

Republic Container Redevelopment Plan

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

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REPUBLIC CONTAINER REDEVELOPMENT PLAN

I. INTRODUCTION

The Republic Container Redevelopment Plan (the Plan) will regulate development within the Republic Container Redevelopment Area (the “Area”). The Area is primarily comprised of industrial buildings, a few of which are dilapidated and others that are in fair to good condition. Industrial land uses are contrary to both the Zoning and Master Plan for the area. The surrounding area is primarily residential in character with commercial uses along Kennedy Boulevard. This is consistent with both the Master Plan and Zoning for this area.

The setting for the Republic Container Redevelopment Plan is an area of approximately 10 acres located near the municipal boundary with the City of Bayonne. It is in the southwestern portion of the City of Jersey City, in the area commonly referred to as the Greenville section. The study area developed as an industrial area relying on the railroad that adjoins the Study Area on the west, as well as trucks, for the shipping and receiving of raw materials and finished product. With the abandonment of the adjoining railroad and the continued development of residential uses in adjacent areas, including the Country Village neighborhood, the timing is now right to provide for the transition of this area from industrial to residential and commercial land uses.

The purpose of the Plan is to provide a comprehensive development plan that will allow and encourage the redevelopment of this area in a manner that is consistent with the Master Plan, underlying Zoning and the character of the area, while at the same time allowing for the orderly transition from industrial to residential and commercial land uses.

II. BOUNDARIES

The Republic Container Redevelopment Area consists of Tax Lots found on four Tax Blocks in the Greenville section of Jersey City. The Block Numbers for these Tax Blocks are 29101, 29102, 29103, and 29104. The following are the Lot numbers on each of the Blocks which are to be included in the Study Area. The boundary of the Study Area is also depicted on Map 2.

Block - 29101,Lots 6, 7, 8, 9, 10, 21, 22, and 23

Block – 29102, Lot 2, 3, 4, 5, 6, 12

Block - 29104,entire block

Block – 29103, entire block

III. REDEVELOPMENT OBJECTIVES

- A. The planning and development of the redevelopment area as a primarily residential development compatible with the surrounding neighborhood.
- B. Allow for the development of commercial facilities along Kennedy Boulevard consistent with the development pattern in the area and recognizing the high volume of traffic along this major traffic corridor.
- C. To provide for the orderly phased conversion of industrial land and buildings within the redevelopment area to residential and/or commercial land uses consistent with the underlying zoning and Master Plan for the area.
- D. The elimination of substandard and dilapidated structures and the removal of blighting influences.
- E. The improvement of the functional and physical layout of the project area for the contemplated new development to provide for improved traffic and pedestrian circulation.
- F. To provide site improvements for the beautification of the Redevelopment Area and surrounding areas.

IV. PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Republic Container Study Area through a combination of redevelopment actions which will provide a uniform and consistent attack on blight within the Study Area by systematically removing blighting influences in an orderly manner, starting with those structures and properties most deleterious to the Area.

- A. Demolition of structures determined to be impediments to sound and comprehensive redevelopment, starting with those most dilapidated.
- B. The consolidation and re-subdivision of land within the Study Area into suitable parcels for development.
- C. Provision for a full range of public infrastructure necessary to service and support the new development.
- D. Construction of new structures and complimentary facilities that are consistent with the land use pattern in the surrounding area.

V. GENERAL ADMINISTRATIVE PROVISIONS

The following provisions shall apply to all property located within the Republic Container Redevelopment Area.

- A. All definitions contained within the glossary of this Plan shall prevail. In the absence of a definition, the definition found within the Jersey City Zoning Ordinance and/or Jersey City Land Subdivision Ordinance shall prevail.
- B. All zone guidelines, standards, and requirements shall be in accordance with the Plan's Zoning and Land Use Maps.
- C. The regulations and controls in this section may be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyances executed thereto.
- D. No building or structure shall be constructed over public rights-of-way or easements, without the prior, written approval of the Municipal Engineer and Site Plan approval by the Planning Board. No building or structure shall be constructed in the bed of a mapped street unless such street has been vacated by an act of the Municipal Council and the Site Plan has been approved by the Planning Board.
- E. Prior to the commencement of: (a) any exterior construction, reconstruction, and/or rehabilitation of any existing structure, (b) any change to the interior floor plan of any structure, or (c) any change in the use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review, so that compliance of such plans with this Plan can be determined. No Building Permit shall be issued for any work that would result in a change of use, or in a change in intensity of use, for any premises within the Area, without prior review and approval of such work by the Planning Board. Regular maintenance and minor repair shall not require Planning Board review.
- F. 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 twenty (20) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- G. 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.

Site plan review shall be conducted by the Jersey City Planning Board pursuant to NJS 40:SSD-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Site plan review shall be conducted by the Planning Board, pursuant to NJS 40:55D-1 et. seq., pursuant to the requirements of the Jersey City Land

Development Ordinance and this Plan. Final site plan approval for any phase may be conditioned upon submission of performance guarantees for unfinished site improvements in accordance with NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City and in the form approved by either the Corporation Counsel of the City of Jersey City or the Attorney for the Jersey City Planning Board, as determined by the Planning Board.

The amount of 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.

- H. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements and the Jersey City Land Subdivision Ordinance.
- I. No development or redevelopment of any parcel in the Plan Area that will result in an increase in wastewater from that parcel shall be permitted unless and until the planned project wastewater piping and systems for the removal of effluent and stormwater are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority; and the municipal wastewater piping and systems for the removal of effluent and stormwater are certified by the City of Jersey City Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as determined by the Division of Engineering.
- J. Interim uses may be submitted, subject to an agreement between the developers and the Planning Board that such uses will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board, which may establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional renewals of interim uses.
- K. Non-conforming uses and structures may continue to function within the redevelopment area during the phased redevelopment of the Area; provided, however, that once redeveloped for a permitted use, no property may be returned to any use not expressly permitted in this Redevelopment Plan; and further provided that no non-conforming use or structure may be expanded or made more non-conforming in nature. Industrial uses permitted to continue pursuant to this Redevelopment Plan and as restricted above shall be limited to light industrial and warehousing types of uses. Uses, such as: automotive and truck sales, repair, bodywork and painting; service stations; motor freight and shipping; junk yards, scrap yards and salvage yards, any other similar use; and any use which might result in toxic or noxious fumes, hazardous discharges, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features that are detrimental to the public health,

safety or general welfare, or that are damaging to the physical environment are expressly prohibited.

- L. 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 effecting 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 a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.
- M. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

VI. GENERAL DESIGN AND LAND USE STANDARDS AND REQUIREMENTS

The following standards and requirements shall apply to all zones.

