Proposed

109 1/2, 111, 113 Wayne Street

Redevelopment Plan

As Approved by the Planning Board
October 1, 1991

and
As Further Amended by the
Municipal Council at Its
Meeting of February 26, 1992

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I. INTRODUCTION

The 109 1/2, 111, 113 Wayne Street Redevelopment Plan (hereinafter referred to as "the Plan") will regulate development within the 109 1/2, 111, 113 Wayne Street Redevelopment Area (hereinafter referred to as "the Area").

The Plan recognizes that all of the Area lies within the Van Vorst Park Historic District, which is listed on the State and National Registers of Historic Places, and is also a municipal historic district.

No work shall be performed within the Area upon either structures or grounds without the owner obtaining from the Jersey City Historic Preservation Commission either a Certificate of Appropriateness or a Certificate of No Effect.

In any matter in which this Plan is silent, the underlying zoning controls are those of the Van Vorst Park Historic District as expressed in the Jersey City Historic Preservation Ordinance.

II. BOUNDARY DESCRIPTION

BEGINNING on the center line of Wayne Street at the point of intersection with the extended western lot line of Lot O, Block 308; thence in an easterly direction along the center line of Wayne Street to the point of intersection with the extended eastern lot line of "flag lot" K-2; Block 308 (aka K-1 of Block 308); thence in a southerly direction along the aforementioned eastern lot line of Lot K-2, Block 308 to the point of intersection with the southern lot line of Lot K-2, Block 308; thence in a westerly direction along the aforementioned southern lot line of Lot K-2, Block 308 to the point of intersection with the western lot line of Lot K-2, Block 308; thence in a northerly direction along the aforementioned western lot line of Lot K-2, Block 308 and extending in the same direction along the western lot line of Lot O, Block 308 to the point of beginning.

III. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Redevelopment activities in the 109 1/2, 111 and 113 Wayne Street Redevelopment Plan Area (hereinafter "the Area") will be undertaken in conformity with, and will be designed to meet, the following goals and objectives.

A. To eliminate existing blighting influences on the surrounding neighborhood through the comprehensive rehabilitation of buildings located at 109 1/2, 111 and 113 Wayne Street and adjacent grounds.

B. To preserve the existing fabric of the three historic buildings in the Area paying particular attention to the Wayne Street facades.

C. To provide redevelopment opportunities for the Area that will be in concert with the surrounding residential neighborhood.

D. To strengthen the Van Vorst Park Historic District by allowing additional restored historic buildings to be added to the neighborhood's list of assets.

E. To provide housing opportunities without displacement of existing residents as the Area is devoid of residents.

F. To add new ratables to the City's tax base where properties are currently assessed at a low value.

IV. DESIGN OBJECTIVES

It is mandatory that all redevelopment activities conform to the following design requirements.

A. The brownstone facades of 111 and 113 Wayne Street shall be restored to their original profile, color, texture and detail.

B. Additional construction increasing the footprint of buildings at 109 1/2, 111 and 113 Wayne Street shall not exceed three percent (3%) of the existing footprint of any of the three buildings within the area. Additional construction may not contain any uses other than service or utility related

uses. None of these uses increasing the footprints of the buildings shall be visible from a public right-of-way.

C. For the property located at 109 1/2 Wayne Street, the cobblestones which are contained in the driveway shall remain.

D. All exterior design elements will be subject to site plan review of the Jersey City Planning Board, which review will follow the review of the Jersey City Historic Preservation Commission. In reviewing proposed work within the area, the Preservation Commission shall refer to the relevant standards delineated in Sections 012.1 through 0.12.8, inclusive, of the Jersey City Historic Preservation Ordinance. The Preservation Commission shall recommend appropriate actions for the Planning Board. In all cases, the Planning Board retains final site plan approval authority.

V. SPECIFIC REQUIREMENTS

A. Submission of Redevelopment Proposals

Site plan review shall be conducted by the Jersey City Planning Board pursuant to NJSA 40:55D-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Preliminary site plan approval shall entitle an applicant to building permits. Final site plan approval applications shall not be submitted unless or until a development is substantially completed.

