

WEBSTER AVENUE REDEVELOPMENT PLAN

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

WEBSTER AVENUE STUDY AREA REDEVELOPMENT PLAN

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I. DESCRIPTION OF PROJECT

WEBSTER AVENUE REDEVELOPMENT AREA

Block	Lots
2904	10-25
2905	29-46
2301	32-51
2306	1-27

II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Renewal Activities of the Webster Avenue Study Area will be undertaken in conformity with, and will be designed to meet the following goals and objectives:

- A. To comprehensively redevelop the Webster Avenue Study Area by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate.
- B. To provide for a variety of residential uses and housing types for both existing residents and perspective occupants in order to meet the housing needs of low, moderate and upper income households.
- C. To provide for the improvement of the functional and physical layout of the projects area for contemplated redevelopment and the removal of impediments for land disposition.
- D. To provide construction related (temporary) jobs, and permanent jobs through the construction of new housing and public improvements.
- E. To construct new housing for homeownership through a combination of private development financing and the selective use of public assistance.
- F. To provide for the overall improvement of traffic circulation through the elimination of unnecessary streets wherever possible, and the development of new vehicular and pedestrian circulation systems which provide for the separation of vehicular and pedestrian traffic, as well as to provide for the maximum use of public transportation.
- G. To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.

- H. To provide for the stabilization and the increased of the tax base of the project area and the entire city by redeveloping non-revenue producing areas and by reestablishing investment confidence on the part of existing and future residents both within the area and in contiguous neighborhoods.
- I. To provide for the coordination of redevelopment activities to promote a uniform attack on blight which reinforces already existing renewal and improvement programs in adjacent areas in accordance with a plan that integrates the Webster Avenue Study Area with the existing physical and social fabric of the Cit of Jersey City.
- J. To provide where necessary site improvements for both proposed and existing residential uses including new streets and sidewalks, street realignment, off-street parking, open space, pedestrian malls, recreational areas, and new trees where appropriate.
- K. To maximize developer participation and contribution in the Webster Avenue redevelopment plan.
- L. To provide for rehabilitation assistance for the properties within the project are that will not be acquired.

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Webster Avenue Study Area through a combination of redevelopment actions. These will include but not be limited to 1) clearance of dilapidated structures; 2) retention and construction of sound compatible uses; 3) assemble into developable parcels the vacant and underutilized land now in scattered and varied ownership; 4) provisions for a full range of public infrastructure necessary to service and support the new community; and 5) provisions for a rehabilitation program to assist property owners in the improvement and rehabilitation of the properties which are not acquired.

IV. BUILDING DESIGN OBJECTIVES FOR NEW CONSTRUCTION

- A. 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-ways and off street parking, height and bulk.
- B. Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.

- C. Buildings should be designed so as to be attractive from all vantage points.
- D. Building setbacks should be varied to the extent practical in order to provide an interesting interplay of buildings and open spaces.

V. SPECIFIC OBJECTIVES

A. Submission of redevelopment proposals

Prior to commencement of construction, architectural drawings, specification, 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, and by the Board of Commissioners of the Jersey City Redevelopment Agency.

B. Site Plan Review

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. Final site plan approval shall not be submitted unless or until a development is substantially complete. Such development may occur in phases and may be finally approved on the basis of those phases. No Certificate of Occupancy of any type shall be issued for development unless and until the Planning Board of the City of Jersey City has given final site plan approval to that particular phase of the project.

As a part of the final site plan approval, the Jersey City Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:50D-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. 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.

C. Adverse Influences

No use or reuse shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

D. Restrictions of Occupant or Use

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

E. Circulation and Open Space Design Objectives

Unless paved, all open space shall be landscaped and maintained in attractive condition.

Open space for both residential rehabilitation and new construction shall be provided where feasible and be so located as to provide for maximum usability by tenants, and to create a harmonious relationship of buildings and open space throughout the project area.

Sidewalk areas shall be adequately provided, for the movements of pedestrians through and around the site.

Sidewalk areas shall be attractively landscaped and durably paved and shall be provided with adequate lighting.