- A. No unregistered motor vehicles or vehicles without valid license plates, or parts thereof shall be permitted to be parked or stored on any lot within the Area. Outdoor parking of vehicles that are inoperable or unregistered shall be prohibited.
- B. All utility distribution lines, utility service connections from such lines to the project area's individual uses, and utility appliances, regulators and metering devices shall be located underground or within enclosed structures. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are

required to arrange for connections to public and private utilities which must be consistent with the approved site plan.

- C. Chain link fencing shall be prohibited along all street frontages within the Area, both residential and commercial, except during construction. Only tubular steel or mild steel, "wrought iron", decorative type fences will be permitted in such areas and shall not exceed three (3) feet in height. Wooden board-on-board, picket fences or other types of fences may be permitted where the sides of properties adjoin street rights of way and/or where visual screening is appropriate, and may exceed three (3) feet in height, subject to review and approval by the Planning Board. Fencing is not required in the front yard of residential uses, but where proposed, said fencing shall adhere to the above requirements. Chain link fencing may be used along interior lot lines or along alleys subject to review and approval by the Planning Board. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- D. No billboard shall be permitted on any property contained within the Plan Area. Existing billboards shall be considered non-conforming and shall be removed at the end of their useful life. The useful life of a billboard shall extend no more than five years beyond the date of adoption of this redevelopment plan.
- E. No freestanding signs shall be permitted, except for temporary real estate signs and construction signs in conformance with the district signage requirements of this Plan. No signage shall be permitted within the Plan Area, which includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials, except for seasonal, holiday decorations.
- F. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way.
- G. All corner buildings shall have windows on both street frontages.
- H. All parts and components of cellular phone antennas, satellite dishes, and television and radio antennas shall be completely screened from view from all directions and elevations on existing or planned structures, or shall be disguised within the architecture of a structure. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture. In all cases, creative placement of said equipment is strongly encouraged in order to minimize the need for screening.
- I. In all cases, due consideration shall be given to the screening of rooftop mechanical equipment. Where feasible, rooftop mechanical equipment shall be screened from view from all directions and elevations to minimize the negative aesthetic impact upon the view from neighboring residential zones and from street level. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture and the architecture of the building.

- J. Upon demolition of any existing structures, the site shall be graded, planted, sodded, paved and/or developed in accordance with this Plan.
- K. All trash receptacles shall be adequately secured and enclosed. All exterior dumpsters shall be encompassed by opaque perimeter screening that is greater in height than the height of the dumpster.
- L. On-street parking of trucks, tractor-trailers, trailers of any type, and buses, mini-buses and jitneys shall be prohibited.
- M. All outdoor storage shall be prohibited. All storage shall be located in an enclosed structure. The storage, processing, separation, or transfer of garbage or waste materials shall be prohibited.

VII. URBAN DESIGN OBJECTIVES AND REQUIREMENTS

A. Building Design Objectives and Requirements

- 1. 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 rights of way and off-street parking, height and bulk.
- 2. To the greatest extent possible, buildings should be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment. Commercial activities should be oriented to the pedestrian environment along Kennedy Boulevard. All commercial buildings shall have at least one pedestrian access on Kennedy Boulevard.
- 3. Residential buildings within the project area should be designed such that the front facades create a neo-traditional residential streetscape and do not create the appearance of a continuous row of garage doors along the street right-of-way. The use of stoops and porches, landscaping and traditional front yards is required.
- 4. Commercial buildings within the project area shall be designed such that the front facades provide visual interest through the use of architectural elements such as window bays, cornices, pilasters, etc. and do not create the effect of a blank wall along the street frontage. The street level facade of stores in such buildings shall contain windows which are transparent between the height of three (3) feet and eight (8) feet and shall be transparent and free of shelving. Back and side facades should contribute to the scale and appeal of the building by incorporating features characteristic to the front facade. All building facades which face on a public street shall comply with the requirements of the primary facade.
- 5. Signs should be designed to complement the building's architecture. Natural materials are preferred over plastic signs. Lettering should be kept simple and clear and

complement the style of the building. External illumination is preferred over internally lit signs. Illumination of all signs should be designed so as to avoid glare. Bright multi-color signs should be avoided, not more than three colors is preferred.

6. Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials. Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside the Area. Materials used for screening of rooftop mechanical equipment shall be harmonious with those used in the building's facade.
7. Commercial structures must be eighty- percent brick. Residential buildings developed as a group shall have variety in the basic design including, but not limited to, color of vinyl siding, detail trim and doors; Fypon, vinyl and brick detailing; and window and door details.
8. At least fifty percent of the homes developed under this Plan shall include full height (i.e. 7.5 feet minimum) basements with adequate space for storage. All other homes under this plan shall have the option to have a basement where physically feasible.
9. Porches shall not be enclosed or gated with metal, mesh wire or other railing material. If a porch is enclosed as an extension of the house, the porch area shall be included in the setback area and coverage requirements of this redevelopment plan.
10. Exterior window and door grilles or bars are prohibited. Burglar alarms and reinforced steel jam exterior doors are required.

B. Landscaping and Lighting Requirements

1. Landscaping shall be required for any part of any parcel not used for buildings, off-street parking and/or loading spaces. All proposed site plans shall include plans for landscaping indicating the location, size and quantity of the various species to be used. A minimum of twenty (20%) percent of any lot, site or parcel used for commercial purposes must be landscaped area and must be irrigated; and a minimum of twenty (20%) percent of any lot, site or parcel used for residential purposes must be landscaped area. Residential front yards, where a porch is not present, must be landscaped with shrubs and groundcover.
2. Parking lots for five (5) or more vehicles, and all loading areas, shall provide a screen planting not less than five (5) feet wide along any street line and along all property lines except in those instances where a building intervenes or where the proposed planting may interfere with sight triangles. Said screening shall consist of balled and burlapped dense evergreen material that is a minimum of three (3) feet high at the time of planting, that is planted on a center that is consistent with the mature spread of the species planted.
3. Within the parking area, a minimum of one tree shall be planted for every five (5) parking spaces. Landscaping shall be maintained with shrubs no higher than three (3) feet and

trees with branches no lower than ten (10) feet, and designed so that the landscaping is dispersed throughout the parking area.

