

THE BEACON REDEVELOPMENT PLAN

Adopted November 20, 1984

Amended December 17, 2008 – Ord #08-170

Amended March 14, 2012 – Ord #12-027

Block & Lot Updates – October 24, 2012

I. Introduction

The Beacon Redevelopment Plan for the Beacon Redevelopment Area, previously known as the Jersey City Medical Center Study Area, (hereinafter also referred to as “the Area”) will serve as a guide for the adaptive re-use of the Medical Center Complex (now known as The Beacon”), and the development of adjacent parcels as new, mixed-use buildings and other complementary uses to the existing Beacon structures. Along these lines, five (5) additional lots are being added to the original Area to provide space for the expansions of the Beacon redevelopment efforts including complementary buildings and uses. It should be clearly noted at the outset of this document that the Redevelopment Plan will be implemented over a period of years.

The Redevelopment Plan that follows will attempt to anticipate the development direction in which the Area should head. It will provide for an orderly transition from medical center uses to adaptive re-uses as well as provide for the opportunity for new mixed use development under a comprehensive plan for redevelopment.

These plan amendments include not only the original Jersey City Medical Center Study Area; but also five (5) additional lots. Lots 10 and 11 of Block 17102 and Lots 1 and 2 of Block 15401 which are being moved from the Morris Canal Redevelopment Area to the Beacon Redevelopment Area.

II. BOUNDARY DESCRIPTION

The Beacon Redevelopment Area generally consists of the former Medical Center Complex, as well as a cluster of lots on the northeast corner of Clifton Place and Baldwin Avenue, various lots at the intersection of Cornelison and Fairmount Avenues, and lots on either side of Fairmount Avenue between Clifton Place and Summit Avenue. (Please refer to the Boundary Map for the precise boundary of the Area.)

III. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Redevelopment activities within the Beacon Redevelopment Area will be undertaken in conformity with and will be designed to meet the following goals and objectives.

- A. To comprehensively redevelop the Beacon Redevelopment Area by the elimination of negative and blighting influences and by providing rehabilitation, new construction and site improvements where appropriate.
- B. To provide for a variety of permitted land uses within the redevelopment area in order to comprehensively redevelop the area through adaptive re-use of the existing Medical Center structures and provide for mixed use development opportunities.

- C. To provide for the improvement of the functional and physical layout of the project area for contemplated redevelopment and the removal of impediments to land disposition.
- D. To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.
- E. To provide for the stabilization of and increase in the tax base of the project area and the entire City by redeveloping non-revenue producing properties and by reestablishing investment confidence in the redevelopment area and in contiguous neighborhoods.
- F. To provide for the coordination of redevelopment activities to promote a uniform attack on blight and reinforce already existing renewal and improvement programs in adjacent areas in accordance with a plan that integrates the Beacon Redevelopment Area with the existing physical and social fabric of the City of Jersey City.
- G. To provide, where and if necessary, site improvements for both proposed and existing residential uses, including new street alignments and sidewalks, off-street parking, open space, pedestrian walks, recreational areas and landscaping.

IV. IV. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

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

1. Clearance of dilapidated structures;
2. Retention and rehabilitation of sound, compatible structures;
3. Assemble into developable parcels, vacant and underutilized properties now in scattered and varied ownership;
4. Provisions for a full range of public infrastructure necessary to service and support the re-use of the Area's properties;
5. Construction of support facilities to encourage the redevelopment of the Medical Center Complex; and
6. Construction of new structures and complementary facilities.

V. BUILDING DESIGN OBJECTIVES

- A. Within the Beacon complex, existing buildings shall be retained to the extent feasible. Existing buildings' facades should not be altered except where necessary for structural stability. The exterior surfaces must be treated with regard to their historical significance. The only acceptable method of cleaning shall be high-pressure water bath.