Trees and shrubs shall be planted along the curb line at not more than 25 foot centers or in groupings, in a regularly spaced pattern to further increase the aesthetic quality of redevelopment activities.

Areas designated as improved open space shall be in addition to all parking, loading, yard and setback requirements.

F. Off-Street Parking and Loading Objectives

Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares.

Any surface parking facilities shall be landscaped; large concentrations of parking shall be avoided; poured-in-place concrete curbing shall be used in parking areas to prevent vehicles from encroaching upon planted areas.

All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground covers.

All required parking and loading areas shall be provided off-street. All such parking and loading area shall be graded, paved with a durable dust-free surface, adequately drained, well landscaped, and all access points shall be defined and limited in accordance with the Zoning Ordinance of the City of Jersey City.

All off-street parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) feet deep as measured from the curb stop.

Provisions for compact stalls are permitted which allow for a maximum of twenty-five (25) percent of the minimum parking requirement to be compact spaces. Compact spaces shall be a minimum of eight (8) feet by sixteen (16) feet as measured from the curb stop.

G. Landscape Design Objectives

All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material unless said open space is specifically designated for other activities which require paving or other treatment. All screen planting shall be coniferous and/or deciduous and only species with proven resistance to the urban environment in this area will be acceptable. Screen planting shall be a minimum of four (4) feet in height. Material shall be planted balled and burlapped and be heavy and of specimen quality as established by the American Association of Nurserymen. At initial planting the material shall provide a screen from the top of the planting to within six (6) inches of grade. Other plant materials shall be heavy, and of specimen quality determined as above. All plants, trees and shrubs shall be installed in accordance with the Division of Planning planting schedules.

H. Interim uses

Interim uses may be established, subject to agreement by the developers with the Planning Board, that such cases 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. The Planning Board will determine the time period during which the interim use will be allowed.

I. Underground Utility Placement

All utility distribution lines and utility services connections from such lines to the project areas individual uses shall be located underground where feasible.

J. Specific Objectives

Property improvement and rehabilitation assistance shall be available to all property owners within the area whose property will not be required. The assistance shall be in the form of low interest loans and grants, as well as technical assistance provided by the Jersey City Redevelopment Agency.

VI. GENERAL PROVISIONS

- A. The regulations and controls in this section (Section VI General Provisions) will be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.

- B. The developer shall begin and complete the development of the land and the construction of improvements agreed upon in the disposition contract within a reasonable amount of time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the designated redeveloper.
- C. The redeveloper shall agree to retain the interest in the project land until the completion of the construction and development in the area required by this plan and the disposition instruments, and the redeveloper shall further agree not to sell, lease or otherwise transfer the interest acquired or any part thereof without prior written approval of the Jersey City Redevelopment Agency.
- D. No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Division of Engineering.
- E. 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 of Jersey City.
- F. All residential redevelopment proposals and constructions plans shall meet application F.H.A. and/or H.F.A. minimum room size requirements prior to approval by the Redevelopment Agency and the Jersey City Planning Board.

VII. GENERAL LAND USE PLAN

- A. Principal Permitted Uses
 - 1. One and Two Family Houses (attached or detached)
 - 2. One and Two Family Townhouses and Row houses
 - 3. Ground floor retail on Block 2905 Lot 29 only
 - 4. Ground floor category 2 restaurant on Block 2905 Lot 29 only
- B. Accessory Uses
 - 1. Private Garages
 - 2. Off-Street Parking
 - 3. Recreation and Open Space
 - 4. Fences and Walls
- C. Conditional Uses
 - 1. Professional Uses
 - 2. Residential Conversions
- D. Regulations and Controls

Offices as a home occupation shall be defined as places for the transaction of business where reports are prepared, records kept, and services rendered, but where no retail sales are offered, and shall be limited to licensed doctors, lawyers, architects, engineers, and planners.

E. Maximum Height

1. One and Two family Houses: Four (4) stories or forty (40) feet.
2. Residential Conversions: One additional story not to exceed 75% of the building footprint shall be permitted. A second additional story not to exceed 50% of the building footprint will be permitted provided that at least 50% of the ground floor is used for off-street parking.