4. Green space (trees, shrubs, flowers, etc.) shall be used as buffers and to accent entrances, arcades and sidewalks.
5. All plant material used must be able to withstand the urban environment. All screen planting shall be a minimum of four (4) feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board.
6. Any landscaping which is not resistant to the urban environment or that dies within two (2) years of planting shall be replaced by the developer.
7. Trees shall be planted along curb lines of streets at a maximum of 30 feet on center in a regular pattern or spaced alternately on either side of streets, to further enhance the aesthetic quality of the pedestrian environment in the redevelopment area.
8. Lighting within each site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent "dark corners".
9. All lighting sources must be adequately shielded to avoid any glare. The area of illumination shall have a fairly uniform pattern of at least one-half (0.5) foot-candles. Lighting illumination shall not spill over the property line.
10. Lighting fixtures shall be in scale with the street and size of the project.

C. Circulation and Off-street Parking Requirements

1. Sidewalk areas must be provided and shall be properly sized for the safe and convenient movement of pedestrians through and around the Area, taking into consideration the character of the adjoining land uses (i.e. residential, commercial, etc.).
2. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Decorative paving materials and pedestrian scale lighting is encouraged.
3. Dead end streets should be avoided to allow for the smooth flow of local traffic and improved access for emergency vehicles. Any re-design of the existing street pattern must continue to accommodate pedestrian access from the Country Village neighborhood through to Kennedy Boulevard; but should seek to limit through vehicular traffic in the Redevelopment Area to the greatest extent possible. (See Proposed Circulation Map)
4. All required parking spaces must be a minimum of 9 feet wide by 18 feet deep, as measured from the curb stop.

5. Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.
6. The principal ingress and egress to parking and loading areas serving commercial uses shall be from Seaview Avenue and/or Kennedy Boulevard. Any ingress or egress driveways located along Gates Avenue shall be located and designed so as to avoid conflicts with residential properties along Gates Avenue.
7. Front yard parking is prohibited throughout the Redevelopment Area. The use of side driveways and rear alleys to provide access to residential parking areas is required.
8. There shall be no residential driveways or direct access to residential parking areas or garages from Kennedy Boulevard. Access to parking serving any residential uses located along Kennedy Boulevard must be from Seaview Avenue, Gates Avenue or an alley.
9. Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light off the premises and shall be in accordance with the lighting requirements of the Municipal Zoning Ordinance.
10. All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded and paved with a durable dust free surface, adequately drained, and use poured in place concrete curbs. All parking and loading areas shall be designed in accordance with the requirements of the Jersey City Zoning Ordinance.
11. Parking and service areas shall be separated from streets. Access to said areas shall be clearly designated and arranged so as to avoid the backing in and out of vehicles onto the street right-of-way and to limit conflicts with pedestrian areas to the greatest extent possible.

VIII. SPECIFIC LAND USE REGULATIONS

- A. **Residential Zone** The purpose of this district is to establish a zone which will permit the orderly conversion of industrial land uses to residential land uses compatible with the surrounding area.
 1. Permitted Principal Uses and Structures:
 - a. Detached Single Family and Two Family Homes.
 - b. Attached Single Family and Two Family Homes.
 - c. Single Family and Two Family Townhouses.
 2. Permitted Accessory Uses and Structures:
 - a. Off-street parking, including private garages.
 - b. Sheds, fences and walls.

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| ii. Minimum depth:* | 100 feet * | 100 feet * |
| | 2,800 sq. ft. w/ rear alleys * | |
| iii Minimum area:* | 3,000 sq. ft. w/o alleys * | 2,400 square feet * |

* Note: Where the width of a tax block is less than two hundred (200) feet, the lot depth may be decreased proportionately such that the lot depth may equal one half the block width. In such instances, the minimum required lot area may also be proportionately decreased to reflect the above conditions. Where access to parking is provided by a rear alley, the area of the rear alley adjacent to the lot shall be considered part of the lot for purposes of calculating lot depth and lot area, notwithstanding that the alley is a public right of way.

f. Maximum Density: Fifty (50) units per acre.

4. Minimum Off-Street Parking Requirements:

- All single family residential structures 2 spaces*
- All two family residential structures 3 spaces*
- *except that when parking is provided at the rear or side of a structure such that the curb at the front of the building is available for on street parking, only one space per unit will be required.
- Home Occupations shall provide at least one (1) additional parking space

5. Permitted Signage:

Home Occupation - One sign not to exceed two (2) square feet, which must be compatible with the residential character, color scheme and design of the principal structure. No plastic (or similar material) back-lit signs are permitted.

No other signs are permitted within the residential district except for the following temporary signs:

- (a) Real estate signs subject to the following regulations: No such sign shall exceed six (6) square feet, all signs shall be attached to the premises to which they apply, and no person, including the real estate agent or employee, shall exhibit more than one (1) such sign per premise to which it applies.
- (b) Construction signs subject to the following regulations: Temporary construction signs shall not exceed twenty-four (24) square feet; no person shall exhibit more than one (1) such sign per premise, advertising the name of the building or project, general contractor, subcontractor, financing institution, public agencies and officials, and professional personnel; and such signs shall only be permitted beginning with the issuance of a building permit and terminating with the issuance of a certificate of occupancy for the building or project.

B. **Neighborhood Commercial Zone** The neighborhood commercial zone shall be located on Block 29103 only, and shall front on Kennedy Boulevard extending 250 feet to the west along Seaview Avenue and 320 feet to the west along Gates Avenue. The purpose of this district is to establish a zone which will permit the construction of neighborhood commercial uses, and/or additional residential uses, compatible with the surrounding area, in an orderly manner through the phased demolition of existing industrial structures and the conversion of formerly industrial lands to commercial and/or residential uses.

1. Permitted Principal Uses and Structures:

- a. Detached Single Family and Two Family Homes.
- b. Attached Single Family and Two Family Homes.
- c. Single Family and Two Family Townhouses.
- d. Neighborhood Retail. Neighborhood Commercial - shall not be permitted after 10:00 P.M. Only pharmaceutical sales of prescription drugs may be sold after 10:00 P.M.

2. Permitted Accessory Uses and Structures:

- a. Off-street parking, including private garages for residential uses.
- b. Sheds, fences and walls.
- c. Swimming pools.
- d. Home occupations.
- e. Dumpsters and dumpster enclosures.

3. Intensity of Development:

- a. Maximum Floor Area Ratio: Commercial Uses - One (1.0)
- b. Maximum Height: Residential Uses - see Residential Zone

Commercial Uses: Principal Structures- two (2) stories; thirty (30) feet
Accessory Structures- one (1) story; fifteen (15) feet
Fences and Walls-three (3) feet maximum in the front yard and at street fronts and six (6) feet in side & rear yards.

