

Western Gateway Redevelopment Plan

As recommended to the Jersey City Planning Board
August, 5, 2003

Updated Block and Lot Numbers – July 23, 2012

Amended – September 13, 2012: Ord: 12-112

Introduction

The Western Gateway Redevelopment Plan Area consists of five vacant city owned parcels on approximately four acres of land. It is located alongside the east bound lane of the westernmost portion of Communipaw Avenue. The north side of the Redevelopment Plan Area is currently accessible only from this east bound Lane of Communipaw Avenue. The Area is not currently otherwise accessible by vehicle from elsewhere in Jersey City, without first leaving the City and returning via state highway truck 1&9. This section of Communipaw Avenue is a heavily traveled car and truck route that is devoid of sidewalks, and it is not appropriate for pedestrian use.

The location is highly significant as a major western gateway to the city. What exists on the land at this location provides the first impression of Jersey City to visiting motorists. It is important not only to improve that first impression, but also to set a tone regarding the quality of the treatment of the built environment in Jersey City for visitors as they enter the city.

Future structures in the Redevelopment Plan Area will be visible from all directions: The north and west sides are visible from the western highway approach to Jersey City. The north and east side of the site are visible from the western highway exit out of the city. The south side of the site is visible from northbound lanes of Route 440, as well as from the public areas of nearby commercial development to the south.

The South side of the Area abuts Clendenny Avenue, which due to craters in the asphalt, overgrowth, and fences, is not currently passable to vehicles or pedestrians. However, if rebuilt, Clendenny Avenue would provide pedestrian and vehicular access to the site from the South bound lane of Route 440. A rebuilt Clendenny Avenue would also provide pedestrian access from the site to nearby restaurants along the South side of Route 440, to Hudson Mall, and to a possible future Route 440 pedestrian and bicycle corridor that may soon be funded by the North Jersey Transportation Planning Authority for further concept development.

There is an second road within the Communipaw Avenue Right-of-Way that provides access from Communipaw Avenue to the underside of the bridge across the Hackensack River. This access road is adjacent to much of the Redevelopment Area land, and the potential for use of this access road for bus and delivery truck access to the future user of the site should be explored by the redeveloper.

Some of the land is contaminated with hexavalent chromium, which may have been used as historical fill on the site. In addition, eleven "Target Analyte List" metals (antimony, arsenic, barium, beryllium, cadmium, copper, lead, nickel, thallium, vanadium, and zinc) are present at levels exceeding their residential and nonresidential direct contact soil cleanup criteria. Lots 3 and 5 are included in the New Jersey Department of Environmental Protection Publicly Funded Site Remediation Program, and are scheduled

to be remediated by NJ DEP, who will subsequently pursue reimbursement of the remediation cost from the responsible party (the polluter). The land use plan component to the Redevelopment Plan provides guidance to the remediation planning effort, by indicating coverage areas by buildings and landscaping.

The south edge of the Redevelopment Plan Area is in close proximity to the path of the former Morris Canal, although the canal did not flow through the Redevelopment Plan Area. According to the 1894 tax map, the Morris Canal flowed parallel with and adjacent to the south side of Clendenny Avenue. (It is not known from the tax map whether Clendenny Avenue was a paper street at that time.) The Canal then turned south at a point near the current Route 440.

Nearly the entire Redevelopment Area is below the 100 year flood plain elevation of ten feet above sea level, as is most of the adjacent portion of Communipaw Avenue. Filling portions of the site to raise structures above the floodplain can give structures a more significant appearance and would be appropriate to the gateway nature of the site.

I. Goals

To facilitate the redevelopment of contaminated land, which formerly contained commercial uses and is located at the entrance to Jersey City, into a vibrant commercial complex that has significant and interesting architectural features that are appropriate to the Western gateway to Jersey City.

To encourage pedestrian and vehicular linkages between this redevelopment area and the possible future redevelopment on adjacent lands to the South and East, as well as to existing nearby retail establishments.

To facilitate the implementation of gateway, economic development, western waterfront and brownfield redevelopment objectives of the Jersey City Master plan.

