

Hamilton Square

Redevelopment Plan

City of Jersey City

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TABLE OF CONTENTS

SECTION	TITLE	PAGE
I	Introduction	1
II	Boundaries	1
III	Redevelopment Objectives and Requirements	1
IV	Proposed Redevelopment Actions	2
V	General Administrative Requirements	3
VI	General Design Requirements and Restrictions	6
VII	Urban Design Requirements	7
	A. Building Design Requirements	7
	B. Streetscape and Landscape Requirements	8
	C. Off-street Parking and Loading Requirements	10
	D. Signage	12
VIII	Specific Land Use Regulations	13
IX	Acquisition Plan	18
X	Relocation Plan	18
XI	Circulation Plan	18
XII	Other Provisions Necessary to Meet State and Local Requirements	19
XIII	Procedures for Amending the Redevelopment Plan	20
XIV	Maps	21
	Map 1 Boundary Map	
	Map 2 Sub-District Map	
	Map 3 Minimum Required Building Setbacks and Stepbacks Maximum Permitted Heights Erie Street & Ninth Street Infill District	
	Map 4a Minimum Required Building Setbacks and Stepbacks Maximum Permitted Heights East Hamilton Place District – Block 10004, south of Pavonia Ave.	
	Map 4b Minimum Required Building Setbacks and Stepbacks Maximum Permitted Heights East Hamilton Place District – Block 10004, north of Pavonia Ave.	

HAMILTON SQUARE REDEVELOPMENT PLAN

I. INTRODUCTION

The Saint Francis Hospital complex is located in the Downtown section of Jersey City within the Hamilton Park neighborhood. The main portion of the hospital complex, fronting onto Hamilton Park, is within the Hamilton Park Historic District. There is also a parking garage associated with the hospital located along Erie Street between Ninth and Tenth Streets, just to the north-east of the main buildings, which is outside the boundaries of the historic district. Four vacant lots, just to the east of the parking garage along Ninth Street have also been included in the Redevelopment Plan area.

Saint Francis Hospital is phasing out its operations at this location following its recent merger. The services and facilities formerly operating at the Saint Francis location are being relocated and merged in other facilities operated at other locations, including Saint Mary Hospital in Hoboken.

Clearly, it is now time for the City to take a more pro-active role in guiding the re-use and redevelopment of this facility. The purpose of this Plan is to provide a comprehensive redevelopment plan that will allow and encourage the adaptive re-use and redevelopment of the buildings and vacant lots within the project area in a manner that recognizes the scale of the existing buildings and their potential for adaptive re-use, as well as their context in the fabric of the surrounding neighborhood, specifically the Hamilton Park Historic District.

II. BOUNDARIES

The Hamilton Square Redevelopment Area (the Area) consists of Tax Lots found on Tax Blocks 10004 and 8803 in the Downtown section of Jersey City. The following are the Block and Lot numbers which are to be included in the Study Area.

Block	Lots
10004	1 & 2 (fka Block 283 Lots A, B, C, 5, L, K, J ¹ , S, E ¹ , D ¹ , N, M and Block 284 Lots B, C, S ¹) (i.e. entire block)
8803	1, 9, 10, 11, 12 (fka Block 252 Lots 9, 10, 11, 12, 16, 17 and G ² .)

The boundary of the Redevelopment Area is also depicted on Map 1 – Boundary Map.

III. REDEVELOPMENT OBJECTIVES AND REQUIREMENTS OF ANY DEVELOPMENT AND CONSTRUCTION WITHIN THE PLAN AREA

- A. The planning and development of the Redevelopment Area as a primarily residential mixed-use area with appropriate commercial uses incorporated into the lower floors of the former hospital complex buildings and area.

- B. The adaptive re-use of the former hospital buildings recognizing the size and scale of these buildings, and the modification or alteration of the facades of these buildings, where appropriate; to better reflect the new uses to be housed within the buildings and the historic character and texture of the surrounding neighborhood.
- C. Encourage infill development on vacant portions of the former hospital complex to create a more continuous streetscape, especially along the Hamilton Park frontage.
- D. Encourage infill development on vacant lots within the Redevelopment Area and on the garage site that is consistent with the scale and character of buildings on adjacent parcels.
- E. The improvement of the pedestrian environment and traffic circulation within the Redevelopment Area and surrounding neighborhood by: restoring McWilliams Place (formerly East Hamilton Place) to its historic configuration as a one-way pair with West Hamilton Place; eliminating head-in parking along the west side of McWilliams Place, restoring parallel parking on both sides of the street, and reconstructing the sidewalk along Hamilton Park in its historic location; re-opening Pavonia Avenue between McWilliams Place and Erie Street as a pedestrian street; and the provision of new side walks, street trees and other pedestrian amenities within the existing street rights-of-way.
- F. To promote the principles of “Smart Growth” i.e. sustainable economic and social development, including a variety of housing choices, providing pedestrian friendly streets and public rights-of-way, minimize automobile use by maximizing the appeal of mass transit, encourage reduced parking and shared use parking solutions, and creating a livable community with convenient access to commercial facilities.
- G. To promote additional green space through the rearrangement and reconstruction of Hamilton Park along its eastern edge and the provision of landscaping and other open space areas either at grade or on decks over parking facilities within development sites.