- c. Maximum Coverage: Residential Uses - see Residential Zone

Commercial Uses: Principal Structures: fifty (50%) percent
Accessory Structures: ten (10%) percent

- d. Minimum Setbacks:

Residential Uses: see Residential Zone.

Commercial Uses:

- i. Front: Commercial Structures may be located up to any street line.
- ii. Side: Commercial Structures may be located up to any side property line; however, if they are not built on the property line, they must be setback a minimum of ten (10) feet.
- iii. Rear: Commercial Structures shall be setback a minimum of thirty (30) feet from the rear property line.
- iv. All yards shall be of sufficient size and arrangement to provide adequate air, light and open space, and meet all applicable building construction and fire codes for the proposed building and use.

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| e. Lot Size: | Commercial Structures | Residential Structures |
| i. Minimum width: | 25 feet | see Residential Zone |
| ii. Minimum depth: | 100 feet | see Residential Zone |
| iii. Minimum area: | 2500 square feet | see Residential Zone |

4. Buffers: Commercial uses shall provide a buffer along any property line shared with a property containing a residential use or proposed for residential development. Said buffer shall be at least fifteen (15) feet wide and utilize a six (6) foot high board-on-board fence, or approved equivalent fence, constructed along the property line. The buffer strip shall be planted with dense evergreen trees not less than six (6) feet tall at the time of planting and spaced not less than ten (10) feet on center, along with flowering deciduous and broad leaf plant material in order to create a visual barrier and aesthetically appealing appearance.

5. Minimum Off-Street Parking Requirements:

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| Residential Uses: | see Residential Zone |
| Home Occupations: | see Residential Zone |
| Commercial Uses: | 1 space per 1000 square feet |

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| 6. Loading Requirements: | Residential Uses | N/A |
| | Home Occupations | N/A |
| | Commercial Uses | 1 space after 20,000 square feet |

7. Permitted Signage: for signs permitted in the Residential Zone, the requirements of that zone shall apply including Real estate and Construction signs.

Commercial Uses: Identification and/or business signs of the following types:

- Wall signs
- Window signs on a temporary basis
- Neon signs, subject to review and approval by the Planning Board
- Awnings made of natural materials with the store's name on it may be substituted for a sign.
- Campanile or clock tower sign

Total exterior sign area visible from the street, excluding a campanile sign, shall not exceed the equivalent of fifteen (15%) percent of the first story portion of the wall to which it is attached. Each use shall be permitted one (1) wall identification sign facing Kennedy Boulevard. Buildings with multiple uses shall have not more than one sign per use, provided that the aggregate area of all signs does not exceed the maximum area permitted. For purposes of calculating permitted sign area, the first story portion of the building shall not be considered to be any taller than fifteen (15) feet in height. All signage is subject to planning board approval.

Window signage shall be permitted on a temporary basis. Displays in windows should change seasonally at least four times a year.

Campanile or clock tower sign: One campanile sign with a functional clock is permitted at the corner of Kennedy Boulevard and Gates Avenue to serve the whole commercial sub-zone. The campanile shall be constructed of brick and shall have a working clock with numerals on all four faces of the tower. The tower shall be no more than thirty feet in height. An identification sign is permitted within the first fifteen feet of the sign on the sides that face Kennedy Boulevard. The sign shall not be made of plastic and shall not be internally lit.

IX. ACQUISITION PLAN

The Republic Container Redevelopment Area is comprised of a compact and defined area within the City of Jersey City. The Area is important to the community as an area of residential and commercial development compatible with the surrounding land uses, the Master Plan and the underlying zoning. Incompatible land uses, vacant land, dilapidated buildings and other impediments to proper development must be removed in an orderly, planned and phased manner.

There are a limited number of private owners of the property located within the Redevelopment Area. As such, it is anticipated that any property to be acquired within the Study Area will be purchased and assembled by private development interests in order to create a properly planned and developable parcel of land. (See Map 5 - Acquisition Map).

X. RELOCATION PLAN

There is not expected to be any required relocation of persons or businesses to fully implement the Redevelopment Plan. This is the result of the high proportion of vacant and/or underutilized

land within the study area and the fact that all acquisition is proposed to be carried out by private means. Nonetheless, should relocation become necessary, the process of relocating the affected persons and businesses will receive the careful attention of local officials and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.

XI. CIRCULATION PLAN

Gates Avenue, west of Kennedy Boulevard, is over 800 feet long. It is a “dead-end” street having no outlet at the western end. Similarly, Custer Avenue west of Kennedy Boulevard is just under 800 feet long and is a “dead-end” street with no outlet at the western end. This is a poor arrangement for every day neighborhood traffic, but more importantly, is a dangerous situation in terms of emergency vehicle circulation. Any blockage at the Kennedy Boulevard end of these streets would prevent emergency vehicles from entering these streets, as well as prevent vehicles from evacuating these streets. Therefore, it is proposed to link Gates Avenue and Custer Avenue at the western end of the block with a new street running between these two streets.

This new street will permit vehicles to enter and exit Gates Avenue and Custer Avenue from either end. It will also allow police vehicles, fire trucks and other emergency vehicles to enter and exit these streets without having to back down the street or negotiate a “K” turn. This is a much safer configuration. At the same time, this configuration will not encourage unnecessary through traffic that could disrupt the neighborhood because the new street will not be linked to any other more major streets.

It is also proposed to reduce the right of way of Custer Avenue from sixty (60) feet to forty-four (44) feet and eliminate parking on one side of the street. Currently, Gates Avenue has a right of way of fifty (50) feet. A fifty (50) foot right of way is more than adequate given that these streets are not through streets and will only carry neighborhood traffic. In addition, the State Residential Site Improvement Standards, NJAC 5:21-1 et. seq. recommends a right of way of fifty (50) feet for residential access streets, neighborhood streets and even minor collector streets. A sixty (60) foot right of way is not recommended until a street reaches the level of a high intensity minor collector with two parking lanes.

Another recommendation is to vacate Sand Street between Pamrapo Avenue and Custer Avenue. This street has never been improved or open; therefore vacating it will not have an effect on traffic flow. In addition, Pamrapo Avenue is a relatively short street of 400 feet in length. It also has a right of way that is seventy feet wide, which can more easily accommodate emergency vehicles and “K” turn movements. Further, if Pamrapo Avenue is ever extended to accommodate additional residential development to the west, it can then be linked to Custer Avenue at the western end. (See Map 4 - Proposed Circulation Plan)

XII. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this plan.
- C. The Plan has given proposed land uses and building requirements for the redevelopment area.
- D. The Acquisition Map and Acquisition Plan (Section IX) which are a part of this Plan indicate all property to be acquired as a result of this Plan.
- E. The Plan is in compliance with the Jersey City Master Plan. The Master Plan of the County of Hudson is not contrary to the goals and objectives of the Jersey City Master Plan. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the area covered by this Plan as the Republic Container Redevelopment Area, and all underlying zoning will be voided.