F. Area, Yard and Bulk

1. One and two family houses:
Maximum Building coverage: 60%
Minimum Lot Width: 25 feet
Minimum Lot Depth: 100 feet
Minimum Yards: Front: 5 feet or the established front façade setback of the surrounding uses.
Side: one side..... 0 feet
both sides... 3 feet
Rear: 10 feet
2. Townhouses and Row houses
Maximum Building coverage: 60%
Minimum Lot Width: 16 feet
Minimum Lot Depth: 100 feet
Minimum Yards: Front: 5 feet or the established front façade setback of the surrounding uses.
Side: 3 feet, 0 for party walls or where the adjacent uses are built to the property line.
Rear: 10 feet
3. Residential Conversion – defined as the residential conversion of a non-residential use:

Maximum building coverage 60%

G. Substandard Lots

All lot areas and dimensions which existed as of January, 1986 which are less than the established minimums of this plan shall be permitted as of right, but may not be reduced.

Building coverage may be increased up to a maximum of 75% for those lots which qualify as substandard based on the following ratio:

$$\frac{\text{Substandard lot area}}{\text{Required lot area}} = \text{ratio of increase}$$

$$\frac{.60}{\text{Ratio of increase}} = \text{new maximum coverage (NOT TO EXCEED 75\%)}$$

H. Minimum Off-Street Parking

One off-street parking space per unit.

Professional offices as a home occupation shall provide off-street parking at a ratio of not less than one (1) space per each three hundred (300) square feet of gross floor area devoted to the professional occupation.

All exterior off-street parking areas must contain a minimum landscaped area equal to 10% of the total paved area.

I. Maximum Sign Areas

Professional offices as a home occupation shall be permitted one (1) sign either attached or free standing not to exceed two (2) square feet.

Billboards are expressly prohibited.

J. Refuse Storage and Collection

Adequate facilities for the storage of refuse shall be indicated on the site plan for all uses. The method of collection shall also be indicated on said plan. All such storage areas shall be adequately screened.

VIII. 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 requirement of State and local law and there are no additional requirements with respect to a redevelopment plan which have not been complied with.
- B. The Redevelopment Plan contains all 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 facilities, traffic circulation, recreational and community improvements and other public renovations.
- D. The following text referencing provision for the temporary relocation and permanent rehousing of persons residing within the Webster Avenue Study Area Redevelopment Project is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City through the Services of the Jersey City Redevelopment Agency staff will provide displaced families and individuals with the opportunity of being relocated into decent, safe, and sanitary housing which is within their financial means.

This office will be staffed by qualified personnel who will actively assist the families and individuals being displaced in finding adequate accommodations. All families and individuals being displaced will be interviewed to determine their rehousing requirements. In addition, a list of privately owned houses and apartments which have been inspected and certified as being safe and sanitary will be maintained by the relocation staff from which individuals will be referred to such dwelling units which are within their financial means.