To increase the municipal tax base through development of land that is not utilized.

To create a commercial complex that has safe, pleasant and efficient internal pedestrian and vehicular circulation and linkage with nearby commercial properties.

To inform the New Jersey Department of Environmental Protection of the Redevelopment Plan requirements in order to ensure that the site is remediated in a manner that facilitates implementation of the Redevelopment Plan.

II. Objectives

To convey the land to a qualified private developer for purposes of implementation of this Redevelopment Plan.

To fulfill the attractive landscaped gateway objective of the Jersey City Master Plan by creating a landscaped berm.

To provide a regulatory framework that allows creativity by the architect, and the flexibility to serve the marketplace, while also ensuring that certain minimum design and landscaping standards are instituted.

To open Clendenny Avenue to pedestrian and vehicular traffic.

To require a redeveloper's master plan.

To provide adequate and appropriate parking for various types of motor vehicles.

To create a vibrant pedestrian plaza as an amenity to the principal uses on the site.

III. Types of proposed Actions

It is proposed to substantially improve and upgrade the Area through a combination of redevelopment actions. These actions may include, but not be limited to:

1. Conveyance of the land to a redeveloper with the financial resources and development experience, for the purpose of implementation of this Plan.
2. Pursuit of federal and state grants and loans for economic development activities.
3. Support of NJ DEP actions to pursue site remediation and responsible parties.
4. Development of commercial structures and amenities, landscaping, and paved areas.

IV. Boundary Description:

The Redevelopment Plan Area boundary is delineated by Map A.

The Redevelopment Plan Area boundary encompasses the properties listed in Table A.

Table A

Block	Lot	Address
18001	5	400 Clendenny Ave.
18001	4	1033 Communipaw Ave.
18001	3	1115 Communipaw Ave.
18001	2	1141 Communipaw Ave.
18001	1	1151 Communipaw Ave.

V. Definitions

“Shall” means mandatory. “Should” means recommended. “May” means permitted.

All other definitions shall be pursuant to the Jersey City Land Development Ordinance, as amended.

VI. General Administrative Provisions

1. This Redevelopment Plan shall supercede all provisions of the Jersey City Land Development Ordinance (JCLDO) that are specifically addressed herein. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The official Jersey City Zoning Map shall be amended to indicate the Redevelopment Area to which this Redevelopment Plan applies.
2. This Redevelopment Plan shall supercede all provisions of the Marine Industrial Redevelopment Plan for Block 18001, Lots 1, 2 and 3.
3. All of the land that is contained within this Redevelopment Plan Area shall be consolidated into a single lot prior to disposition.
4. No Certificate of Occupancy of any type shall be issued prior to completion of the Gateway Requirement.
5. The regulations and controls in this Plan may be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyances executed thereto.
6. Prior to commencement of (a) any exterior construction, reconstruction, and/or rehabilitation of an 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.

7. 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.

8. **No Certificate of Occupancy (CO) of any type** shall be issued for any construction until the Planning Board has given final site plan approval for the phase in which such construction is located. **No CO of any type** shall be issued for any new structure prior to issuance of a CO for all structures in the rehabilitation phases. As part of site plan approval, the 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, and be in a form approved by the Corporation Counsel or the Planning Board attorney. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of site improvements within one (1) year of final site plan approval.
9. The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a

deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan, as defined in the Goals and Objectives sections of this Redevelopment Plan. An application for a deviation from the requirements of this redevelopment plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12.a. & b.

10. 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.
11. 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 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.
12. This Plan may be amended from time to time by the Planning Board 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 such costs.