XIII. PROCEDURE FOR AMENDING THE PLAN

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of five hundred dollars (\$500), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If there is a designated developer, as provided for under NJSA 40A: 12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all costs.
- B. No amendment to this Plan shall be approved without a public hearing by the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.

XIV. DEFINITIONS

Definitions contained herein shall prevail within the Redevelopment Area. For definitions not contained herein, the definitions contained in the City of Jersey City Zoning Ordinance shall prevail.

ALLEY: A public thoroughfare that affords only a secondary means of access to an abutting property. An alley providing access to residential parking areas shall have a right of way or access easement of twenty-two (22) feet in width and a cartway of at least eighteen (18) feet; and need not provide sidewalks or other exclusively pedestrian walkways within its right of way.

ATTACHED HOME: A one-family or two-family residential structure attached to another one-family or two-family structure along one side wall, on adjoining lots, each being separated from the adjoining one-family or two-family residential structure by a party wall extending from the basement or cellar to or through the roof, with separate entrances for each unit or structure.

BUFFER: A strip of land that exists between two parcels of land, or between two land uses, and that serves to mitigate the negative or undesirable impact or impacts of one occupant or land use upon the other. The strip may be required to contain a minimum width, minimum height of earth or plant material, minimum height or type of fencing, or minimum amount or type of landscaping.

DENSITY: The permitted number of dwelling units per gross area of land to be developed.

DISTRICT: Zone

FLOOR AREA RATIO: The ratio of the floor area of any building to the total area of the site or lot it occupies.

FLOOR AREA: The sum of the gross area of all floors of a building or buildings, measured from the exterior face of exterior walls or from the centerlines of common walls separating two buildings, but excluding mechanical rooms.

FRONT YARD: A yard extending from the front of a building to the sidewalk across the entire width of a lot.

HOME OCCUPATION: A profession or other occupation, not otherwise permitted in the district, which is conducted as an accessory use on a residential lot by one or more of the residents of the premises and which conforms to the following additional restrictions:

- a. The profession or other occupation shall be carried on wholly within a completely enclosed building.
- b. Shall occupy not more than one third of the floor area of the ground or first floor of the principal building, or an equivalent area elsewhere, if so used.
- c. There shall be no exterior display or exterior sign, except as permitted by the residential chapter of this Plan, no exterior storage of materials or equipment, no external placement of antennas, satellite dishes or other equipment, and no other exterior indication of such home occupation or variation from the residential character of the principal building which in any way may adversely affect the safe and comfortable enjoyment of the individual property rights of the neighborhood in which it is located.
- d. Not more than one full time or full time equivalent person or persons, outside the residents of the dwelling, shall be employed by the home occupation.

- e. In particular, a home occupation includes the following: a Computer or Information Technology based practice that primarily imports or exports a product or service via a wire based medium; a Professional Office as defined by the Municipal Zoning Ordinance, the Professional Office of and Architect, Planner, or Engineer; Teaching or Tutoring, with music and dance instruction limited to a single pupil at a time.
- f. However, a home occupation shall not be interpreted to include any of the following: Barbershops and beauty parlors, Commercial kennels, Real estate office, Restaurant, Antique shop, Retail Sales of-Goods or Services, Clinic, Hospital, Doctor or Dentist Office, Tea room, Animal hospital or pet shop, funeral home, Stock or bond broker, Insurance Office, Repair shop of any kind, Printing shop, Dance studio, Machine shop, Dress shop, Travel or ticket agency, Health studio, Gunsmith shop, or any similar occupation.
- g. No machinery or equipment shall be used which will cause electrical or other interference with radio and television reception in adjacent residences.

INFILL HOUSING: The construction of a housing unit that resembles in proportion scale, height, style and bulk the adjacent dwelling units.

JUNKYARD: Any area, lot, land, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, salvage, or disposal of junk. Any site with three (3) or more unregistered vehicles shall constitute a junkyard. (Also known as - Salvage Yard)

LIGHT INDUSTRY: An industry where the only activities involved are ones of fabricating or the assembling of standardized parts, as contrasted with a processing activity, which would involve a physical or chemical process which would change the nature or character of the product or raw material.

LOT DEPTH: The mean distance from the front street line to the rear lot line of any given lot. The greater frontage of a corner lot is its depth, and its lesser frontage is its width.

MIXED USE: A lot or structure containing more than one (1) zoning use, such as residential mixed with neighborhood retail, or commercial mixed with light industrial.

NEIGHBORHOOD RETAIL: The retail sales of goods and services; such as a delicatessen, pharmacy, grocer, restaurant, barber shop, beauty salon, hardware store, clothing store, dry cleaner, newsstand, florist, financial institution, and other similar uses that provide services and convenience or comparison shopping; but not including auto service stations, auto sales, motor vehicle repair, taverns, bars, or other similar uses.

NON-CONFORMING BUILDING: A building, which in its location upon a lot or in its size, does not conform to the regulations of this Redevelopment Plan for the district in which it is located.

NON-CONFORMING LOT: A lot of record which does not have the minimum dimension or location of which was lawful prior to the adoption of this ordinance, but which fails to conform to the requirements of the district in which it is located by reason of such adoption.

NON-CONFORMING STRUCTURE: A structure the size, dimension or location of which was lawful prior to the adoption of this ordinance, but which fails to conform to the requirements of the district in which it is located by reason of such adoption.

NON-CONFORMING USE: A use or activity which was lawful prior to the adoption of this ordinance but which fails to conform to the requirements of the district in which it is located by reason of such adoption.

OPEN SPACE: Any sidewalk, park, public plaza, courtyards, which is open and unobstructed from its lowest level to the sky.

PARKING SPACE (COMPACT): An area measuring a minimum of eight (8) feet in width by sixteen (16) feet in depth, either within a structure or in the open, for the parking of motor vehicles, exclusive of driveways, access drives, fire lanes and public rights-of-way

PARKING SPACE: An area measuring (9) feet in width by eighteen (18) feet in depth, either within a parking structure or a surface lot, for the parking of motor vehicles, exclusive of driveways, access drives, fire lanes and public rights-of-way

REHABILITATION: The act or process of returning a building to a usable state using selective corrective measures as mentioned in the architectural guideline section.

RESTAURANT: A place where the primary activity is the serving of meals to the public. No drive through pick-up windows shall be permitted.

