Municipal Council of the City of Jersey City.

G. Land Acquisition and Clearance Supplement

1. Objectives of land acquisition and clearance activities Section B of the Urban Renewal Plan delineates objectives to be achieved via land acquisition and clearance.
2. Areas and Properties scheduled for acquisition. The Land Acquisition Map for NDP Area I indicates land scheduled to be acquired, cleared of structures and subsequently conveyed for private and public redevelopment pursuant to this Urban Renewal Plan.
3. Proposed Land Uses for areas to be Acquired. Sections C.2 and G.1 of the Urban Renewal Plan and the Land Use Maps indicate the land uses proposed for areas to be acquired.

H. Public Improvements Supplement

1. Land Uses

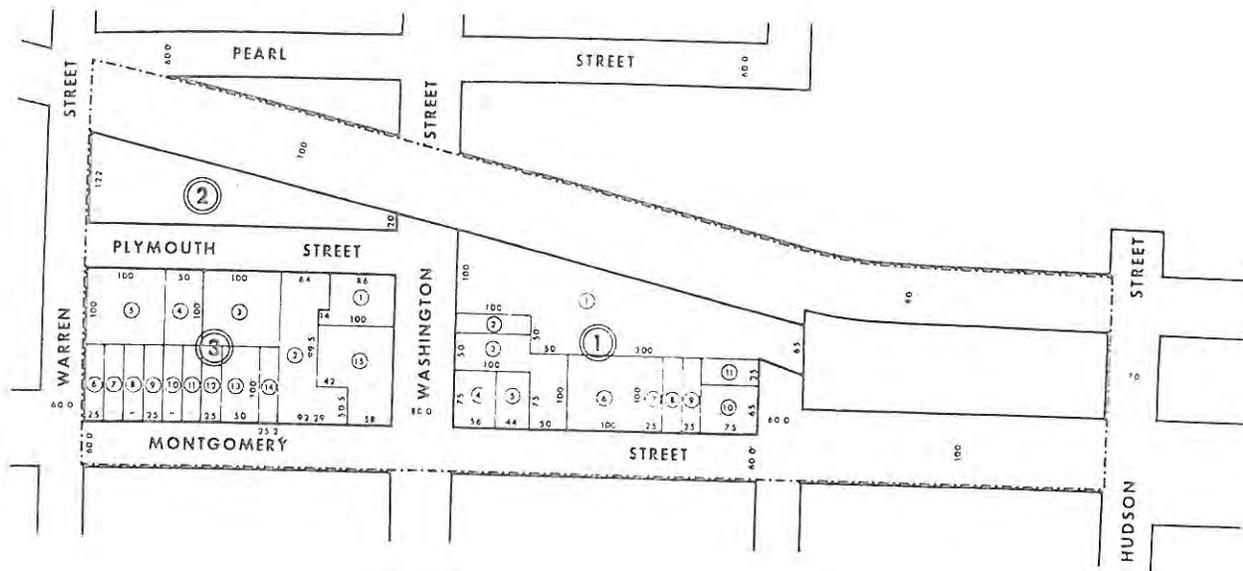
The Land Use Map and Land Acquisition Map for the NDP Area indicate public improvements to be provided including the extension of Railroad Avenue from Warren through Hudson Streets and widening of Montgomery Street from Warren through Hudson Street.

2. Design Objectives

Sections B.1 and G.1 of this Renewal Plan enunciate design objectives, including the underground placement of utility lines, relative to public uses.

I. Historic and Architectural Preservation Supplement

No properties are “to be acquired” in furtherance of historical and architectural objectives; neither are “not to be acquired” properties to be subjected to preservation standards.