No Certificate of Occupancy of any type shall be issued for such development unless and until the Planning Board of the City of Jersey City has given final site plan approval. As part of the final site plan approval process, the Jersey City Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, in a form approved by either the Corporation Counsel of the City of Jersey City, or the Attorney for the Jersey City 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.

Any subdivision of lots, parcels of land or other real property within the Area shall be in accordance with the requirements of this plan and the land subdivision ordinance of the City of Jersey City.

B. Restriction of Occupancy or Use

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

C. Off-Street Parking

There is no mandatory off-street parking requirement.

D. Refuse Storage and Collection

Adequate facilities for storage of refuse shall be indicated on site plan. All such storage area must be screened.

E. Landscaping

The suggestions of the Landscape Architectural Unit of the City's Division of Planning shall be given great weight by the Planning Board in its review for approvals. All street trees shall be protected by the developer during construction and be retained by the redeveloper or the property owner(s).

F. Duration of Plan's Effect

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 forty (40) years from the date of approval of this plan by the City Council of the City of Jersey City.

VI. LAND USE PLAN

A. Permitted Principal Uses

1) 111, 113 Wayne Street -
Residential

2) 109 1/2 Wayne Street -
No more than two (2) units which shall be set aside as artist's studios and that these units shall be zoned for both residential and commercial use; or,
No more than one (1) unit which shall be professional space for an architect, engineer or design firm(s) and which shall be zoned for both residential and commercial use. All other height and density limits approved by the Planning Board shall apply.

B. Accessory Uses

1) Private Garage (109 1/2 Wayne Street)
2) Off-street Parking screened in accordance with the Jersey City Zoning Ordinance (109 1/2 Wayne Street, 111 Wayne Street, 113 Wayne Street)
3) Home occupations on any floor as defined in the Jersey City Historic Preservation Ordinance

C. Conditional Uses

1) None

D. Intensity of Development

1) 109 1/2 Wayne Street
No more than two (2) units which shall be set aside as artist's studios and that these units shall be zoned for both residential and commercial use; or,

1a) No more than one (1) unit which shall be professional space for an

architect, engineer or design firm(s) and which shall be zoned for both residential and commercial use. All other height and density limits approved by the Planning Board shall apply.

2) Maximum development shall not exceed four (4) residential units per building for 111 Wayne Street

3) Maximum development shall not exceed four (4) residential units per building for 113 Wayne Street

E. Parking

1.) There is no minimum off-street parking requirement for 109 1/2, 111 and 113 Wayne Street.

F. Deviation Requests

1.) The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece or property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

VII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

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

B. This Redevelopment Plan contains provisions necessary to fulfill statutory requirements of the City of Jersey City.

C. The Redevelopment Plan proposes to attain identifiable local objectives as to appropriate land use, density of population, improved public utilities, traffic circulation, recreational and community improvements and other public renovations.