IV. PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Redevelopment Area through a combination of redevelopment actions that will provide a uniform and consistent attack on blight within the Area by systematically removing blighting influences in an orderly manner and allowing for new construction. These will include but not be limited to:

- A. The consolidation and re-subdivision of land within the Redevelopment Area into suitable parcels for development for the new residential and commercial land uses where necessary.
- B. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Area and adjacent areas.
- C. The rehabilitation and adaptive re-use of existing structures and the construction of new structures and complementary facilities that are consistent with the scale of the existing

hospital complex and the character and use patterns in the Hamilton Park Historic District.

- D. Demolition of structures determined to be impediments to sound and comprehensive redevelopment and/or intrusions into the Historic District.

V. GENERAL ADMINISTRATIVE REQUIREMENTS

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

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change to the interior floor plan of any structure, (e) any change in the use of any structure or parcel, or (f) any change in the intensity of 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 and site plan approval. No temporary or permanent Building Permit shall be issued for any work associated with a through f above, without site plan review and approval of such work by the Planning Board. All such work activities, as described above, when occurring within the Hamilton Park Historic District, shall also require review and approval by the Historic Preservation Commission as stipulated in the Jersey City Land Development Ordinance. Nothing in this section is intended to require site plan review and approval for minor modifications to the interior floor plan, such as the relocation or modification of partition walls, which are commonly done to accommodate new tenancies or during lease renewals.
- B. The provisions of this Plan specifying the redevelopment of the 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.
- C. Blocks 283 and 284 of this Redevelopment Area are located within the Hamilton Park Historic District. Therefore, all projects and developments located on these blocks shall be subject to the Historic Preservation Review Procedures and Design Standards as stipulated in the Jersey City Land Development Ordinance and the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.
- D. 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.

- E. 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.
- F. No development or redevelopment of any parcel in the Redevelopment 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 storm water 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 storm water 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.
- G. Interim uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall only permit uses that it finds will not have an adverse effect upon surrounding existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board. The Board shall establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional one (1) year renewals of interim uses upon application, review, and approval. Commuter or commercial surface parking lots and commuter or commercial parking garages are specifically prohibited and shall not be permitted as interim uses.
- H. The Planning Board may grant deviations from the regulations contained within this 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 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 Plan related to a specific piece of property where the purposes of this 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 this Plan. No deviations may be granted which will result in permitting: (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a non-conforming use, (3) an increase in height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district, (4) an increase in the permitted floor area ratio, (5) an increase in the permitted density.

An application requesting a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.

All deviations,, as described above, when occurring within the Hamilton Park Historic District, shall also require the review and approval by the Historic Preservation Commission as stipulated in the Jersey City Land Development Ordinance.

- I. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- J. No covenant, lease, conveyance or other instrument shall be effected or executed by the Jersey City Redevelopment Agency or by a redeveloper or any successors or assignees, whereby land within the Redevelopment Area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.
- K. No building shall be constructed over an easement in the Redevelopment Area without site plan review and approval of the Jersey City Planning Board and prior written approval of the Redevelopment Agency and the Division of Engineering.
- L. 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 REQUIREMENTS AND RESTRICTIONS

The following standards and requirements shall apply to all applications, including but not limited to: developments, re-developments, rehabilitation, and or re-use applications within the Redevelopment Plan area:

- A. All utility distribution lines; utility service connections from such lines to the Redevelopment Area's individual uses; and transformers, utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted in sidewalk areas or exterior to the building. 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.
- B. Chain link fencing shall be prohibited within the Redevelopment Area, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- C. No Billboard shall be permitted on any property contained within the Redevelopment Area.
- D. No signage shall be permitted within the Redevelopment 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.
- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way.
- F. Upon demolition of any existing structures, the site shall be graded, planted, sodded, and/or developed, as applicable, in accordance with this Plan.
- G. All trash dumpsters and/or compactors shall be located within the buildings. All outdoor storage shall be prohibited.
- H. All buildings within the Redevelopment Area must display the street address of the building such that it is clearly visible from the adjoining street right of way.
- I. In order to facilitate the overall redevelopment of the Redevelopment Area, the surrounding area, and the City of Jersey City in general, all advertising, signage and other promotion of the resulting project, whether undertaken by the City, the Redevelopment Agency, or private developers, shall contain references to the proposed project's location. They all shall clearly state it to be within the City of Jersey City so as to promote the positive external effects for not only the project, but the Redevelopment Area and the City as a whole.

