

# **Columbus Corner Redevelopment Plan**

**City of Jersey City**

**Adopted**

**August 11, 2004**

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# **COLUMBUS CORNER**

## **REDEVELOPMENT PLAN**

### **I. INTRODUCTION**

The Columbus Corner Redevelopment Plan (the Plan) will regulate development within the Columbus Corner Study Area (the Study Area). The Study Area consists of approximately .43 acres of land in 1 Tax Lot on Block 12901 in the City of Jersey City. It is located at the intersection of Columbus Drive and Barrow Street on the south-east corner of that intersection. It is primarily comprised of vacant land utilized for commercial parking. This commercial parking use is in direct conflict with current City policy to restrict commercial parking in the Downtown area so as to reduce congestion from commuter traffic on local streets, and to instead encourage higher density development at mass transit nodes such as the Grove Street PATH Station located less than one block east of the Study Area.

The Study Area is comprised of three different land use zones pursuant to the Land Development Zoning Ordinance of Jersey City, with one lot actually being split zoned. The portion of the lot along Barrow Street (formerly lots B and W) is zoned H – Historic District. Former lot B contains a four story masonry structure formerly used for industrial purposes. Former lot A is split zoned with the frontage along Barrow Street being zoned H – Historic District and the rear or eastern portion being zoned R-2 Multi-Family Attached Housing. Former lots C, D and E are also zoned R-2 Multi-Family Attached Housing, while former lots 5 and 6 are zoned NC – Neighborhood Commercial. Certainly, this disparate and complicated zoning situation has contributed to the lack of development on this site. The primarily vacant and underutilized lands within the Study Area stand in stark contrast to the on-going redevelopment occurring in the Grove Street Area just to the east of the Study Area and in the area of the former Joseph Dixon Crucible Company just to the west.

Clearly it is time for the City to take a more pro-active role in the redevelopment of this critical area. Columbus Drive, which serves as the northern border of the Study Area, has become an important entry into the Jersey City’s revitalizing waterfront. The City has plans to improve this important corridor from both a functional and aesthetic perspective. The purpose of this Plan is to provide a comprehensive redevelopment plan that will allow and encourage the transition of the Study Area from an area of primarily vacant land to residential and ancillary commercial land uses consistent with the goals of the City and the Jersey City Master Plan as is now appropriate for the Study Area. This redevelopment plan shall seek to establish design standards and requirements that are consistent and compatible with the size, scale and character of the adjacent low-rise historic district to the south as well as the mid-rise commercial and residential areas along Columbus Drive.

## II. BOUNDARIES

The Columbus Drive / Barrow Street Study Area consists of Tax Lots found on Tax Block 12901 in the Downtown section of Jersey City. The following are the Lot numbers which are to be included in the Study Area.

| Block | Lots  |
|-------|---|
| 12901 | 1<br>(Note: This was formerly lots A, B, C, D, E, W, 5, 6, 7 & a portion of Lot T that were the subject of a subdivision application before the Jersey City Planning Board, Application # P02-041. The purpose of the subdivision application was to subdivide a former portion of Lot T, measuring 25.55 feet wide by 20 feet deep from the original Lot T and to consolidate this subdivided portion and all other lots named above into a single parcel to be named. Said subdivision was memorialized by the Planning Board at its meeting of July 23, 2002.) |

The boundary of the Study Area is also depicted on Map 1.

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

- A. The planning and development of the Study Area as a high density mixed-use project incorporating the existing building within the Historic District with new construction containing publicly accessible commercial uses on the ground floor fronting onto Columbus Drive and residential uses above.
- B. Minimize on-site parking and maximize the use of mass transit.
- C. Provide for the innovative re-use of the existing four story formerly industrial structure located within the Van Vorst Park Historic District.
- D. The elimination of substandard lots and underdeveloped properties through the consolidation of same into a cohesive development parcel and the removal of the blighting influence.
- E. The improvement of the pedestrian environment and traffic circulation for the contemplated new development by eliminating all vehicular access to the site from Columbus Drive, creating not more than one Lane in-bound and one Lane out-bound drive into the site from Barrow Street and the provision of new side walks and street trees within the existing street rights-of-way.