LEGEND

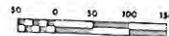
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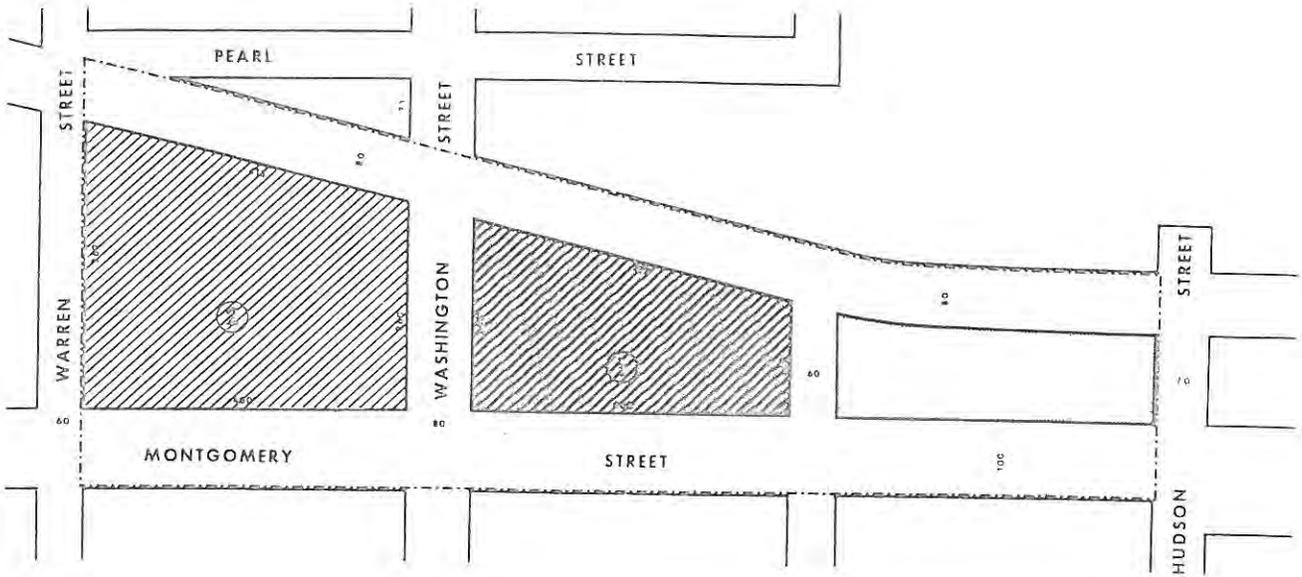
**BOUNDARY MAP
NDP AREA I**

**JERSEY CITY NEIGHBORHOOD
DEVELOPMENT PROGRAM
BUDGET YEAR 1969-1970**

JERSEY CITY REDEVELOPMENT AGENCY

CITY OF JERSEY CITY,
HUDSON COUNTY,
NEW JERSEY





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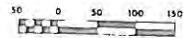
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-  RESIDENTIAL USES
-  COMMERCIAL USES
-  RESIDENTIAL OR COMMERCIAL USES

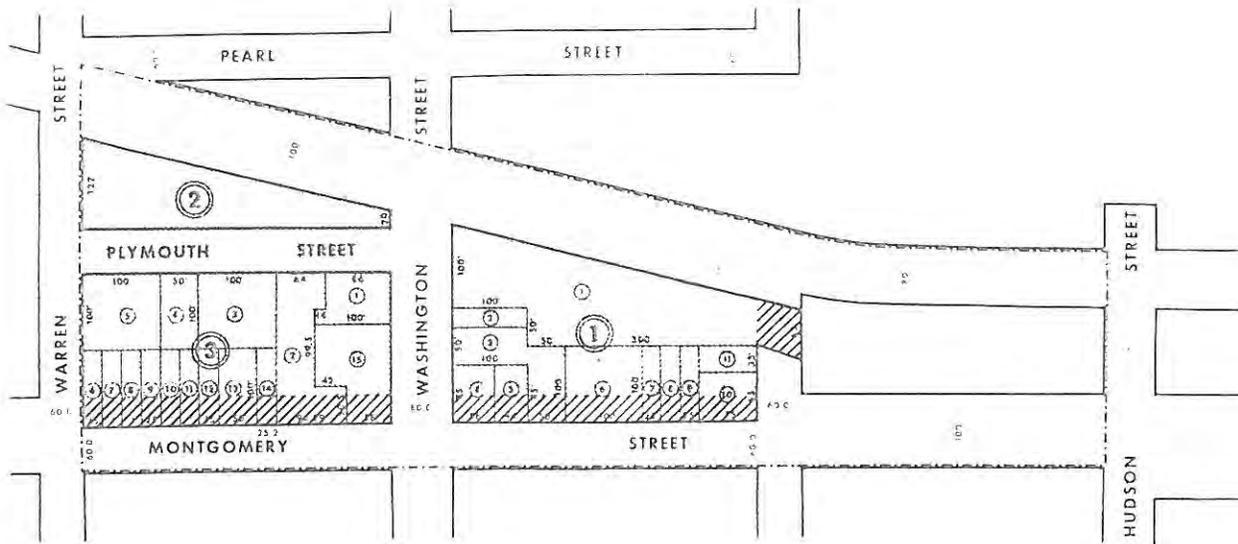
LAND USE MAP N.D.P. AREA I

JERSEY CITY NEIGHBORHOOD
DEVELOPMENT PROGRAM
BUDGET YEAR 1969-1970

JERSEY CITY REDEVELOPMENT AGENCY

CITY OF JERSEY CITY,
HUDSON COUNTY,
NEW JERSEY





LEGEND

- PROJECT BOUNDARY
-  LAND TO BE ACQUIRED FOR CLEARANCE AND PRIVATE DEVELOPMENT
-  LAND TO BE ACQUIRED FOR PUBLIC FACILITIES

LAND ACQUISITION MAP NDP AREA I

JERSEY CITY NEIGHBORHOOD
DEVELOPMENT PROGRAM
BUDGET YEAR 1969-1970

JERSEY CITY REDEVELOPMENT AGENCY

CITY OF JERSEY CITY,
HUDSON COUNTY,
NEW JERSEY