VII. URBAN DESIGN REQUIREMENTS

A. Building Design Requirements

1. All structures within the Redevelopment 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. Buildings shall be designed to be attractive from all vantage points, such that the same façade materials and detailing is used on all facades.
2. Any existing buildings of historic merit which are to be retained and rehabilitated shall reference the Department of the Interior Rehabilitations Standards for guidance in selecting materials and methods of rehabilitation.
3. The design of all buildings and projects within the Hamilton Park Historic District shall comply with the “Historic Design Standards” as found in the “Land Development Ordinance of the City of Jersey City”.
4. Buildings shall be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment. Main-building entries shall be prominent, easily identifiable, and connect directly to the public street and sidewalk; and shall not occur simply as voids within or between buildings. Lower levels of buildings shall contain uses that activate the street, such as ground floor commercial uses or townhouse style units. Townhouse style units shall provide a raised stoop with at least three (3) risers at the entry. Ground floor commercial uses shall utilize large display windows and entryways opening directly from the sidewalk to maintain a connection with the streetscape.
5. Buildings shall have a clear base, middle and top. Architectural devises, such as providing stringcourses, cornices and sub-cornices, and/or horizontally differentiating surface treatments, can be used to achieve the necessary transitions.
6. The windows and glazing of a building are a major element of style that gives character to the building. Windows and glazing on ground floor commercial uses should be broad and expansive providing views into the store and display areas. At least seventy –five (75%) percent of the storefront façade shall be glass. Corner buildings shall have windows on both street frontages. If security gates are used on any part of the building or window, they shall be installed on the interior side of the window, hidden from view when closed, and be of the open grate style.
7. New window openings in residential portions of a building shall be arranged such that the vertical dimension, or height, is greater than the horizontal dimension, or width. However, bay windows, bow windows or other window features may also be incorporated into the façade to provide architectural interest and character, provided that the overall verticality of the structure is not adversely affected. Scattered window facades shall not be allowed. Each façade shall present a unified, rational composition. Corner buildings shall have windows on both street frontages. The window sill of any residential window shall not be less than five (5) feet above the elevation of the adjoining sidewalk.

8. Balconies and terraces may extend from the building when facing into interior courts. However, all balconies facing onto streets shall be very shallow and recessed to prevent their use as storage spaces.
9. EIFS (Exterior Insulating Finishing Systems, artificial stone, CMU size/type block and artificial brick veneer (“Permastone” & “Brickface”), and/or plastic type artificial siding materials may not be used as façade cladding within this Redevelopment Area. Façade material to be used shall be primarily of brick, Standard Modular and Norman sizes only.
10. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable standards as defined by the State of New Jersey.
11. All electronic communication equipment shall be totally screened from view. This shall be achieved through creative disguises within the basic architecture of the building, such that it does not negatively impact the appearance of the building. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment. Said equipment shall be located so as to minimize or eliminate the need for screening. Cellular antennas / wireless communication antennas and facilities are not permitted within this Redevelopment Area. Reference shall be made to the Wireless Communications section of the Jersey City Land Development Ordinance for appropriate permitted locations for these facilities.
12. All mechanical equipment, generators, HVAC equipment and similar equipment shall be totally screened from view, both from the street and existing or planned neighboring buildings. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same or complimentary materials used in the construction of the building, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment. Interior locations must be utilized where mechanically possible.
13. Ventilation equipment required for commercial uses shall be vented through the roof of the building. All such equipment ventilated through the roof and screened in compliance with paragraph 6 above. The necessary incorporation of ventilation grillwork within the storefront façade system shall be limited to no more than 15% of the possible glazing area. Such grillwork shall be architecturally incorporated within the storefront design so as to compliment and add to the overall aesthetic affect of the commercial façade. Exposed ventilation pipes and risers are prohibited.

B. Streetscape, Open Space and Landscape Requirements

1. A streetscape plan, acceptable to the Division of City Planning and the Historic Preservation Commission is required for all projects and shall include proposed sidewalk and curbing materials and treatments, street trees, tree pit grates and/or treatments, and

any proposed street furniture, lighting or other features to be provided. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval, after review and recommendation by the Historic Preservation Commission, as part of the project site plan application and implemented as part of the construction of the project.

2. All street furniture and treatments, including any street furniture, bollards, etc. associated with a sidewalk café must be coordinated with the design of the adjoining structure and be of a consistent design theme throughout the redevelopment area
3. Sidewalk areas must be provided along the street rights-of-way and shall be properly sized for the safe and convenient movement of pedestrians through and around the Redevelopment Area.
4. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Historic District Design Standards and shall be provided with adequate lighting. Decorative paving materials may be incorporated into the design and pedestrian scale lighting is required. Additional decorative elements may be introduced at building entrances at street corners and along the curb line to accent and channel pedestrian flow.
5. All plant material used must be able to withstand the urban environment 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. All landscaping shall be guaranteed for a period of two (2) years. Any landscaping which is not resistant to the urban environment or that dies shall be replaced by the developer or property owner.
6. Street trees shall be planted along all curb lines of streets within the Redevelopment Area at a maximum of 35 feet on center. Each tree pit shall contain a decorative metal grate and/or decorative paving treatment.
7. Outdoor landscaped open space areas shall be provided for all new construction within the Redevelopment Area and shall occupy any required yard areas or be constructed on a deck over any parking structure. Additional open space areas may be provided after Planning Board review and approval. All areas not covered by a building or necessary paved areas shall be landscaped with trees, shrubs, groundcovers or other appropriate plant material.
8. Lighting within the Redevelopment Area shall sufficiently illuminate all areas to prevent "dark corners". All lighting sources must be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot-candles.
9. As part of the reconstruction of McWilliams Place (see Section XI – Circulation Plan); Hamilton Park shall similarly be restored to its previous profile and configuration along this street. The asphalt sidewalk within the boundary of the park shall be removed and replaced with topsoil, lawn and such other landscape materials as are appropriate. The fencing now surrounding Hamilton Park shall be continued in this area and a new