- F. Expand the City's tax base by encouraging development of higher intensity land uses, in keeping with the character of the mid-rise office and residential developments along Columbus Drive, as well as the adjacent low-rise historic district residential areas.

#### **IV. PROPOSED REDEVELOPMENT ACTIONS**

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

- A. Acquisition and/or demolition of structures, including surface parking facilities, determined to be impediments to sound and comprehensive redevelopment.
- B. The consolidation and re-subdivision of land within the Study Area into suitable parcels for development for the new residential and commercial land uses.
- C. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Study Area and adjacent areas.
- D. Preservation and innovative re-use of the existing building within the Historic District and the construction of new structures and complementary facilities that are consistent with the land use pattern in the surrounding area and are in compliance with the Jersey City Land Development Ordinance Historic Design Standards and the Secretary of the Interiors Standards for the Treatment of Historic Properties.

#### **V. GENERAL ADMINISTRATIVE REQUIREMENTS**

The following provisions shall apply to all property located within the Columbus Corner Study Area.

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change to the interior floor plan of any structure, (e) any change in the use of any structure or parcel, or (f) any change in the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No temporary or permanent Building Permit shall be issued for any work associated with a through f above, without prior site plan review and approval of such work by the Planning Board. Nothing in this section is intended to require site plan review and approval for minor modifications to the interior floor plan, such as the relocation or modification of partition walls, which are commonly done to accommodate new tenancies or during lease renewals. All projects within the Van Vorst Parks Historic District shall be submitted for review and approval by the Jersey City Historic Preservation Commission.
- B. The provisions of this Plan specifying the redevelopment of the Study Area and the requirements and restrictions with respect thereto shall be in effect for a period of twenty

(20) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.

- C. 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.

- D. Any subdivision of lots and parcels of land within the Study Area shall be in accordance with this Plan's requirements and the Jersey City Land Subdivision Ordinance.

- E. No development or redevelopment of any parcel in the Study Area that will result in an increase in wastewater from that parcel shall be permitted unless and until the planned project wastewater piping and systems for the removal of effluent and storm water are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority; and the municipal wastewater piping and systems for the removal of effluent and storm water are certified by the City of Jersey City Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as determined by the Division of Engineering.

- F. Interim uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall only permit uses that it finds will not have an adverse effect upon surrounding existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board. The Board shall establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional one (1) year renewals of interim uses upon application, review, and approval. Commuter or commercial surface parking lots and commuter or commercial parking garages are specifically prohibited and shall not be permitted as interim uses. The existing commercial parking area may continue to exist only until construction begins on the redevelopment of the Study Area, and may not be reinstated once the use has been discontinued for said redevelopment.

- G. 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 a use that is not a permitted use within this Plan. 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.

- H. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- I. No covenant, lease, conveyance or other instrument shall be effected or executed by the Jersey City Redevelopment Agency or by a redeveloper or any successors or assignees, whereby land within the Study Area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.
- J. No building shall be constructed over an easement in the Study Area without site plan review and approval of the Jersey City Planning Board and prior written approval of the Redevelopment Agency and the Division of Engineering.
- K. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