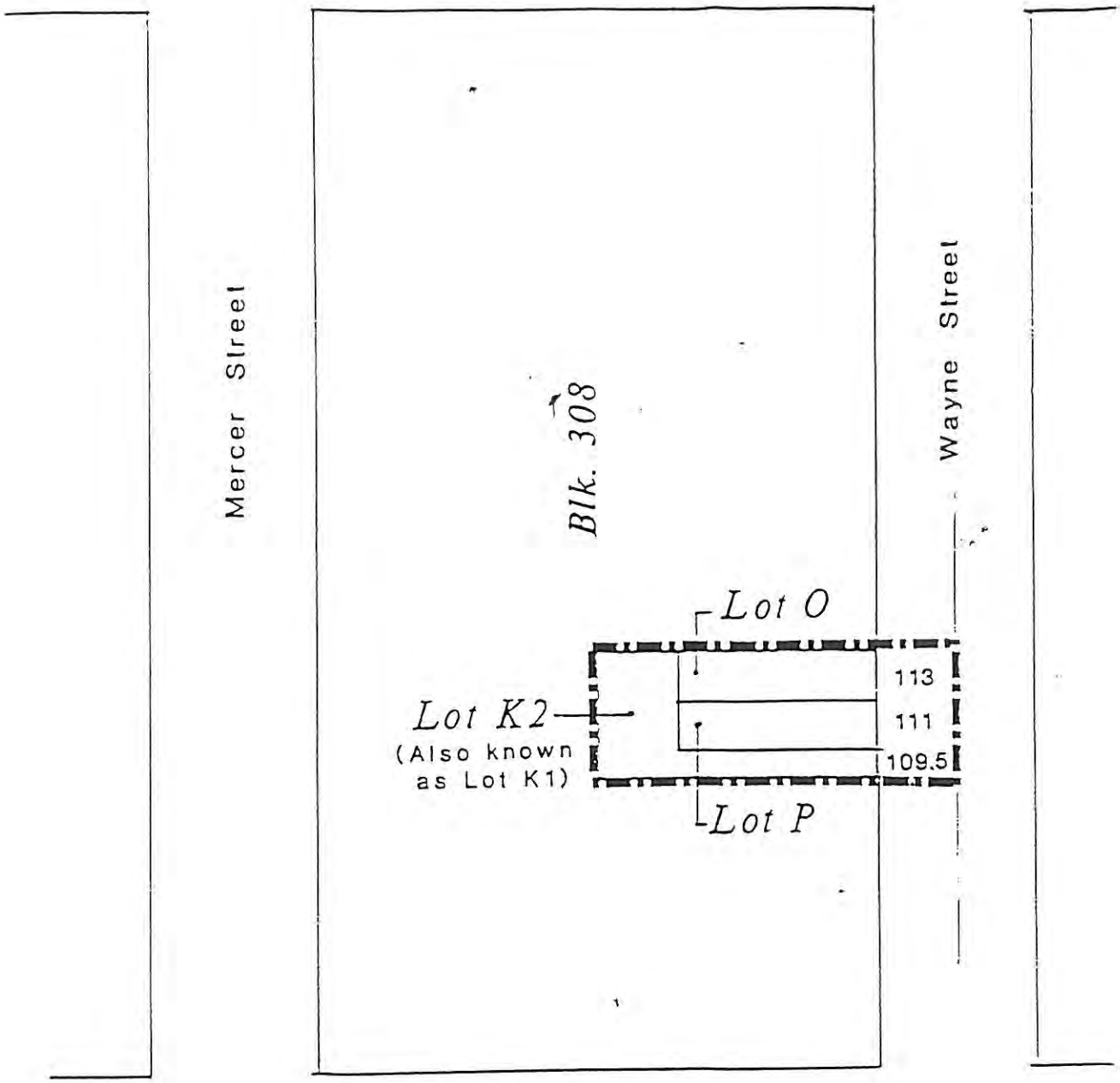
D. It should be noted that the Area contains no existing residents or businesses. It is entirely vacant. Therefore, no relocation is necessary.

VII. PROCEDURE FOR AMENDING THIS PLAN

This Redevelopment Plan may be amended from time-to-time upon compliance with the requirements of law. A fee of $500 plus all costs of 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 40:55 C-1 et seq, said developer shall pay these costs. If there is no developer, the appropriate agency shall be responsible for any and all such costs.

VIII. VALIDITY OF ORDINANCE

If any section, paragraph, division, subdivision, clause or provision of this plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and remainder of this plan shall be deemed valid and effective.