sidewalk and curbing shall be constructed along the exterior of the park and fencing in this area. Street trees shall also be provided. Plans for these improvements shall be submitted as part of the required streetscape plan described in paragraph 1. of this section, and shall be subject to review and approval by the Jersey City Planning Board, after review and recommendation by the Historic Preservation Commission

C. Off-street Parking Design and Loading Requirements

1. Parking Requirements

- All Residential Uses: Min. – 0.80 per unit Max. - 1.0 per unit.
- All Other Uses: Min. - Zero Max. - 1.0 space per 1,000 sq.ft.

2. Parking requirements shall be calculated and met on a Redevelopment Area wide basis and not necessarily according to individual buildings or sub-districts. Required parking for any building or use may be provided in the same building or in any other building anywhere within the Redevelopment Area. All parking provided within the Redevelopment Area shall be primarily for the use of the residents or tenants of the Redevelopment Area. Parking may not be leased to commuters; however, any parking within the Redevelopment Area in excess of that required by the Redevelopment Plan may be leased to residents of the Hamilton Park Neighborhood and/or employees of the Jersey City Public School System.

3. All off-street parking shall be located within a building. There shall be no on-site surface parking areas. There shall be no separate parking structures. A landscaped plaza or recreation area is required at the top of all parking structures such that parking levels are not open from above.

4. All parking structures are to be designed to disguise the parking use within, such that:

All ground floor parking and mechanical related areas shall be wrapped along the exterior by occupied active building uses, such as commercial storefronts and residential units, excepting the location of the vehicular entry and exit and stairways or elevator shafts that serve the parking structure. Utility rooms may occupy no more than fifteen (15%) percent of any single façade, but may not be located along McWilliams Place.

Parking levels located below grade or partially below grade (i.e. in basement levels) may occupy the entire floor area of any such level and may adjoin the street line. However, in any location where a garage use directly adjoins a street line, the façade shall be disguised or masked through architectural design treatments as further described below.

Parking levels located on upper floors shall be disguised or masked through architectural design treatments as further described below.

5. Where an occupied active building use is not utilized to mask the parking within the building, the façade of the parking structure shall be designed to disguise the parking use to the greatest degree possible. The exterior wall of the parking structure shall be

architecturally designed to mimic and reflect the occupied portions of the building in terms of style and materials. Façade areas related to parking levels partially below grade may be treated and designed as would a traditional basement level. All openings in the parking structure facade shall be of the punched style. These openings shall be consistent with the rhythm of the window openings serving the principal uses within the building. They shall be covered by glass or metal in such a way that the exterior design is compatible with the design of the building and the actual windows of the building. The glass tint and/or reflectivity may be different so as to decrease the visibility of the garage use within. In lieu of glass, the openings may be covered by a hinged solid metal plate/shutter, or recessed decorative grill over a louvered opening as described below. Blind windows, where appropriate shall also be permitted. Where louvers are needed or proposed, decorative grills shall be installed over functional louvers. The intent of the above regulations is that no exposed garage exterior wall shall be detectable as a garage.

6. In order to preserve the maximum number of on-street parking spaces possible, driveway widths and curb cuts shall be limited to the minimum width and number necessary. Driveway / curb cut widths leading to parking areas containing less than twenty (20) cars shall be no more than twelve (12) feet in width. The width of driveways and curb cuts leading to parking areas for twenty (20) cars or more shall be limited to twelve (12) feet for one-way traffic and twenty (20) feet for two-way traffic.
7. All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep. The placement of a curb up to two (2) feet within the required 18 foot depth of the parking space is permitted, provided that there is adequate area for an automobile occupying the parking space to over-hang said curb a like distance without infringing on required landscaping or pedestrian areas. All aisles shall be a minimum of 22 feet wide. Compact spaces may be provided only with the approval of the Planning Board and shall be a minimum of 8 feet wide by 16 feet deep.
8. Off-street parking and loading areas shall be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.
9. Light sources within any parking level shall not be visible from the exterior of the building either from the street or from other surrounding buildings and properties. Identification of the internal light fixture and its location must be provided in order for any application to the Planning Board for site plan to be deemed complete.
10. Where buildings incorporate internal above grade parking garages, facade treatments shall be utilized which integrate their appearance with that of the building as a whole.
11. Developers shall demonstrate to the Board's satisfaction that sufficient off-street loading is provided to meet the needs of the proposed uses.
12. Valet parking may be allowed if it can be demonstrated that an efficient, safe means of operation will be provided, but in no case shall the maximum number of permitted parking spaces be exceeded.