- B. New construction within or adjacent to the former Medical Center campus must be compatible with the predominant Medical Center structures.
- C. Lighting shall be provided to illuminate the structures and the grounds during the hours of darkness.
- D. All new structures within the Beacon Redevelopment Area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of materials, light, air and usable open space, access to public rights-of-way and off-street parking, height, setback and bulk.
- E. Buildings shall be designed so as to be attractive from all vantage points, such that the same materials, fenestration and detailing are used on all faces and sides of the building. No blank walls shall be permitted on any building.
- F. Buildings shall have a clear base, middle and top. Architectural devices, such as string courses, cornices, sub-cornices, lintels and sills, and/or horizontally differentiating surface treatments shall be used to achieve the necessary transitions.
- G. Main building entries shall be prominent, easily identifiable and connect directly to the public sidewalk so as to contribute to the overall liveliness of the pedestrian environment.
- H. For new construction of commercial facilities outside of the former Medical Center campus, at least seventy (70%) percent of the storefront façade shall be glass. Corner buildings shall have windows on both street frontages. 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. 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 not in use, and be of the open grate style. Similarly, windows and doors into residential lobby areas should be broad and expansive allowing views to and from the adjoining streets. Construction within the former Medical Center campus shall be guided by the Secretary of Interior Standards for Historic Preservation.
- I. For new construction outside of the former Medical Center campus, windows in residential portions of a building shall be arranged in a contemporary and organized manner. Windows shall contain both lintels and sills. Window sills shall be emphasized more than window headers. The tops of windows and doors shall be designed to avoid confusing perspective views. Windows shall not be scattered in a haphazard manner in the façade. Bay windows or other window features may be incorporated into the façade to provide architectural interest and character. Bays may be designed vertically or horizontally and may be angular. Random window patterns are prohibited. Corner buildings shall have windows on both street frontages. The window sill of any residential window shall not be less than six (6) feet above the elevation of the adjoining sidewalk. Construction within the former Medical Center campus shall be guided by the Secretary of Interior Standards for Historic Preservation.

J. For new construction outside of the former Medical Center campus, balconies and terraces may extend from the building when facing into interior courts. However, all balconies facing onto streets shall extend no more than 18 inches from the building face. All railings shall be designed to be semi-opaque in order to screen the view onto the balconies. Construction within the former Medical Center campus shall be guided by the Secretary of Interior Standards for Historic Preservation. All balconies shall be subject to review and approval by the Planning Board.

K. All trash receptacle areas shall be located within buildings or parking structures.

VI. SPECIFIC OBJECTIVES

A. Submission of Redevelopment Proposals

Prior to commencement of any construction within the Redevelopment Area, architectural drawings, specifications and site plans for the construction and/ or rehabilitation shall be submitted by the developer(s) for review and site plan approval by the Planning Board of the City of Jersey City.

B. Adverse Influences

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

C. Off-street Parking and Loading

1. 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.
2. All surface parking shall contain a minimum of five (5%) percent landscaped area. Poured-in-place curbing or a substitute deemed acceptable by the Planning Board must surround all such parking facilities and wherever the Planning Board deems necessary to prevent vehicles from encroaching on landscaped areas.
3. All parking and loading areas abutting streets or residential uses shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover. This shall include any parking decks constructed to service the Area.
4. All required parking spaces shall be a minimum of 8.5 feet wide by 18 feet deep. All isles shall be a minimum of 22 feet wide. Compact car stalls may provide a maximum of 25% of the parking requirement. Such compact car stalls shall be a minimum of 7.5 feet wide by 16 feet deep. Parking spaces serviced by a valet parking system may be a minimum of 8 feet wide by 16 feet deep, and compact spaces may be a minimum of 7 feet wide by 15

feet deep after review and approval by the Jersey City Planning Board of the parking arrangement and valet parking system. Required parking shall be considered an accessory use and may be located off-site subject to Planning Board approval

D. Landscape Design Objectives

All open space including yards shall be landscaped with sodded lawns, trees, shrubbery and other appropriate plant materials, unless said open space is specifically designated for other activities which require paving or other treatment. Screen planting shall be a minimum of four feet in height. Materials shall be planted balled and burlapped and be of specimen quality as established by the American Association of Nurserymen. At initial planting the materials shall provide a screen from the top of the planting to within six inches of grade. Other plant materials shall be dense and of specimen quality determined as above. All deciduous trees shall be a minimum of three and a half inches in caliber. All plants, trees and shrubs shall be installed in accordance with the planting schedule provided by the developer and approved by the Division of Urban Research and Design. Such planting schedules must provide for guarantee maintenance for a period of one year from date of initial planting. Any newly sodded areas must be provided with underground sprinkler systems to ensure survival of plant material.

E. Restriction of Occupancy of Use

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

F. Interim Uses

Interim uses may be established subject to site plan approval of the Planning Board. Such uses may not have any adverse effect upon existing or contemplated development during the interim use period. All interim uses shall be given a time limit of three years, which may be extended for a maximum of two additional one-year periods at the discretion of the Planning Board.

VII. GENERAL PROVISIONS

- A. The regulations and controls in this section will be implemented, where applicable, by appropriate covenants or other provisions for land disposition executed pursuant thereto.
- B. No buildings shall be constructed over an easement in the project area without prior written approval of the Jersey City Department of Engineering.
- C. Site plan review shall be conducted by the Planning Board Site plan review shall be conducted by the Planning Board, pursuant to NJSA 40:55D-1 et. seq. Site plan review shall consist of a preliminary and final site plan application. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Zoning Ordinance and

this Plan. Applications may be submitted for an entire project or in phases. Final Site plan approval for any phase shall entitle an applicant to building permits.