RETAIL SALES: An establishment where goods are sold directly to the consumer for personal household use, with or without processing on the premises for such retail sale, but excluding the processing, repair or renovating of furniture, bedding or fixtures. In no instance shall bars, service stations, or drug rehabilitation centers be considered retail sales.

SERVICE STATION: A place where motor fuel, lubricants, and miscellaneous accessories for motor vehicles are sold and dispensed and where services are rendered for engine and mechanical repairs, but where no automobile painting and bodywork are done and where no junked or unregistered motor vehicles are kept or stored. Service stations may also include retail sales of food and sundry items of convenience to the general public.

SIGN, FREESTANDING: A sign that is attached to or a part of a completely self-supporting structure. The supporting structure shall be set firmly in or below the ground surface and shall not be attached to any building or any other structure, whether portable or stationary.

SIGN, INTERNALLY ILLUMINATED: Any sign which has characters, letters, figures, designs or outline illuminated such that the light is directed into the eyes of the viewer from the light source.

SIGN: Any announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote the interest of any person or product when the same is placed to be seen by the general public.

SITE PLAN REVIEW: The examination of the specific development plans for a lot. Whenever the term "site plan approval" is used in this Redevelopment Plan it shall be understood to mean a requirement that the site plan be approval by the Planning Board.

TOWN HOUSE: A one-family or two-family residential structure in a group of not less than 3 and not more than 12 erected in a row of attached buildings, on adjoining lots, each being separated from adjoining one-family or two-family residential structures by a party wall extending from the basement or cellar to or through the roof, with separate entrances for each unit or structure.

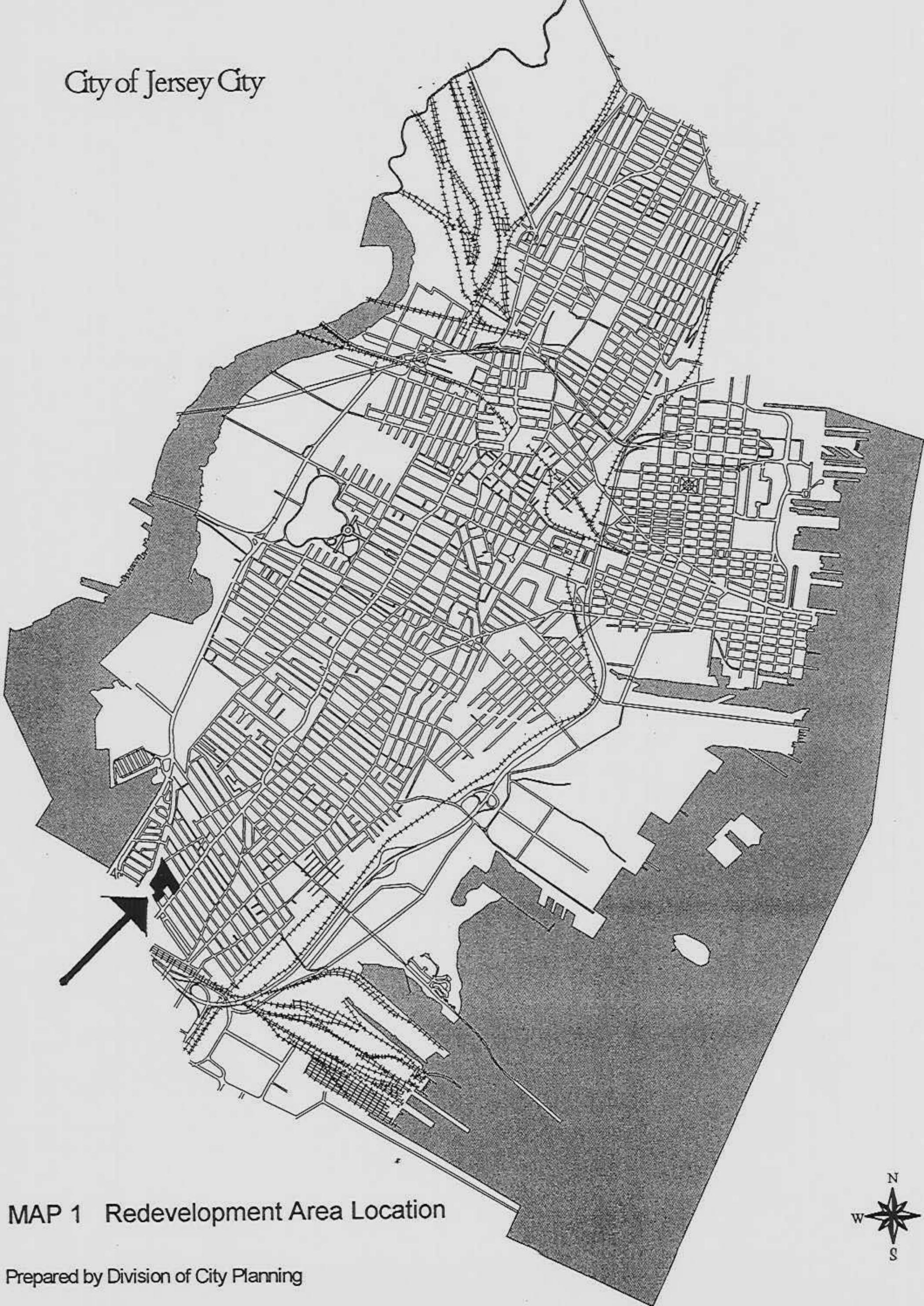
TRUCK SERVICES: See Truck/Bus Services.

TRUCK/BUS SERVICES: A place where services are rendered for engine and mechanical repairs of trucks or buses, and lubricants and miscellaneous accessories for motor vehicles are sold and dispensed, but where no motor fuels are sold, and no automobile, bus or truck painting and bodywork are done and where no junked or unregistered vehicles are kept or stored.