D. Signage

1. Historic District Design Standards shall apply to the areas of the redevelopment plan within the Hamilton Park Historic District.
2. Permitted Signage within the Balance of the redevelopment plan area:
 - a. Each residential building shall display the street address of the building on the front facade or front door of the building such that it is visible from the adjoining street right-of-way.
 - b. Each residential building may provide any necessary signage required for proper mail delivery indicating the name(s) of the resident(s) of the building on the mailbox or doorbell.
 - c. Each major residential building, i.e. buildings on lots of 10,000 square feet or more, may have one (1) exterior sign flush mounted to the façade at the entrance to the building indicating the building's name, if any, not to exceed twenty (20) square feet.
 - d. Commercial Uses - Each such use fronting on a public street may be allowed one (1) exterior wall mounted sign not to exceed five (5%) percent of the area of the storefront (ground floor) to which it is attached. In addition, each commercial tenant may be permitted one blade sign. Each blade sign shall not exceed a maximum of 10 square feet and shall be externally lit. Blade signs are required to be located on the building facade directly on the sidewalk frontage and shall be placed such that the lowest portion of the sign hangs at least 8 feet above the sidewalk.
 - e. Tenant directories may be located within the lobby of a building.
 - f. Accessory Parking – Since commuter and commercial parking is not permitted, no additional signage is permitted for parking uses.
3. Additional Signage Regulations and Requirements, applied throughout all areas of the plan:
 - a. All signs are subject to minor site plan review when not included as part of a major site plan application.
 - b. All signs shall be flush mounted and project no more than fifteen (15) inches, although blade signs may be attached to the first floor façade.
 - c. Window signs (other than lettering as specifically permitted) shall be prohibited. Lettering shall be limited to decorative gold-leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / store front and shall cover no more than twenty (20%) of the window area.
 - d. All signs may be attached to the first floor level of the building only. Where there is a two-story lobby or mezzanine space incorporated into the design of the building, the sign may be permitted to be placed above the lobby at the equivalent of the second floor or level with Board approval.

- e. Permitted signage material includes: 1.) Painted wood; 2.) Painted metals including aluminum and steel; 3.) Brushed finished aluminum, stainless steel, brass, or bronze; 4.) Carved wood or wood substitute.
 - f. Permitted lettering material includes: 1.) Lettering forms applied to the surface of the sign; 2.) Single colored lettering forms applied to the surface of the sign; 3.) Metallic solid body letters with or without returns; 4.) Painted acrylic or metal letter.
 - g. Sign Lighting: Signs may be lit from gooseneck fixtures, backlit halo, and up-lights. Internally lit signs and sign boxes are prohibited.
 - h. During construction, one (1) temporary sign indicating: the name of the project or development, general contractor, subcontractor, financing institution and public entity officials (where applicable) shall be permitted. The sign area shall not exceed Fifty (50) square feet.
 - i. All signage must conform to the requirements of the signage section of the Jersey City Land Development Ordinance and such additional regulations as may be applicable as related to the Area's location within the Hamilton Park Historic District. The most restrictive shall apply.
4. Prohibited Signage: The following signs and devices shall not be permitted within the Redevelopment Area:

Monument signs and internally or externally illuminated box signs, neon signs, flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle, roof signs, billboards, signboards, window signs, posters, plastic or paper that appear to be attached to the window, pole signs, free-standing signs, fluorescent and/or glowing paint for any signage or building within the redevelopment area, waterfall style awnings, plastic awnings, product advertising signage of any kind. Product advertising signage is defined here to include, but not be limited to signage on: parking meters, signage in windows, on light poles, benches or other street furniture within the redevelopment area. Nothing in this paragraph shall be deemed to prohibit traditional residential holiday decorations.

VIII. SPECIFIC LAND USE REGULATIONS

The Redevelopment Area is a relatively compact area. However, because of the varied conditions of the existing parcels within the Redevelopment Area, the Redevelopment Area has been further broken down into three (3) sub-districts as described below and as indicated on Map – 2, Sub-District Map, attached as part of this Redevelopment Plan. The Sub-Districts are as follows:

- **East Hamilton Place District** – This sub-district shall be comprised of Block 10004 and is located within the Hamilton Park Historic District. This sub-district contains the former main hospital complex. The development within this sub-district will consist of renovation and reconstruction of existing buildings, selective demolition and new infill construction to be approved by the Historic Preservation Commission.

- **Erie Street District** – This sub-district shall be comprised of Lot 1 on Block 8803. This sub-district contains the parking garage for the former hospital complex. This parking structure may be demolished and development within this district will then consist of new construction which will be responsive to the existing adjoining development on both Ninth Street and Tenth Street. In the alternative, the garage will be renovated and new construction will occur within and above the existing structure.
- **Ninth Street Infill District** – This sub-district shall be comprised of lots 9, 10, 11 and 12 on Block 8803. This sub-district contains vacant land currently used as a surface parking lot. Development within this sub-district will consist of new infill construction designed to be compatible with the existing character of Ninth Street in this area.