BOUNDARY MAP

109.5, 111, & 113 Wayne S

Study Area

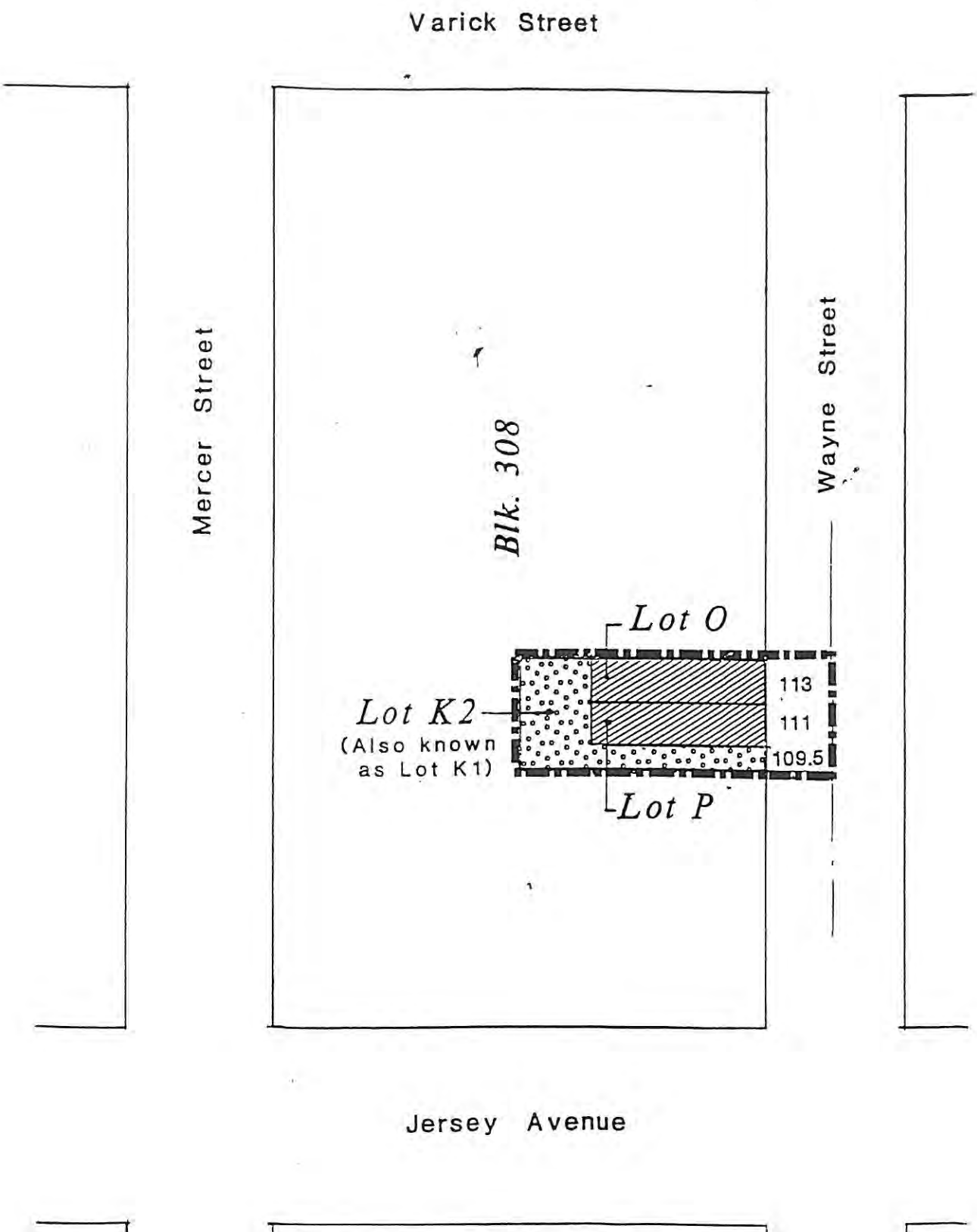
LEGEND

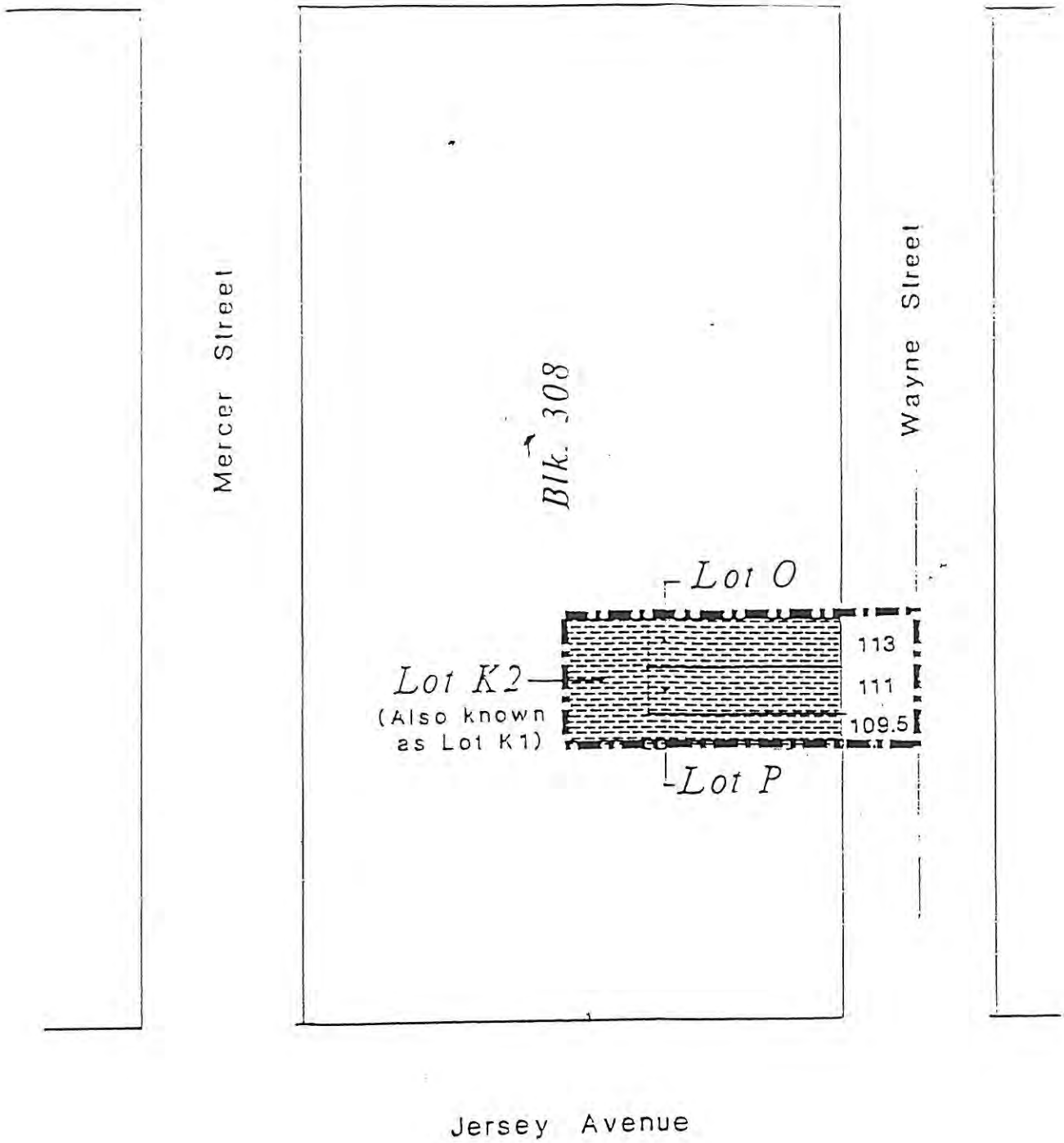
Study Area Boundary

0 30' 60' 120' 180'

N

MAP #


Varick Street
Mercer Street
Blk. 308
Wayne Street
Lot O
Lot K2
(Also known
as Lot K1)
113
111
109.5
Lot P
Jersey Avenue
LAND USE
RESIDENTIAL
RESTRICTED RESIDENTIAL & COMMERCIAL
see article VI
109.5, 111, & 113 Wayne S
Study Area
N
0 30' 60' 120' 180'