VII. Land Use

1. Master Plan Requirement
A Planning Board approved master plan for the entire Redevelopment Plan Area shall be a prerequisite to preliminary site plan approval. One purpose of the master plan is to ensure cohesive development of the site, which may be developed in phases over time. The other purpose of the master plan is to provide guidance to the New Jersey Department of Environmental Protection regarding final placement of buildings, impervious surfaces, and landscaping areas for the entire Redevelopment Plan Area, which may impact the remedial action plan. The master plan shall at a minimum include all of the following elements:

1. Gateway Plan
2. Placement and height of structures.
3. Location of building entrances, loading areas, and garbage areas.
4. Pedestrian Routes within the Redevelopment Plan Area.
5. Vehicular travel lanes and parking areas.
6. Location of landscaping areas.
7. Location of areas to be filled to increase elevation above the flood plain.
8. Location of waterfront walkway.
9. Location of Freshwater Wetlands as determined by NJ DEP Letter of Interpretation (LOI)

2. Gateway Requirement

1. A continuous landscaped berm shall be provided. The purpose of the landscaped berm is to twofold: First, to create an attractive landscaped gateway element to the city. Second, to reduce the noise impact on the commercial complex of the adjacent Communipaw Avenue.
 1. The continuous landscaped berm shall be placed along the entire northern edge of the Area as it abuts Communipaw Avenue, with the exception of gaps for vehicular entrances and exits.
 2. The berm shall be no less than three (3) feet in height above any adjacent grade level parking, roadway, or sidewalk areas, and no less than fifteen (15) feet in width, with width perpendicular to Communipaw Avenue.
 3. At least thirty (30) percent the berm shall contain a dense mix of a variety of evergreen and flowering shrubs, and evergreen and deciduous trees, which shall be evenly dispersed for the length of the berm.
 4. The Communipaw Avenue side of the berm shall contain a minimum of five (5) feet wide strip of grass lawn.
 5. The berm shall be edged on both sides by poured in place concrete curbs, Belgian block, or sidewalk.
 6. The landscaped berm shall supplement the landscaping requirement found elsewhere in this redevelopment plan. Where the berm is determined to interfere with a traffic site line, the berm may be placed away from the lot line so as to eliminate the interference.
 7. All landscaping on the berm shall be served by an automated sprinkler system.
2. A “Welcome to Jersey City” sign that meets the City Wayfinding signage design approvals shall be placed at the western approach of the site in a location that provides appropriate visibility from the Eastbound lanes Communipaw Avenue. This sign shall be

located to the west of the commercial complex entry monument signage, and of sufficient distance from the complex entry signage so as to avoid sign clutter.

3. Prohibited Uses: All principal or accessory uses that are not permitted or required are prohibited.

4. Permitted Principal Uses:

1. Hotels
2. Offices (above the ground floor)
3. Retail sales of goods and services
4. Restaurants and cafés
5. Child Day Care Facilities
6. Waterfront Walkway
7. Combination of the above

5. Permitted Accessory Uses:

1. Banquet Facilities
2. Conference Facilities
3. Health Club or Gym Facilities
4. Indoor Pool
5. Surface personal passenger vehicle parking
6. Structured Parking
7. Fences, Walls, Sidewalks, Landscaping Areas, Benches
8. Pedestrian Arcades
9. Awnings
10. Balconies
11. Signs
12. Outdoor Seating for restaurant or café
13. Sculpture
14. Decorative Water Feature

6. Required Accessory Uses:

1. Pedestrian Plaza
2. Jitney or Bus parking area for Hotel principal use
3. Garbage enclosure

VIII. Building and Plaza Orientation

1. A long side façade of the primary hotel or office structure shall face in a north or northeasterly direction such that a long side façade is parallel with Communipaw Avenue, or faces due north, or faces toward some point in between.

2. A primary entrance to the primary hotel or office structure shall face Communipaw Avenue. For a primary hotel structure, a portico shall be located on the Communipaw Avenue side of the structure.
3. All structures and entrances shall be organized in such a manner as to minimize the distance that the pedestrian must travel between buildings and entrances. Building entrances, particularly shop and restaurant entrances, should face toward the plaza wherever feasible.
4. The plaza should be in a central location in relation to the principal structures, and structures should be oriented such that there is easy pedestrian access to the plaza. All principal structures should be placed within forty (40) feet of the plaza. There should be structures on more than one side of the plaza.
5. Vehicular travel lanes may be placed between buildings and the plaza where the vehicular activity may add to the vitality of the plaza. However, the placement of parking spaces between structures and the plaza is discouraged where the parking area may serve as a barrier to the plaza.