Because each of the Sub-Districts contain varying amount of rehabilitation, demolition and new infill construction, it is difficult or impossible to regulate such development through the use of traditional written bulk standards alone. Rather, the development standards for these Sub-Districts will be presented by a combination of written standards and graphics. The regulations for each of the Sub-Districts follow:

East Hamilton Place District (Hamilton Park Historic District)

- A. Principal Permitted Uses
 - 1. Multi-family Apartment Buildings.
 - 2. Schools.
 - 3. Child care centers.
- B. Uses incidental and accessory to the principal use and building, including:
 - 1. Home occupation
 - 2. Artist Studios
 - 3. Commercial Uses
 - The following commercial uses are limited to the ground floor and mezzanine level of multi-family buildings. Retail and restaurant uses are further limited to corner locations on Block 10004 and to the re-opened Pavonia Avenue frontages on both blocks.
 - a. Retail sales of goods and services. No individual use or store shall occupy more than 2,000 square feet.
 - b. Restaurants, category one and two; which may include sidewalk cafes as regulated by the Jersey City Land Development Ordinance and/or other applicable ordinances, laws and codes.
 - The following commercial uses shall not be located above the second floor of multi-family buildings.
 - c. Health Club.
 - d. Offices.
 - e. Financial institutions.
 - f. Art Galleries.
 - 4. Off-street parking, only within structures as part of the principal building.

5. Private recreation facilities and areas, (indoor &/or outdoor) including pools, landscaped yards and decks, active recreation uses, gymnasiums, exercise rooms, etc.
 6. Community rooms.
 7. Fences and walls.
 8. Home occupations.
 9. Signs.
- C. Intensity of Development – It is recognized that the redevelopment which shall occur within this sub-district will consist of rehabilitation of existing buildings, selective demolition and new infill construction. The total floor area permitted within this sub-district shall not exceed the total floor area existing at the time of the adoption of this Redevelopment Plan. The total floor area at or above grade within Block 10004 at the time of adoption of the Redevelopment Plan has been determined to be 340,438 square feet. Therefore the total floor area of all new and/or rehabilitated development at or above grade within Block 10004 shall not exceed 340,438 square feet. However, the floor area may be re-distributed within this sub-district in order to accommodate the selective demolition of existing structures, the new infill development and the re-opening of Pavonia Avenue between McWilliams Place and Erie Street. In addition, the total dwelling unit count within this sub-district shall not exceed 225 dwelling units.
- D. Required Lot Size – Each block within this sub-district shall be considered one development lot for the purposes of this Redevelopment Plan.
- E. Bulk Standards - Maximum permitted height, minimum required setbacks and minimum required stepbacks shall be as indicated on Map 4a and 4b of this Plan. Wherever maximum height is indicated in stories and in feet, both criteria shall apply as maximum standards and neither standard shall be exceeded. Wherever a +/- is shown with the minimum required setback and/or stepback, then the minimum required setback and/or stepback may be modified by not more than six (6) inches, without an application for and approval of a deviation by the Planning Board in compliance with Section V. Paragraph D. of this Plan.
- F. Parking Requirements – See Section VII.C.
- G. Design Requirements- ALL proposed projects shall conform to the Historic Design Standards found in the JCLDO 345-71 and the Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties.

Erie Street District

- A. Principal Permitted Uses
 - 1. Multi-family Apartment Buildings.
 - 2. Schools.
 - 3. Child care centers.

- B. Uses incidental and accessory to the principal use and building, including:
 - 1. Home occupation
 - 2. Artist Studios
 - 3. Commercial Uses – limited to the ground floor of multi-family buildings.
 - a. Retail sales of goods and services. No individual use or store may occupy more than 2,000 square feet.
 - b. Restaurants, category one and two; which may include sidewalk cafes as regulated by the Jersey City Land Development Ordinance and/or other applicable ordinances, laws and codes.
 - c. Health Club.
 - d. Offices.
 - e. Financial institutions.
 - f. Art Galleries.
 - 4. Off-street parking, only within structures as part of the principal building.
 - 5. Private recreation facilities and areas, (indoor &/or outdoor) including pools, landscaped yards and decks, active recreation uses, gymnasiums, exercise rooms, etc.
 - 6. Community rooms.
 - 7. Fences and walls.
 - 8. Home occupations.
 - 9. Signs.

- C. Intensity of Development – Maximum floor area shall be as regulated by the setback, stepback, height and other bulk provisions as indicated on Map 3. The maximum number of dwelling units within this sub-district shall not exceed 57 dwelling units.

- D. Required Lot Size – Lots 1 & 15 shall be considered one development parcel for the purposes of this Redevelopment Plan.

- E. Bulk Standards - Maximum permitted height, minimum required setbacks and minimum required stepbacks shall be as indicated on Map 3 of this Plan. Wherever maximum height is indicated in stories and in feet, both criteria shall apply as maximum standards and neither standard shall be exceeded. Wherever a +/- is shown with the minimum required setback and/or stepback, then the minimum required setback and/or stepback may be modified by not more than six (6) inches, without an application for and

approval of a deviation by the Planning Board in compliance with Section V. Paragraph D. of this Plan.