As part of final 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 Planning Board attorney. The amount of any such performance guarantees shall be determined by the City Engineer in conformance with applicable law, and shall be sufficient to assure completion of site improvements within one (1) year of final site plan approval, or such other time period as determined by the Planning Board if particular circumstances dictate a longer time frame. No Certificate of Occupancy (CO) of any type, either permanent or temporary, shall be issued for any development until any necessary performance bonds have been posted with City.

- D. Any subdivision of lots and parcels of land within the redevelopment area shall be in accordance with the requirements of this plan and the land subdivision ordinance of the City of Jersey City.
- E. The provisions and requirements of this plan shall be in effect for a period of fifty (50) years from the date of approval of this plan by the City Council of the City of Jersey City.
- F. Deviation Clause - 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.

VIII. LAND USE PROVISIONS

A. Principal Permitted Uses

1. Residential dwelling units, including live/work units
2. Commercial uses including but not limited to: retail sales of goods and services, offices and restaurants.
3. Schools, dormitories, day care and child-care facilities.
4. Medical offices and support facilities.
5. Any combination of the above listed uses.

B. Accessory Uses

1. Parking facilities.
2. Recreation facilities including but not limited to: theater, meeting rooms, recreations rooms, game rooms, gymnasiums and other similar indoor passive and active recreation areas.
3. Designed open space.
4. Public open space.

C. Maximum Height

1. The height of Historic Medical Center Complex buildings may not be increased.
2. Parking levels of parking structure built within the historic boundary of the Medical Center Complex shall not rise above the ground plane of the Medical Center Complex at the top of the Palisades. New buildings containing principal or accessory uses, other than parking, may be constructed above the parking structure up to a height of six (6) additional floors.
3. Parking structures constructed elsewhere in the Redevelopment Area, outside the historic boundary of the Medical Center Complex, shall not exceed six (6) stories and sixty-five (65) feet.

4. All buildings constructed outside the historic boundary of the Medical Center Complex, shall not exceed six (6) stories and sixty-five (65) feet. The floor to ceiling height of any floor within these buildings shall be a minimum of nine (9) feet and a maximum of twelve (12) feet.

D. Parking

1. Residential (including Live/Work).....Minimum .5 space per dwelling unit and maximum 1.0 space per dwelling unit.
2. Schools, dormitories, day care and child-care facilities..... maximum 1.0 space per 1,000 square feet gross floor area.
3. Commercial.....maximum 1.0 space per 1,000 square feet except the first 5,000 square feet shall be exempt from this requirement.

E. Intensity of Development

The adaptive reuse of the Beacon buildings will necessitate flexibility with regard to residential densities and commercial uses. A variety of apartment types in terms of floor area is desirable so as to provide a mix of residents. Commercial uses shall be limited to a maximum of 50% of the existing or built gross floor area for the entire Redevelopment Area.

Parking structures may be constructed up to any lot line, provided, however, that all landscaping requirements are met. Any new construction, excluding parking decks, should be limited to 70% coverage.

F. Signage

1. All signage shall be subject to Site Plan Review by the Jersey City Planning Board.
2. All signs shall be incidental, customary to and commonly associated with the principal use. Rooftop, flashing, moving or intermittently illuminated signs or advertising devices are prohibited, as are signs which may be mistaken for traffic control devices.

IX. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The redevelopment agencies law, NJSA 40:55C-1 et seq., specifically, 40:55C-32 requires that a redevelopment plan shall:

- A. “Conform to the general plan for the municipality as a whole;
(and)

B. Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment improvements, conservation or rehabilitation as may be proposed to be carried out in the area of the project, zoning and planning changes, if any, land uses, maximum density, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements."