IX. Area, Yard and Bulk

1. Bulk

1. Minimum lot size shall be three (3) acres.
2. Minimum setback shall be as follows:
 1. Forty (40) feet from Communipaw Avenue Right-of-way
 2. Five (5) feet from all other lot lines.
3. Height
 1. There shall be one primary structure that contains a hotel or office use, and that is a minimum of fifty (50) feet in height and a maximum of one-hundred and ten (110) feet in height to the top of the primary roof line or façade. A signature architectural element that is inherent to the overall building aesthetic, such as a point tower, may exceed this height.
 2. All other structures shall be of lesser height, and shall not exceed a height that is two-thirds the height of the primary structure.
4. Maximum Building Coverage shall be twenty-five percent (25%).
5. Maximum Lot Coverage shall be eighty percent (80%).

X. Design Requirements

1. Façade

1. All structures shall be of a cohesive design with each other, and shall utilize similar or complementary materials, colors, roof types, and exterior design scheme.
2. All structures shall use 360 degree design, with all sides considered to be the façade.

3. All structures shall incorporate a base, middle, and top, with each section boldly distinguished by a combination of at least three of the following elements: color, cornice, scoring pattern, setback, materials, and/or texture. The area of the base on each side shall be at least twenty (20) percent of the façade area for each side, and the area of the top for each side shall be at least ten (10) percent of the façade area for each side.
4. All facades shall incorporate a minimum of three colors.
5. All facades shall incorporate a minimum of two textures.
6. All facades shall contain a minimum of 25% brick. The lowest five (5) feet of all façades, except where punctuated by fenestration, shall be brick.
7. All facades for multiple level buildings shall contain vertical articulations extending from the base to the top of the façade and spaced at intervals of ten (10) to forty (40) feet, and at least two (2) feet in depth, and with the vertical outside corner of each articulation to be brick.
8. All gable ends shall contain fenestration, a medallion, or other decorative element.
9. All HVAC grills shall be colored to match the façade color.
10. All parking structures shall provide continuation of the lines, materials, and colors of the adjacent principal structures. Parking structures shall also provide fenestration that is complementary to the fenestration of the adjacent principal structures.
11. A waiver from single façade design requirement numbers (3) through (10) above may be granted for any structure greater than sixty (60) feet in height at the sole discretion of the Planning Board provided that there is an overall building design that is significant, attractive, durable, and appropriate to the goals of this Redevelopment Plan, and which would otherwise be prohibited by the strict application of the façade design requirement as contained therein.

2. Roof

1. Where a flat roof is used, all rooftop mechanicals shall be screened from view from the public right-of-way on all sides by the parapet, or contained within an enclosure that matches the façade in materials and color.
2. Where a pitched roof is used, there shall be a maximum of sixty (60) percent eave end per side of the structure, and minimum pitch shall be one (1) over one (1).

3. Sidewalks, Crosswalks and Curbs

1. The primary pedestrian route between building entrances, and between building entrances and the pedestrian plaza shall utilize a combination of sidewalks and crosswalks consisting of brick

pavers, and the width of the area covered by the brick pavers shall be a minimum of five (5) feet.

2. All crosswalks containing brick pavers shall be edged with poured in place concrete or higher materials.
3. All other walkways that are not part of the primary pedestrian route shall be poured in place concrete, brick or decorative concrete block pavers. All concrete sidewalks shall have a scoring pattern of two feet by three feet or smaller.
4. All other crosswalks that are not part of the primary pedestrian route shall at a minimum be striped pursuant to NJ Department of Transportation standards; however, crosswalks are strongly encouraged to contain brick, block or bituminous materials pavers that differ in texture and color from the vehicle travel lane.
5. All roadways and parking areas shall be edged with poured in place concrete or Belgian block curbs.
6. Sidewalks of at least five (5) feet in width shall be constructed along the full length of the Clendenny Avenue side of all structures.