- F. Parking Requirements – See Section VII.C.

Ninth Street Infill District

- A. Principal Permitted Uses
 - 1. Multi-family Apartment Buildings.
 - 2. Schools.
 - 3. Child care centers.
- B. Uses incidental and accessory to the principal use, including:
 - 1. Private recreation facilities and areas, (indoor &/or outdoor) including pools, landscaped yards and decks, active recreation uses, gymnasiums, exercise rooms, etc.
 - 2. Off-street parking
 - 3. Home Occupations
 - 4. Fences and walls.
 - 5. Signs.
- C. Intensity of Development – Maximum floor area shall be as regulated by the setback, step-back, height and other bulk provisions as indicated on Map 3. The maximum number of dwelling units within this sub-district shall not exceed 25 dwelling units.
- D. Required Lot Size – Lots 9, 10, 11 and 12 shall be considered one development parcel for the purposes of this Redevelopment Plan.
- E. Bulk Standards - Maximum permitted height, minimum required setbacks and minimum required stepbacks shall be as indicated on Map 3 of this Plan. Wherever maximum height is indicated in stories and in feet, both criteria shall apply as maximum standards and neither standard shall be exceeded. Wherever a +/- is shown with the minimum required setback and/or stepback, then the minimum required setback and/or stepback may be modified by not more than six (6) inches, without an application for and approval of a deviation by the Planning Board in compliance with Section V. Paragraph D. of this Plan.
- F. Parking Requirements – See Section VII.C.

IX. ACQUISITION PLAN

No acquisition of property within the Redevelopment Area by the City of Jersey City or any of its agencies, including the Jersey City Redevelopment Agency is envisioned at this time.

X. RELOCATION PLAN

As noted above, there is not expected to be any acquisition of land by the municipality or other public agency. Therefore, there will not be any relocation of persons or businesses as a result of this Plan. Nonetheless, should relocation become necessary, the process of relocating the affected persons and businesses will receive the careful attention of local officials and the Jersey City Redevelopment Agency, and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.

XI. CIRCULATION PLAN

1. It is the intent of this Circulation Plan to provide a street layout for the Redevelopment Area which is adequate to meet the circulation needs of the Redevelopment Area in terms of vehicular traffic and pedestrian volume, while at the same time recognizing that it is a primary purpose of this Redevelopment Plan to promote the principles of Smart Growth. That is; to provide pedestrian friendly streets and public rights-of-way, to minimize automobile use by maximizing the appeal of mass transit and to encourage reduced parking and shared use parking solutions.
2. All existing streets and rights of way within the Redevelopment Area shall remain open to the public. All streets shall provide on street parking on both sides of the street unless restricted by local ordinance.
3. 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 uses. In general, sidewalks serving commercial areas should be wider than those serving residential uses.
4. Pavonia Avenue shall be reopened, as a part of any redevelopment of the Saint Francis Hospital Complex on Block 10004, as a public pedestrian right-of-way between McWilliams Place (formerly East Hamilton Place) and Erie Street; and to provide limited vehicular access and emergency access to development on Block 10004. The center line of the re-opened street shall follow the former center line of Pavonia Avenue such that it is centered on the east-west axis of Hamilton Park, and arranged symmetrically along the former center line of Pavonia Avenue. It is recognized that Saint Francis Hospital constructed a major building partially within the former right-of-way of Pavonia Avenue. Therefore, the width of the new public right-of-way may be reduced from the original 80 feet to accommodate the location of this existing building. However, the width of the right-of-way of the reopened street shall be the maximum width possible given the siting of the existing building and the requirement to maintain the symmetry of the street along the centerline.

Pavonia Avenue shall be improved and reconstructed to municipal standards, complying to the design requirements of the Division of City Planning and the Historic Preservation Commission and shall contain decorative paving materials, pedestrian scale decorative lighting, street trees and other streetscape features as approved by the Planning Board consistent with the requirements of section VII. B. of this Plan.

5. McWilliams Place shall be reconstructed to its original 50 foot right-of-way and the head-in parking shall be eliminated along the western side of the street. McWilliams Place shall be a one-way south bound street and act as a one-way pair with West Hamilton Place. Parallel parking shall be provided on both sides of the street. As part of these improvements, Hamilton Park shall be restored to its previous profile and configuration (see Section VII. B. of this Plan).
6. All new street and roadway improvements shall conform to the design requirements of the Historic Preservation Commission as stipulated in JCLDO Chapter 345-71 and the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties and the Division of City Planning.

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 provided proposed land uses and building requirements for the Redevelopment Area.
- D. The Acquisition Plan (Section IX) indicates that no property is to be acquired by public agencies as a result of this Plan.
- E. The Plan is in general compliance with the Jersey City Master Plan and the Master Plan of the County of Hudson. It 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 where adequate infrastructure and transportation alternatives exist.
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Land Development Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Land Development 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 Redevelopment Area covered by this Plan as a 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 thousand dollars (\$5,000), 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 the review and recommendation of 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.