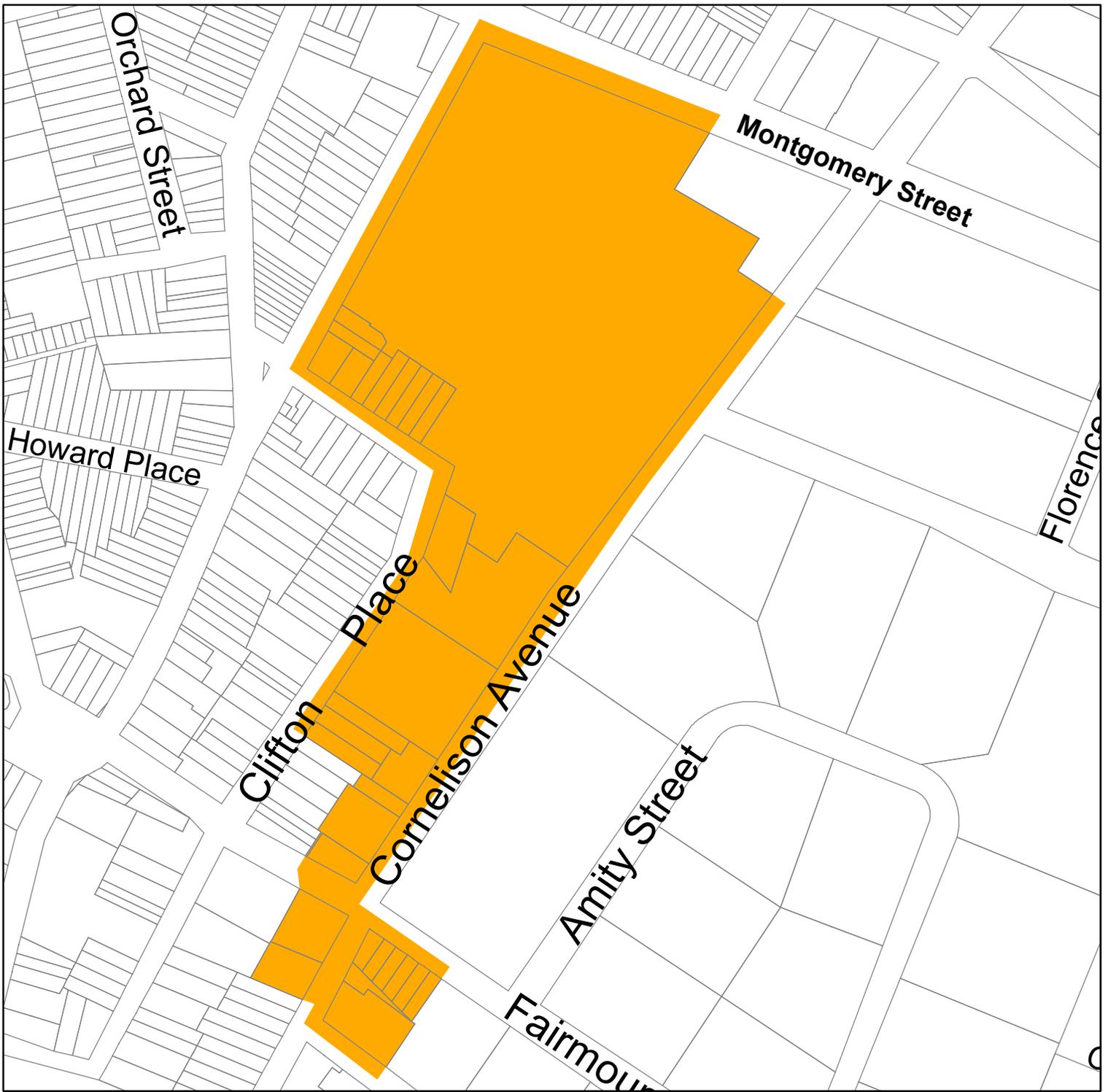
C. In accordance with state requirement the following statements are made:

1. The proposals of this plan conform with the general plan for the City of Jersey City;
2. The redevelopment plan provides an outline for the development of the Beacon Redevelopment Area and is sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements as proposed, planning changes, land uses, maximum densities, building requirements, and its relationship to definite local objectives respecting appropriate land uses, improvement of traffic, public transportation, public utilities, community facilities, and other public improvements, to effectuate the public purposes of the redevelopment plan and appropriate state statutes.
3. Provisions for the temporary and permanent relocation of persons living in the redevelopment area shall be made through the Jersey City Redevelopment Agency Relocation Office. This Office shall be responsible for providing displaced persons with relocation assistance necessitated by state and federal law. This office will be staffed by qualified personnel who will actively assist displaced businesses and individuals in finding adequate accommodations. All business and individuals being displaced will be interviewed to determine their relocation requirements.
4. This Redevelopment Plan shall supersede all provisions of the Jersey City Land Development Ordinance and Master Plan that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

X. PROCEDURE FOR AMENDING THE PLAN

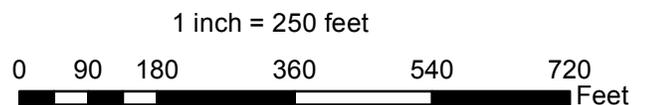
This redevelopment plan may be amended from time to time upon compliance with the requirements of law. A fee of \$1,000.00 plus all costs for copying and transcripts shall