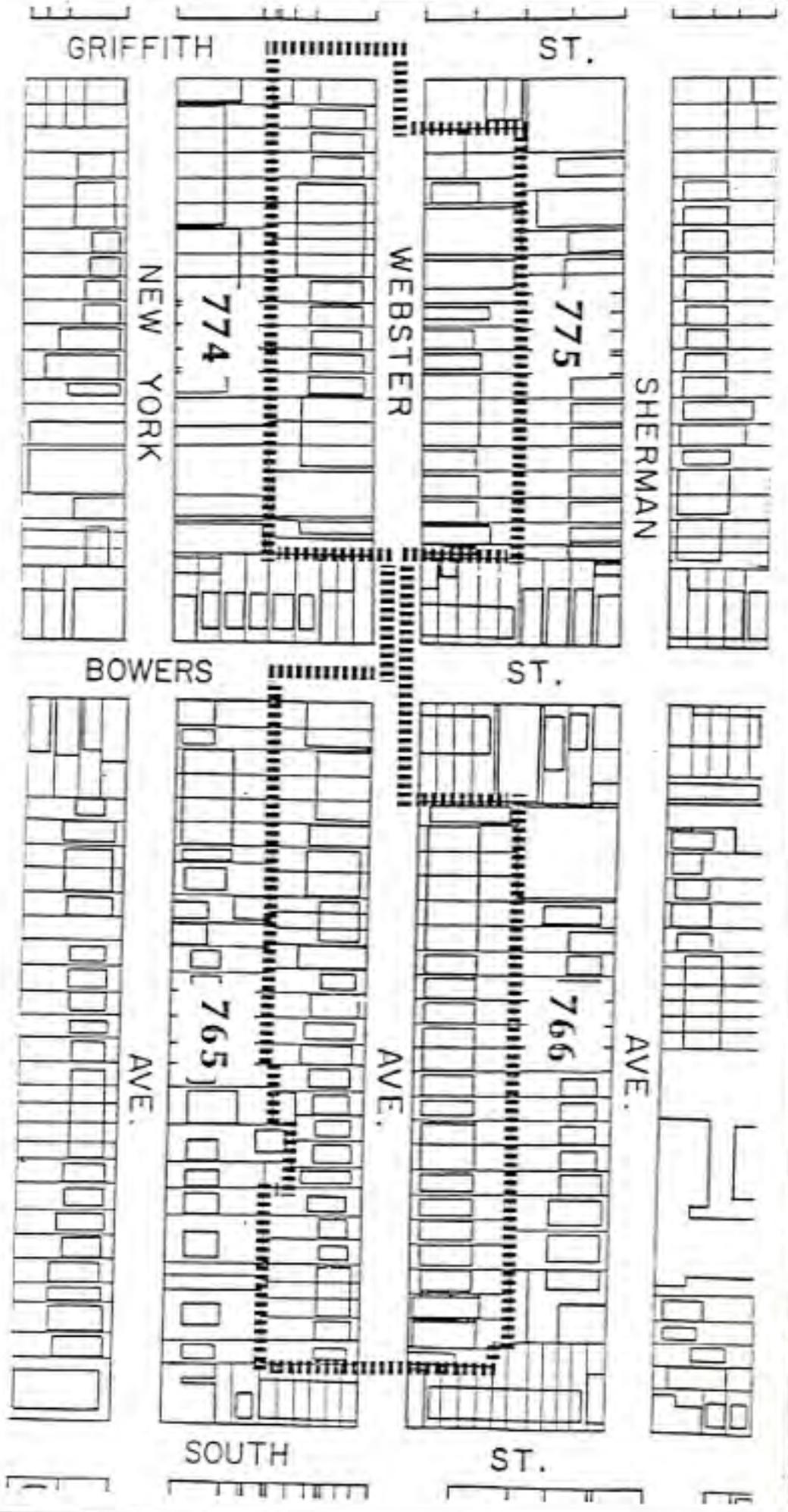
E. Deviation Requests

- 1. As a function of preliminary site plan approval, the Planning Board may use its powers as granted by NJSA 40:55D-60 and NJSA 40:55D-60.a. to:
 - (1) Where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any provision of this plan would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application relating to such property, a deviation from such strict application of such provision so as to relieve such difficulties or hardship;
 - (2) where in an application relating to a specific piece of property the purposes of this redevelopment plan would be advanced by a deviation from the redevelopment plan requirements and the benefits of the deviation would substantially outweigh any detriment, grant a deviation to allow

departure from the provisions of this redevelopment plan; provided, however, that the fact that a proposed use is an inherently beneficial use shall not be dispositive of a decision on a deviation under this clause and provided that no deviation from those departures enumerated in NJSA 40:55D-70.d. shall be granted under this clause. An application for a deviation from the provisions of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth

IX. PROCEDURE FOR AMENDING THE APPROVED PLAN

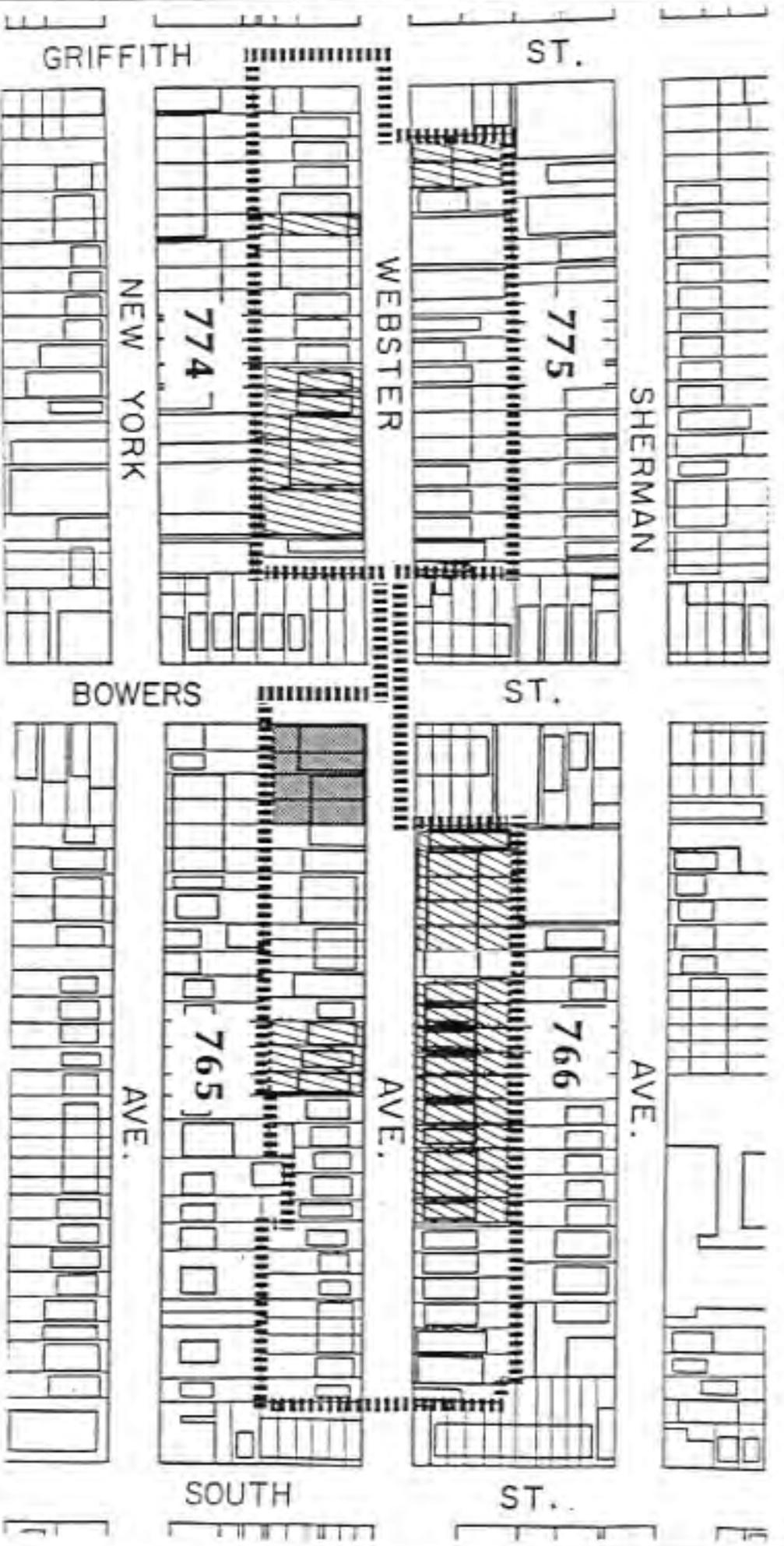
This redevelopment plan may be amended from time to time upon compliance with requirements of law. A fee of \$500.00 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan. If there is a designated developer, as provided for under NJSA 40:55C-1 et seq., said developer shall pay these costs.