4. Arcade

1. A street level pedestrian arcade may be provided. Where an arcade is used, the following design requirements shall apply:
 1. In order to provide an airy and open environment, the minimum height of the arcade shall be fifteen (15) feet.
 2. The façade above the arcade shall be a minimum of ten (10) feet in height, however, up to 60% of the façade above the arcade may be punctuated by the eave end of a standing seam steel roof that has a pitch of at least one over two, provided that the façade sections exceed the height of the peak of the roof, and the ends of the arcade are covered by a façade section. Where the roof option is used, a sign band with a maximum height of two (2) feet may be placed below the eave.
 3. The façade above the arcade shall comply with all façade requirements found elsewhere in this plan.
 4. Support posts or columns shall be coordinated in color, materials and design with the façade, and the lowest five (5) feet shall be of brick or cast stone.
 5. For single level structures, the façade above the arcade shall contain articulations and variations in height.

5. Awnings

1. Awnings are optional. Awnings shall be triangular in shape, and the metal frame shall be covered with canvas fabric. Lettering,

logos and designs on the awning shall be limited to the skirt. The sloped portion of the awning shall remain blank.

6. Lighting

1. All exterior lighting posts, and post and wall mounted lighting fixtures, shall be of single coordinated design that shall be subject to approval by the Planning Board.
2. All lighting of signage shall be done by overhanging spot lights.

7. Balconies

1. A minimum of thirty (30) percent of the balcony floor area must be recessed behind the façade line.

8. Other

1. All utilities shall be underground
2. For multiple story structures, ground floor level ceiling height shall be at least fifty (50) percent greater than the height of the ceiling of the level immediately above.
3. All hotel guest rooms shall have the floor above grade.
4. All outdoor drainage grates shall be bicycle friendly and of a design that does not catch bicycle tires.
5. An public outdoor bicycle parking area with rack space for at least ten (10) bicycles shall be provided within fifty (50) feet of one public entrance to each structure.

XI. Signage

1. One (1) monument sign may be placed near the Communipaw Avenue entrance to the site.
 1. The sign may list a single occupant of the site or multiple occupants.
 2. The sign shall be mounted on a brick base. Any stanchions shall also be brick.
 3. All lettering shall be with individual raised letters. Lettering shall not be backlit.
 4. The maximum vertical dimension of the sign shall not exceed five (5) feet. The maximum horizontal dimension of the sign shall not exceed seven (7) feet. The maximum height of the base shall be two feet. The top of the sign shall not be higher than seven (7) feet above grade level.
 5. The sign shall be lit by overhanging lights.
2. Façade mounted signs:

Façade mounted signs shall be permitted as follows:

1. All lettering shall be with individual raised letters. Signs shall not be backlit.
 2. Lighting of signs shall be by façade mounted gooseneck lamps or by building mounted upward pointing floodlights.
 3. One sign for each tenant may be placed above that tenant's primary entry. Maximum signage area for each sign shall be twenty (20) square feet or five (5) percent of the façade area of the one story on which the sign is mounted, whichever is smaller.
 4. For a structure over fifty (50) feet in height, one sign may be mounted on each of two sides of the building. Maximum signage area for each sign shall be five (5) percent of the façade area of the one story on which the sign is mounted.
3. Arcade signage:
1. Where an arcade is used, one blade sign per tenant may be mounted to the ceiling of the arcade in front of the tenant's entrance.
 2. The blade sign shall use individual raised letters, or painted lettering.
 3. The blade sign shall not exceed four (4) feet square in area.
 4. Any lighting of the sign shall be from ceiling mounted spot lights. Signs shall not be backlit.

XII. Fenestration:

1. No blank walls shall be greater than 15 feet in height
2. No blank walls shall face a public right of way.
3. The retail store front shall contain at least 80% display window.
4. The average vertical dimension of total ground floor fenestration shall be at least thirty (30) percent greater than the average vertical dimension of total fenestration of the level immediately above.