AQUISITION MAP

LEGEND

Study Area Boundary

Property to be Acquired

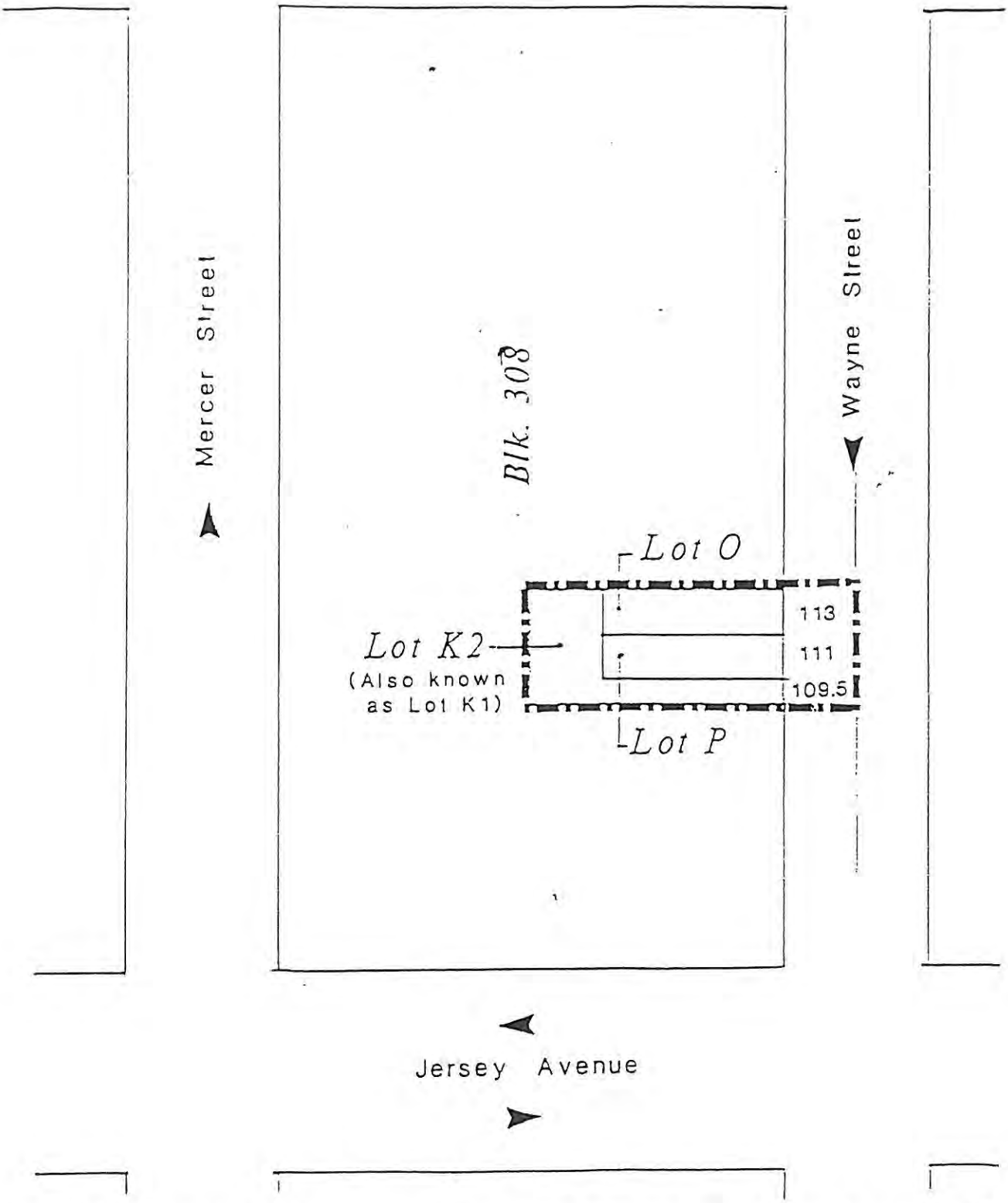
109.5, 111, & 113 Wayne S

Study Are

0 30' 60' 120' 180'

N

MAP



CIRCULATION MAP

109.5, 111, & 113 Wayne St

Study Area

LEGEND

Study Area Boundary

2 Way Street

One Way Street

0 30' 60' 120' 180'

N

MAP #