**Webster Ave. Study Area
Redevelopment Plan**

Boundary Map

May, 1979



Webster Ave. Study Area Redevelopment Plan

Acquisition



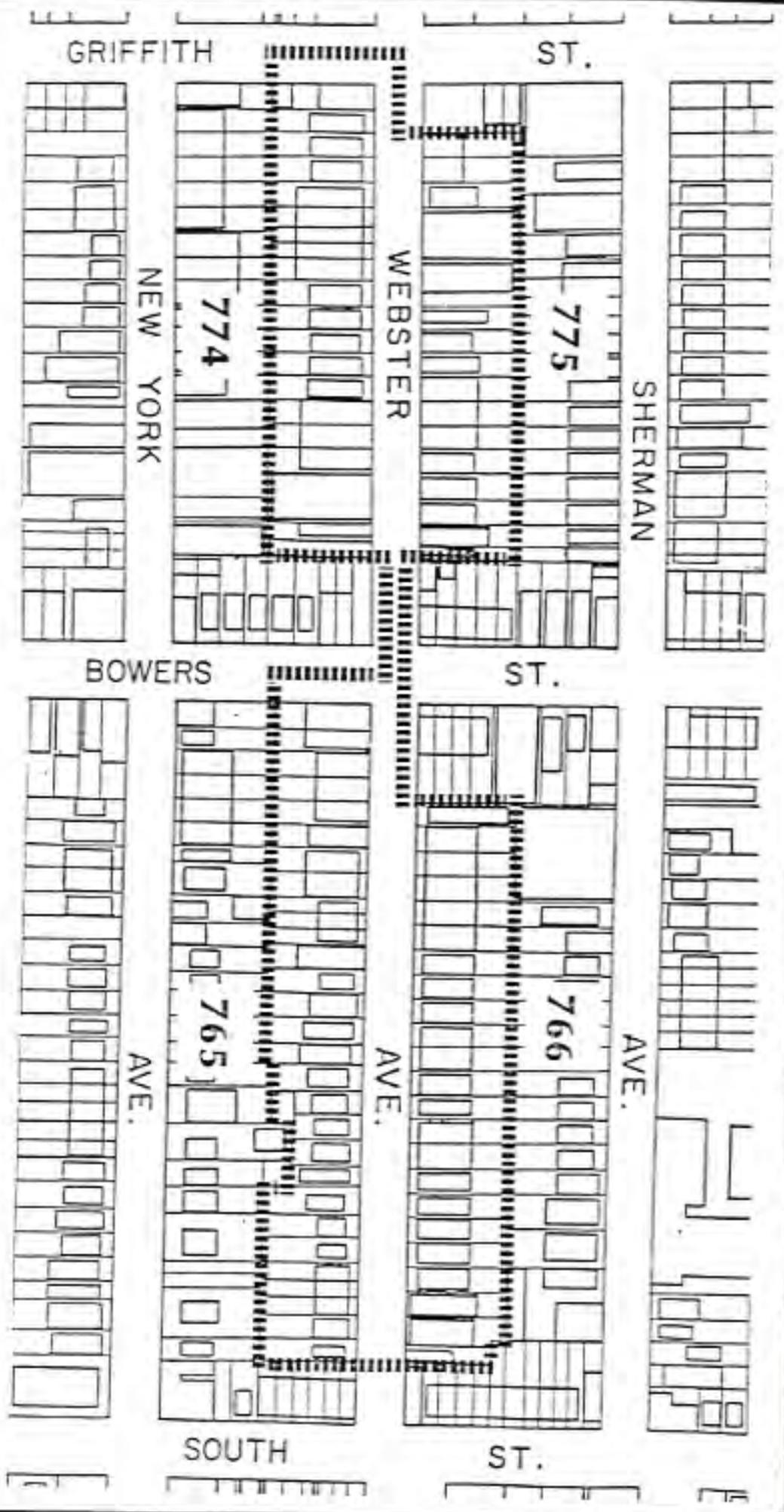
To Be Acquired