XIII. Parking

1. Personal passenger vehicles
 1. The parking standards for principal permitted uses shall be pursuant to the Central Business District (CBD) requirements of the Jersey City Land Development Ordinance.
2. Buses and Jitneys
 1. A minimum of four (4) designated stalls for jitneys or buses shall be provided as an accessory to a hotel use.
 2. Bus and jitney parking areas shall be designated as such, and shall be screened pursuant to the screening requirements of this plan.

XIV. Landscaping

1. The minimum landscaping ratio requirements may be met through the placement of landscaping in a variety of locations, as detailed below. Each landscaping location shall incorporate a mix of trees and shrubs. In addition, the minimum landscaping ratio requirements of this provision may not be satisfied by the placement of landscaping on the landscaped berm that is a requirement of the Gateway Requirements.
2. Minimum Landscaping Ratios:
 1. One (1) tree for every 150 square feet of building coverage; and
 2. Three (3) shrubs for every 150 square feet of building coverage.
3. All trees shall have a minimum caliper of three (3) inches at planting.
4. All structures shall be encompassed by an abutting landscaping strip that is least five (5) feet wide, with breaks permitted only for retail fronts, entrances, exits and porticos.
5. Landscaping may be clustered or dispersed in islands, medians, planting strips or the pedestrian plaza; however, these various types of landscaping areas shall be evenly dispersed throughout the Redevelopment Plan Area.
6. Where the side of the parking space is adjacent to a travel lane, a curb separated planting area of at least five (5) feet in width shall be placed between the travel lane and the parking space.
7. All planting and landscaping areas shall be encompassed by knee walls, poured in place concrete curbs, or Belgian block curbs.
8. All landscaping shall be served by an automated sprinkler system.
9. Any landscaping that is not resistant to the urban environment, or that dies within two (2) years of planting, shall be replaced by the developer.

XV. Fencing:

1. All fences shall be board-on-board or wrought iron.
2. All wrought iron fences shall contain at least three continuous horizontal elements.

XVI. Screening

1. All exterior mechanicals shall be completely screened from view.
2. All walls without fenestration that are visible from the public Right-of-Way shall be screened by a mix of shrubs and evergreen and deciduous trees.
3. All loading areas shall be screened by wing walls. Where the loading area wing wall is visible from the public right of way, or is adjacent to a sidewalk or vehicle travel lane, the wall shall be screened by a mix of shrubs and evergreen and deciduous trees that is contained in an adjacent planting strip. The minimum length of such planting strip shall match the full length of the wall and shall be parallel to the wall, and the minimum width shall be ten (10) feet and shall be perpendicular to the wall.
4. All exterior utility boxes shall be surrounded by structure, fence, wall or landscaping, with any landscaping to be contained within a planting strip with a minimum width of three (3) feet, which width shall be perpendicular to the utility box.

5. All bus and jitney parking areas shall be screened from view from Communipaw Avenue by a dense planting of shrubs and trees.

XVII. Circulation

1. Pedestrian

1. The pedestrian circulation plan shall show all sidewalks and crosswalks, and shall provide pedestrian friendly linkages between all planned structures and to the pedestrian plaza.
2. Where the pedestrian route traverses parking areas, the pedestrian path shall contain planting strips on two sides.
3. Where the pedestrian route is adjacent to roadway, it shall be curb separated from the roadway. No landscaping shall be required, although it is suggested.

2. Vehicular

The vehicular circulation plan shall show the location and direction of roadways and parking spaces for personal passenger vehicles. The vehicular circulation plan shall show the roadway link to the adjacent property at Block 18001, lot 6, provided that the adjacent development scheme accommodates such a link.

For a hotel use, the vehicle circulation plan shall also show bus passenger pick-up and drop off areas, bus parking areas, and the route within the site that the bus will travel.

The vehicular circulation plan shall show the delivery truck delivery access routes. This route shall accommodate tractor trailers.

3. Site Access and Linkage

The internal circulation plan for pedestrians and vehicles should be designed to access Clendenny Avenue in anticipation of its future reconstruction. In addition, the reconstruction of Clendenny Avenue should be pursued to provide pedestrian access to the site well as to provide linkage with other nearby commercial areas. Clendenny Avenue can also serve to improve vehicular access to the site.