## VI. DESIGN AND LAND USE REQUIREMENTS

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

- A. All utility distribution lines; utility service connections from such lines to the Study Area's individual uses; and utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted in sidewalk areas or exterior to the building. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- B. Chain link fencing shall be prohibited within the Study Area. Only tubular steel, cast iron, or mild steel, "wrought iron", decorative type fences will be permitted in such areas. Tubular Steel shall not be permitted on street frontages. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- C. No Billboard shall be permitted on any property contained within the Study Area.
- D. No signage shall be permitted within the Study Area, which includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations.
- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way.
- F. All trash dumpsters and/or compactors shall be located within the buildings. All outdoor storage shall be prohibited.
- G. All buildings within the Study Area must display the street address of the building such that it is clearly visible from the adjoining street right of way.
- H. In order to facilitate the overall redevelopment of the Study Area, the surrounding area, and the City of Jersey City in general, all advertising, signage and other promotion of the resulting project, whether undertaken by the City, the Redevelopment Agency, or private developers, shall contain references to the proposed project's location. They all shall clearly state it to be within the City of Jersey City so as to promote the positive external effects for not only the project, but the Study Area and the City as well.
- I. All development within and required by this redevelopment plan shall be in compliance with the Jersey City Land Development Ordinance Historic Design Standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

## **VII. URBAN DESIGN REQUIREMENTS**

### **A. Building Design Requirements**

1. All structures within the Study Area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk as well as adjacent historic resources.
2. Buildings shall be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment. Specifically, at least seventy (70) percent of the ground floor frontage along Columbus Drive shall be dedicated to commercial uses and/or pedestrian access areas such as retail sales of good and services, restaurants, banks, offices, building entrances and lobbies; which shall have direct access from the sidewalk area along Columbus Drive.
3. Buildings shall be designed to be attractive from all vantage points, including all facades and the roof facades.
4. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable standards as defined by the State of New Jersey.
5. All electronic communication equipment shall be totally screened from view. This shall be achieved through creative disguises within the basic architecture of the building, such that it does not negatively impact the appearance of the building. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment. Said equipment shall be located so as to minimize or eliminate the need for screening.
6. All mechanical equipment shall be totally screened from view, both from the street and existing or planned neighboring buildings. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment. Interior locations must be utilized where mechanically possible.
7. Any ventilation equipment required for commercial uses shall not be vented through the facades of the building. All such equipment shall be ventilated through the roof and screened in compliance with paragraph 6 above.
8. The building at the corner of Columbus Drive shall be rehabilitated in accordance with this redevelopment plan and Jersey City Land Development Ordinance Historic Design

Standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties. . New construction along Barrow Street and Columbus Drive may exceed the height of this building, but shall be designed to compliment this existing building as well as the Historic District to the south and the west, and the residential and commercial structures along Columbus Drive through the use of appropriate materials, window placement and pattern, cornices, step backs and other architectural features.

9. Specific building design standards can be found in the Section VIII of this Plan.

B. Streetscape and Landscape Requirements

1. A streetscape plan is required and shall include proposed sidewalk and curbing materials and treatments, street trees, tree pit grates and/or treatments, and any proposed street furniture, lighting or other features to be provided. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval as part of the project site plan application and implemented as part of the construction of the project.
2. Sidewalk areas must be provided along the street rights of way and shall be properly sized for the safe and convenient movement of pedestrians through and around the Study Area.
3. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Decorative concrete paving materials shall be incorporated into the design and pedestrian scale lighting is required. At a minimum decorative elements shall be introduced at building entrances at street corners and along the curb line to accent and channel pedestrian flow.
4. All plant material used must be able to withstand the urban environment and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. All landscaping shall be guaranteed for a period of two (2) years. Any landscaping which is not resistant to the urban environment or that dies shall be replaced by the developer or property owner.
5. Street trees shall be planted along all curb lines of streets within the Study Area at a maximum of 35 feet on center. Each tree pit shall contain a decorative metal grate and/or decorative paving treatment.
6. Lighting within the Study Area shall sufficiently illuminate all areas to prevent "dark corners". All lighting sources must be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot-candles.