XV

MAPS

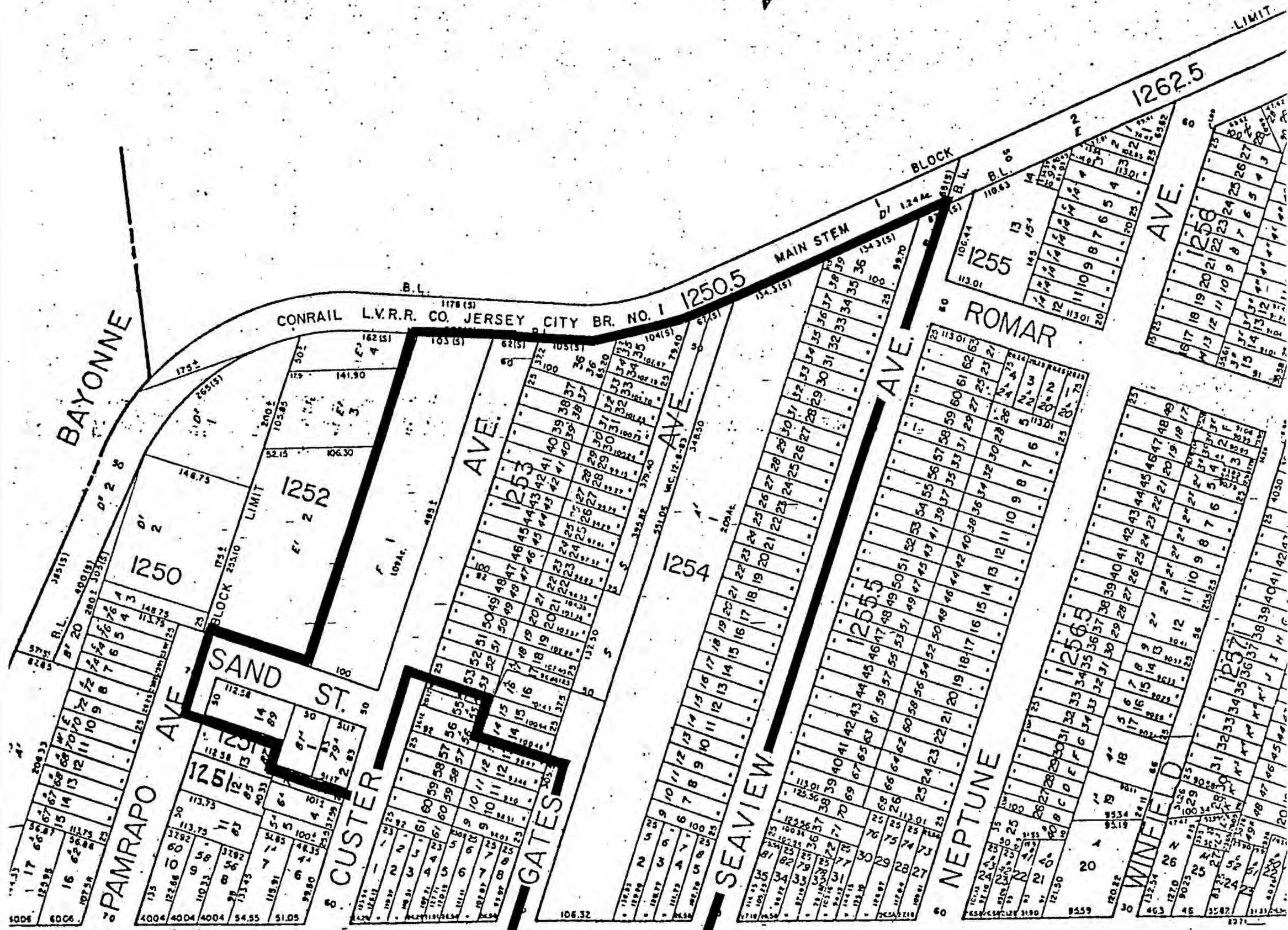
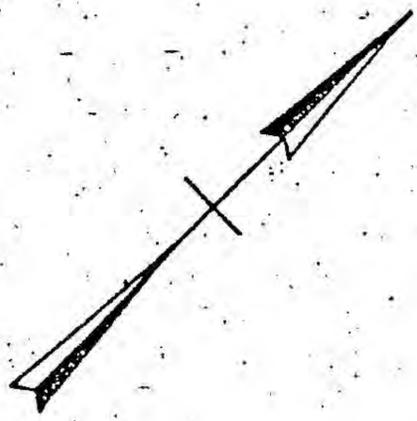
City of Jersey City