Bridge Access Road in Communipaw Avenue Right-of-Way

XVIII. Pedestrian Plaza

The first purpose of the small pedestrian plaza is to provide a focal point that ties the various uses together so as to create a comprehensive and coordinated

commercial complex. The second purpose of the pedestrian plaza is to create a pleasant outdoor amenity for hotel or office visitors to relax or congregate.

The pedestrian plaza may be surrounded by roadway and parking, but should be easily accessible to pedestrians through the use of narrower one way streets where streets are adjacent, curb bumpouts, and crosswalks of materials or color that differs from the roadway.

1. Requirements

1. Minimum of 1,300 square feet of a compact square, rectangular or round design.
2. Minimum of 25% landscaping coverage
3. Centrally located between principal uses
4. Benches
5. The surface of pedestrian areas shall meet the sidewalk design requirements found elsewhere in this plan.
6. Should the plaza be placed alongside a vehicular entry or exit point to Communipaw Avenue, the plaza shall be set back at least fifty (50) feet from the Communipaw Avenue Right-of-Way.

2. Recommendations

1. A 36' x 36' rectangular plaza dimension may be used for placement of the plaza between structures and roadways, and within a row of parking.
2. Sculpture or decorative water feature
3. Planters with low, flat and wide ledges that are appropriate for sitting
4. A mix of shady and sunny areas
5. The use of variations in surface materials in pedestrian areas.

XIX. Other Provisions to meet state 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:

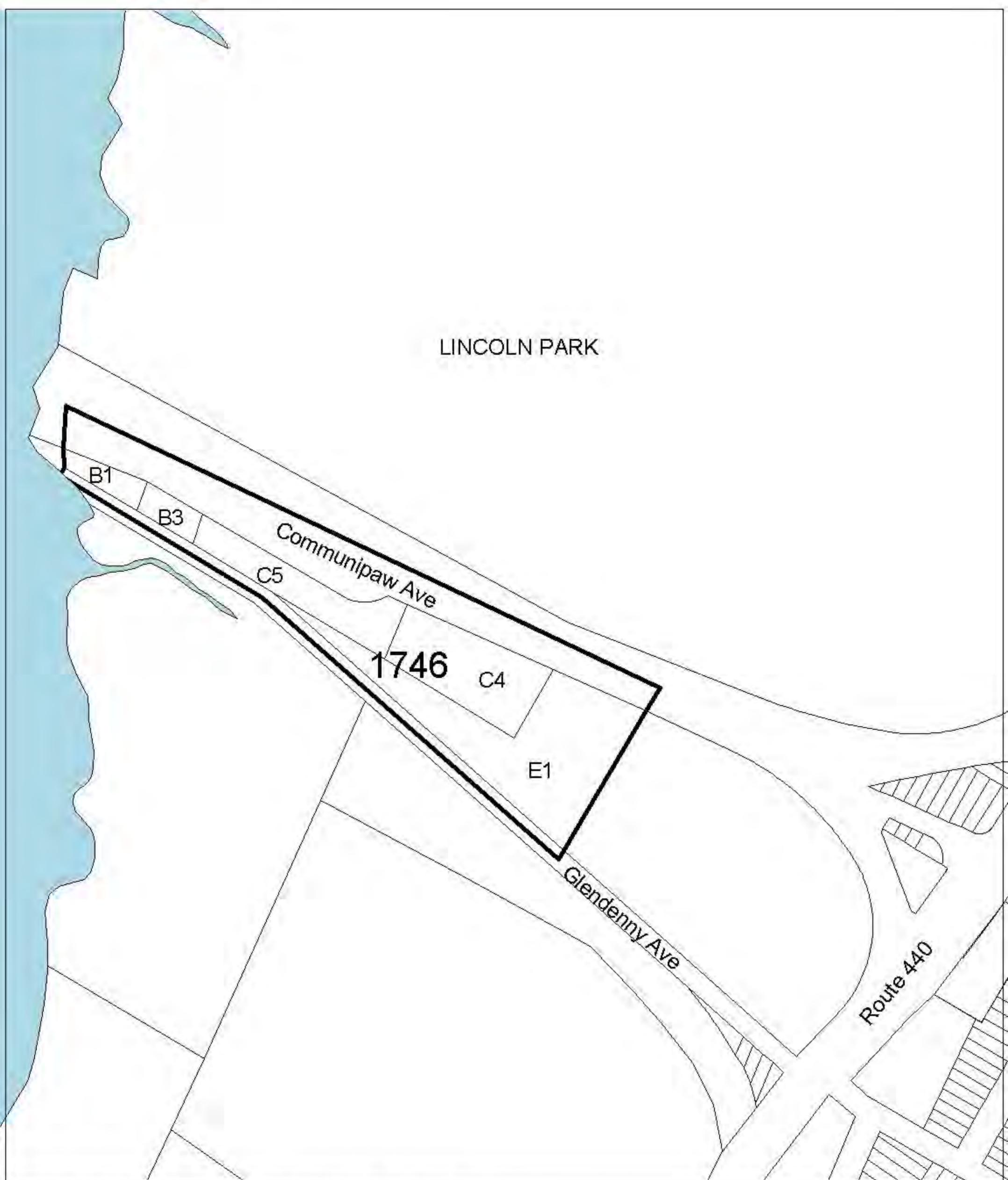
1. The description of the relationship of the Plan herein to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements is as follows:

The Jersey City Master Plan, adopted in May 2000 articulates definite local objectives pursuant to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements. The Jersey City

Master Plan also articulates the following specific objectives, which are addressed by the Redevelopment Plan herein:

1. “Create attractive landscaped gateways throughout Jersey City,” and more specifically “Address the entry into the City at Route 440 and Communipaw Avenue as well as Tonnele Avenue and connector Streets branching therefrom.”
 2. “Plan for continued waterfront development,” and more specifically, “promote the development of the Hackensack River waterfront from the Pulaski Skyway on the north to the City of Bayonne in the south,” and “Address the opportunity for a Hackensack River waterfront walkway connecting to HMDC facilities planned to the north and those planned in Bayonne to the south.”
 3. “Promote the development of a diversified economy that will increase employment, strengthen the tax base and protect the City against cyclical downturns”
 4. “Support and promote brownfield redevelopment to return vacant and underutilized properties to productive use.”
 5. “Continue to identify and remediate contaminated sites, especially those sites containing chromium and lead.”
2. Proposed land uses and building requirements are contained within the Plan herein.
 3. There are no structures and therefore no occupied residential units within the Redevelopment Plan Area. Therefore, an estimate of the extent to which decent, safe and sanitary dwelling units affordable will be available to displaced residents in the existing local housing market is not required.
 4. The relationship of this Redevelopment Plan to the master plans of contiguous municipalities is as follows: The location of the Redevelopment Plan Area is distant from the borders of all municipalities that are contiguous with Jersey City, except one. The exception is Kearney, which is separated from the Redevelopment Plan Area by the Hackensack River. This Redevelopment Plan is not of sufficient scale or density to generate conflicts with the Master Plans of any of the contiguous municipalities, which are separated by distance or a significant natural barrier.
 5. There is a significant relationship between this Redevelopment Plan and the Hudson County Master Plan, as adopted February 20, 2002, in that this Redevelopment Plan addresses the economic development, job creation and contaminated site reuse goals and objectives of the Master Plan.

6. There is a significant relationship between this redevelopment plan and the State Development and Redevelopment Plan, adopted pursuant to the “State Planning Act,” P.L. 1985, c.398(C.52:18A-196 et al.) in that this Redevelopment Plan facilitates urban revitalization, brownfield redevelopment, economic development and job creation within Planning Area 1 of the SDRP, and within the State Planning Commission designated Hudson County Urban Complex.



LINCOLN PARK

B1

B3

Communipaw Ave

C5

1746

C4

E1

Glendenny Ave

Route 440

Western Gateway Study Area Boundary Map

MARCH 18, 2003



CITY OF JERSEY CITY
DIVISION OF CITY PLANNING



250 0 250 Feet