C. Off-street Parking and Loading Requirements

1. All parking shall be located within the building. There shall be no separate parking structure. There shall be no exposed parking permitted, either surface parking or on the top of parking deck levels of the building.
  2. All required parking spaces must be a minimum of 8.5 feet wide by 17 feet deep. The placement of a curb up to two (2) feet within the required 17 foot depth of the parking space is permitted, provided that there is adequate area for an automobile occupying the parking space to over-hang the said curb a like distance without infringing on required landscaping or pedestrian areas. All aisles shall be a minimum of 20 feet wide. Compact spaces may be provided only with the approval of the Planning Board and shall be a minimum of 8 feet wide by 15 feet deep.
  3. Off-street parking and loading areas shall be coordinated with the public street system serving the Study Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares. All vehicular access to parking and loading areas shall be provided from Barrow Street only.
  4. Light sources within any parking level shall not be visible from the exterior of the building either from the street or from other surrounding buildings and properties. Identification of the internal fixture and its location must be provided in order for any application to the Planning Board for site plan to be deemed complete.
  5. All off-street parking shall be located completely within the building. Parking and loading access shall be from Barrow Street.
  6. Where buildings incorporate internal above grade parking garages, facade treatments shall be utilized which integrate their appearance with that of the building as a whole. In addition to this requirement detailed design guidelines for parking levels appear in the Specific Building Design Requirements of Section VIII.
  7. Developers shall demonstrate to the Board's satisfaction that sufficient off-street loading is provided to meet the needs of the proposed uses.
  8. Valet parking may be allowed if it can be demonstrated that an efficient, safe means of operation will be provided, but in no case shall the maximum number of permitted parking spaces be exceeded.
- D. Maximum Off-street Parking Requirements – The total number of parking spaces on-site shall not exceed forty-five (45) spaces. Up to fifteen (15) spaces may be allocated to commercial uses, the remainder shall be allocated to residential units. The parking spaces may also be allocated among the various uses on a shared time basis. All parking spaces shall be linked to tenanted users by lease. In no case shall parking be leased to non-tenants of the building or used for commuter parking.
- E. Signage

1. All signs are subject to site plan review and shall be subject to the following restrictions:
  - a. All signs shall be flush mounted and project no more than fifteen (15) inches, although blade signs may be attached to the first floor façade.
  - b. No sign shall be flashing or animated.
  - c. Roof signs are prohibited.
  - d. Billboards and signboards are prohibited.
  - e. Window signs shall be prohibited, except that in restaurants window signs may be permitted subject to Planning Board review and approval; and etched, gold-leaf or frosted glass window signs are not prohibited.
  - f. All signs shall be attached to the first floor level of the building only. Where there is a two-story lobby space incorporated into the design, the sign may be permitted to be placed above the lobby at the equivalent of the second floor or level with Board approval.
  - g. During construction, one (1) temporary sign indicating: the name of the project or development, general contractor, subcontractor, financing institution and public entity officials (where applicable) shall be permitted. The sign area shall not exceed Fifty (50) square feet.
  
2. The following additional signage restrictions shall apply to specific uses:
  - a. Residential - One (1) sign per building may be allowed, not to exceed twenty (20) square feet.
  - b. Retail Sales, Restaurants, Other - Each such use fronting on a public street may be allowed one (1) exterior sign not to exceed ten(10%) percent of the area of the storefront (ground floor) to which it is attached.
  - c. Accessory Parking – Since commuter and commercial parking is not permitted no additional signage is permitted.
  - d. Existing Structure – Where commercial uses occupy the existing structure at the corner of Barrow Street and Columbus Drive, a directory sign listing the tenants of the building may be located at the entrance(s) to the building. Said sign not to exceed twenty (20) square feet.

## **VIII. SPECIFIC LAND USE REGULATIONS**

The Study Area is a relatively compact area; however, the area is partially within an historic district and partially along a busy commercial street. In addition, the redevelopment of the Study Area envisions both new construction and rehabilitation of an existing structure with a mixture of uses in each. Therefore, although the redevelopment of the Study Area envisions the resulting structure to function as one integrated building, the Study Area is being divided into three (3) sub-districts for the purpose of regulating land uses, bulk requirements and design standards.

The three sub-districts are as follows:

(See also Map 2 – Proposed Land Use Map)

**HR - Historic Rehab District:** defined as that portion of the Study Area containing the existing four and one-half (4 & ½ ) story masonry structure on the southeast corner of Columbus Drive and Barrow Street.