May Be Acquired



Not To Be Acquired

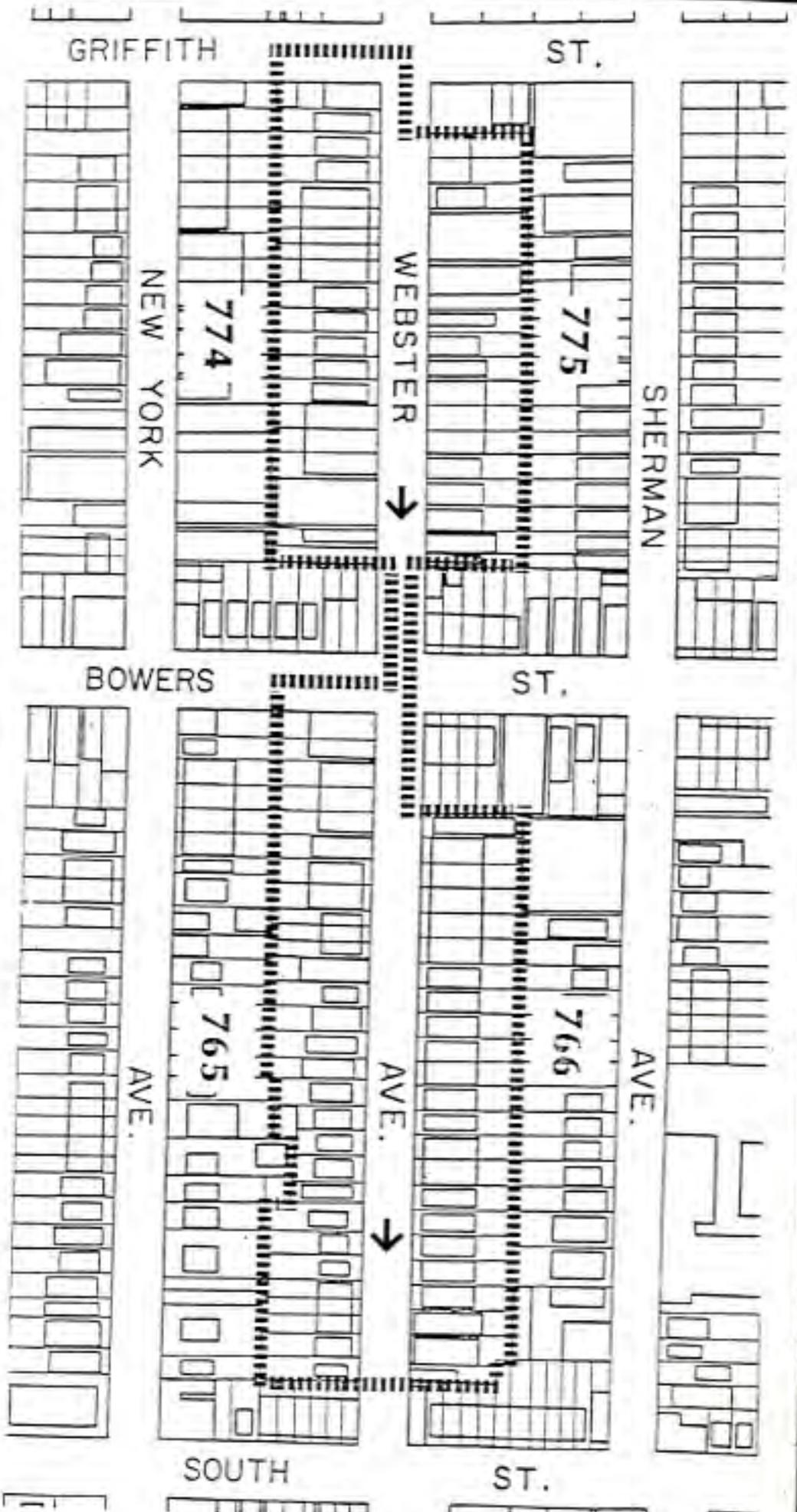


**Webster Ave. Study Area
Redevelopment Plan**

May, 1979

**Proposed Land-Use
Entire Area Residential**