MAP 1 Redevelopment Area Location

Prepared by Division of City Planning

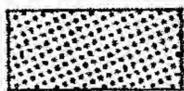




Republic Container
Redevelopment Plan

MAP 2
REDEVELOPMENT AREA BOUNDARY
Approximate Scale: 1 inch = 200 feet

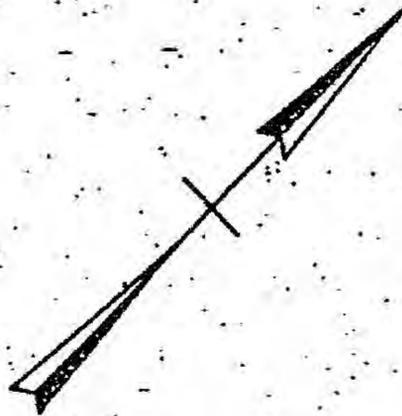
Neighborhood Commercial



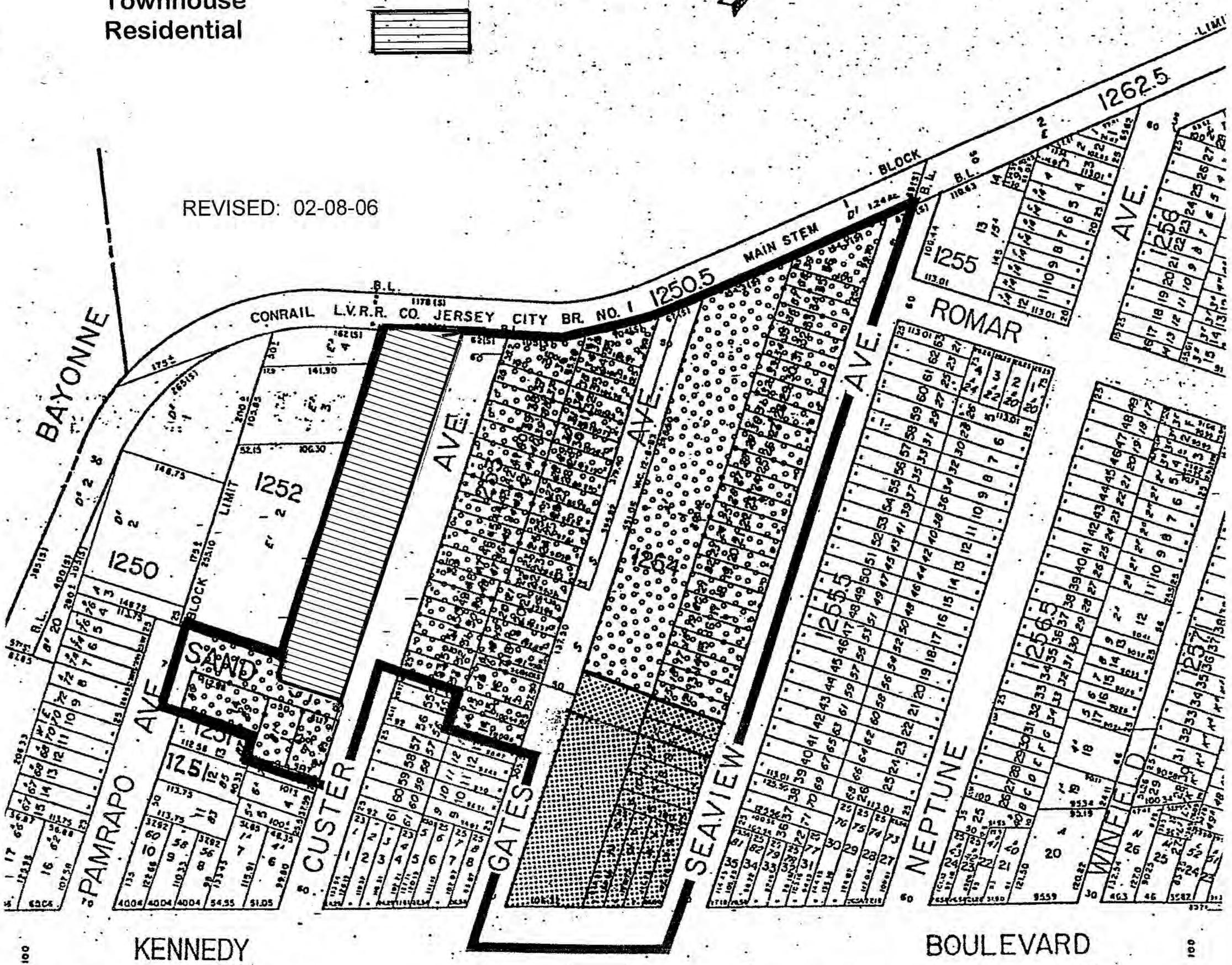
Detached Residential



Townhouse Residential



REVISED: 02-08-06



Republic Container
Redevelopment Plan

MAP 3
PROPOSED LAND USE

Approximate Scale: 1 inch = 200 feet

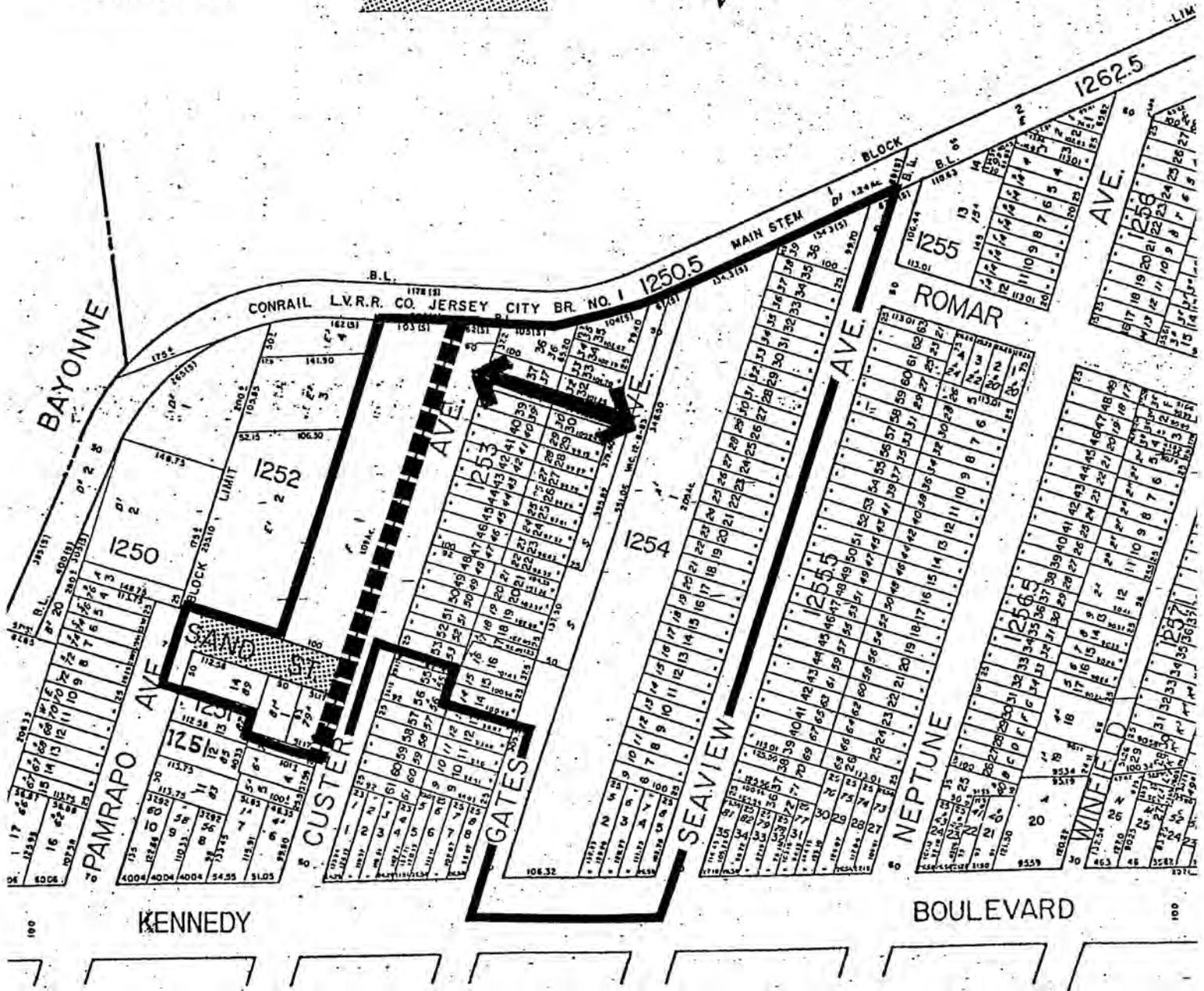
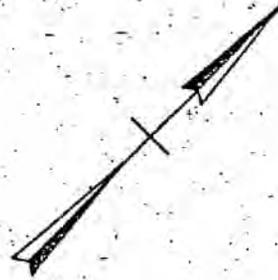
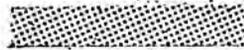
New Street



Reduce R.O.W.
To 44 feet



Vacate Street



Republic Container
Redevelopment Plan

MAP 4
PROPOSED CIRCULATION PLAN
Approximate Scale: 1 inch = 200 feet