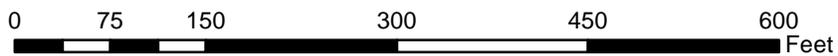
XIV MAPS



Hamilton Square Redevelopment Plan
Boundary Map



1 inch = 150 feet



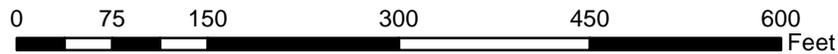


**Hamilton Square Redevelopment Plan
Sub-District Map**

Legend

- East Hamilton Place District
- Erie Street District
- Ninth Street In-Fill District

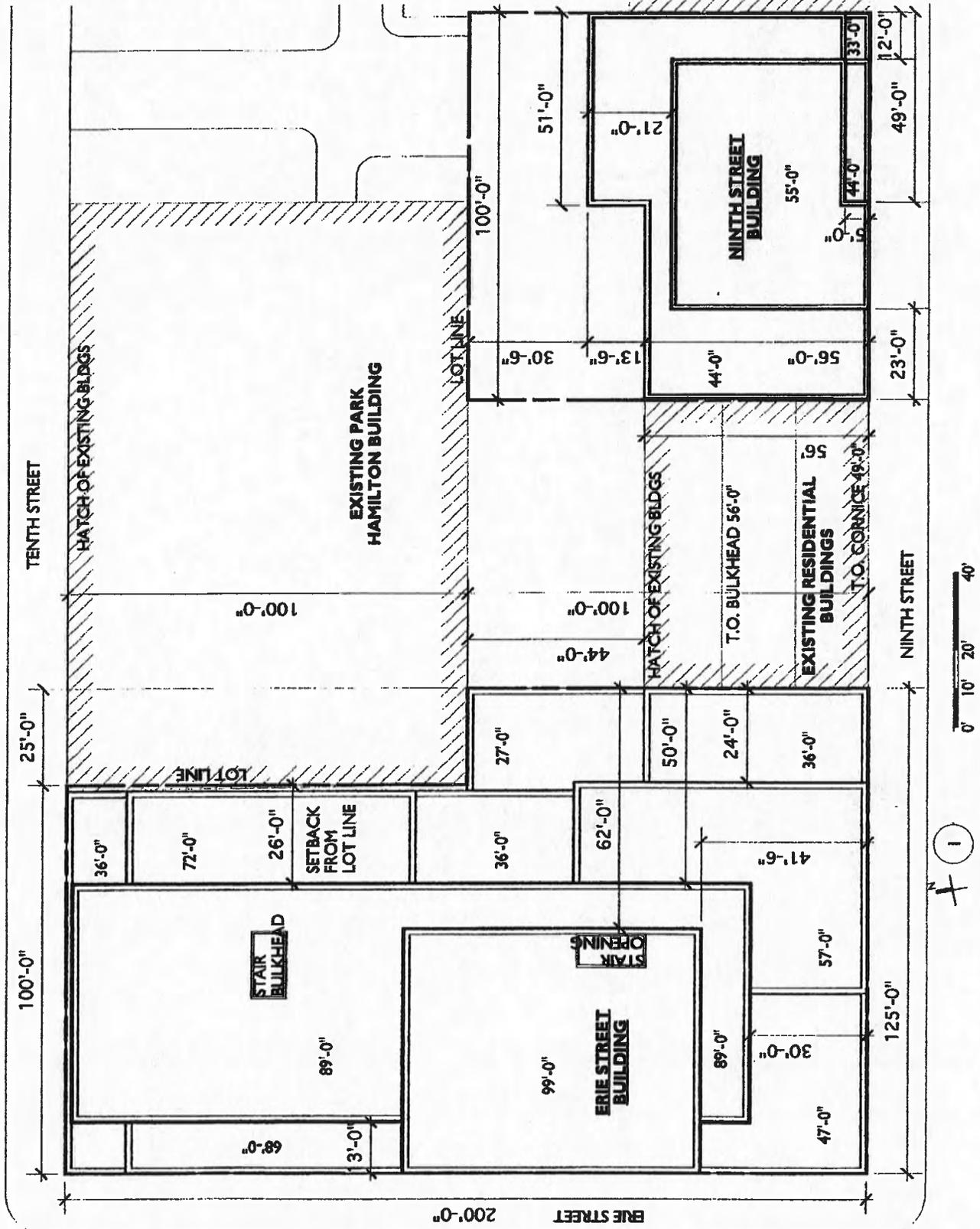
1 inch = 150 feet



SAINT FRANCIS HOSPITAL ADAPTIVE RE-USE REDEVELOPMENT PLAN

MAP 3	Minimum Required Building Setbacks and Stepbacks Maximum Permitted Building Heights
ERIE STREET DISTRICT AND NINTH STREET DISTRICT	

MARCH 28, 2013



SAINT FRANCIS HOSPITAL ADAPTIVE RE-USE REDEVELOPMENT PLAN

MAP	Minimum Required Building Setbacks and Stepbacks
4 a	Maximum Permitted Building Heights
EAST HAMILTON PLACE DISTRICT SOUTH	

Pavonia Avenue

MARCH 28, 2013

Mc Williams Place

Erie Street