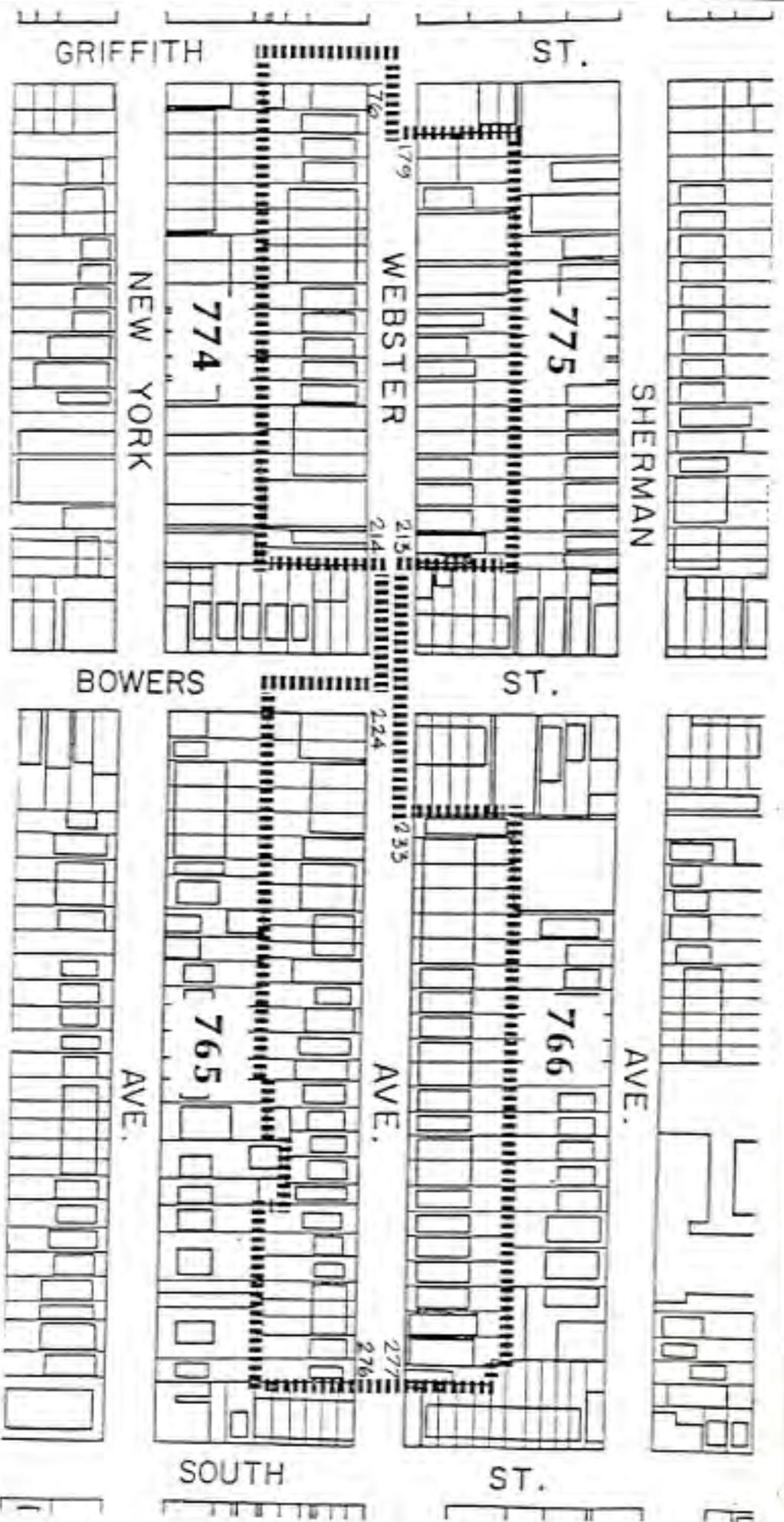
Webster Ave. Study Area Redevelopment Plan

May, 1979

Rev: May, 1986

Circulation

Traffic Direction →



Webster Ave. Study Area Redevelopment Plan

May, 1979

Street Addresses