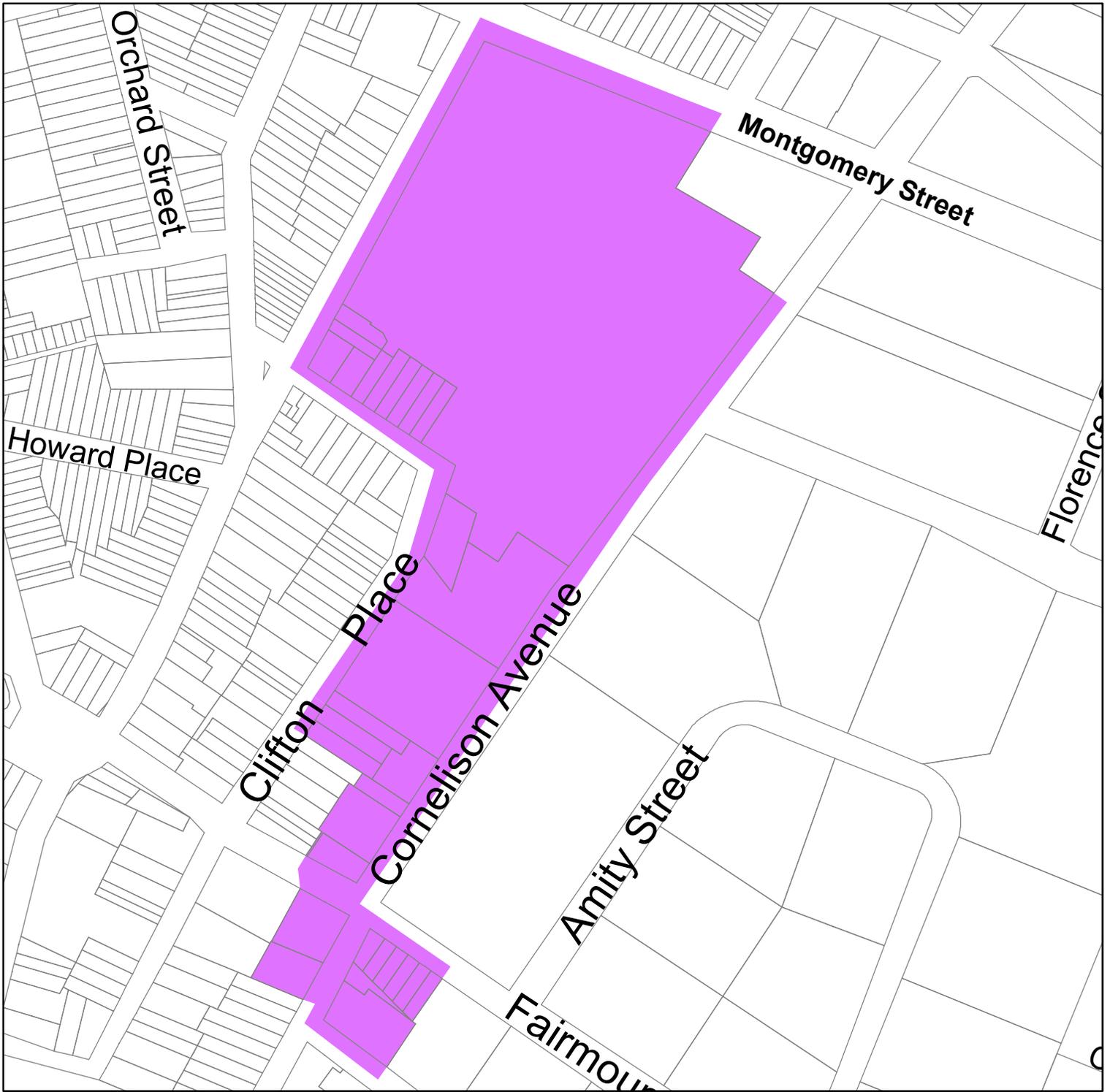
be payable to the City of Jersey City for any request to amend this plan. If there is a designated developer as provided for under NJSA 40:55C-1 et. seq., said developer shall pay these costs. If there is no developer, the appropriate agency shall be responsible for any and all such costs.



**BEACON REDEVELOPMENT PLAN
ACQUISITION MAP**

FEBRUARY 3, 2012





**BEACON REDEVELOPMENT PLAN
BOUNDARY MAP**

FEBRUARY 3, 2012