**HNC - Historic New Construction District:** defined as that portion of the Study Area fronting on Barrow Street and extending to a depth of about 50 feet from Barrow Street, bordered by the HR District to the north and Lots 30 and 31 on Block 12901 to the South.

**MU - Mixed Use New Construction:** defined as that portion of the Study Area fronting onto Columbus Drive and extending to a depth of about 100 feet from Columbus Drive, bordered by the HR District to the west and Lot 2 on Block 12901 to the east.

Any development within the designated redevelopment Plan shall require the rehabilitation and restoration of the exterior of the adjacent structure located on Block 12901, Lot 31, AKA 72 Wayne Street. All development of the exterior of the building shall be in compliance with Jersey City Land Development Ordinance Historic Design Standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties and shall be reviewed and approved by the Jersey City Historic Preservation Commission.

No permanent or Temporary Certificate of Occupancy shall be issued for any construction, rehabilitation or improvement within the redevelopment area until completion of the exterior restoration of the 72 Wayne Street building.

Formula Business Provisions - All commercial retail areas within each structure or within a single tax lot shall limit formula business establishments, as defined by the Land Development Ordinance, to a maximum of 30% of ground floor gross leasable commercial area. For the purposes of this area restriction, the formula business definition shall apply to the following uses, whether functioning as a principal or accessory use:

1. Retail sales of goods and services.
2. Restaurants, all categories.
3. Bars.
4. Financial service facilities and banks.

Grocery stores greater than 15,000 square feet may exceed 30% of gross leasable commercial area, but shall be the only formula business within such structure or lot.

### **HR - Historic District Rehab**

- A. Principal Permitted Uses

1. Residential
2. Artists Studios
3. Offices

The following uses shall be permitted on the Lower Level and 1<sup>st</sup> Floor only.

4. Banks, Financial Institutions
  5. Retail Sales
  6. Restaurants, Banquet Facilities
  7. Health Clubs, Recreation Facilities
  8. Education Facilities, Child Care Centers and Learning Centers
- Appropriate mixed use of any of the above

B. Accessory Uses

1. Home Occupations
2. Fences, Walls and Railings
3. Signs
4. Outdoor seating on C. Columbus Drive in conjunction with a restaurant after site plan review and approval

C. Prohibited Use

1. Cellular Antennas

D. Intensity of Development – The permitted floor area shall be that of the existing building. The interior spaces may be modified, altered or rearranged to accommodate the renovation of the existing structure. However, the area of the building shall not be expanded.

E. Maximum No. of Stories - Four and one half (4 & ½ ) Stories (i.e. as existing.)

F. Maximum Height – As existing, which is approximately 53 feet, except that rooftop equipment, elevator and stairwell penthouses may exceed the permitted height by up to 12 feet.

G. Area, Yard and Bulk Requirements

1. Coverage - Maximum lot coverage may be one hundred (100%) percent.
2. Minimum Lot Size – The entire study area shall be developed comprehensively as one building.
3. Setbacks – No setbacks shall be required.
4. Parking requirements can be found in Section VII. D.of this Plan.

## H. Building Design Requirements

1. The existing building shall be maintained and rehabilitated in a manner consistent with the *Historic Design Standards* as found in the *Land Development Ordinance of the City of Jersey City*, and the Secretary of the Interior's Standards for the Treatment of Historic Properties.
2. If any use is to occupy the lower level of the existing building, windows consistent and compatible with those provided in the upper parts of the building must be provided. If a commercial use is to occupy the lower level, direct access to this level must be provided from the sidewalk or outer lobby area(s) of the building. All alterations to this building are subject to the *Historic Design Standards* as found in the *Land Development Ordinance of the City of Jersey City* and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and review by the Historic Preservation Commission.
3. All roof top equipment must be screened in compliance with Section VI of this Plan.

## HN - Historic District New Construction

### A. Principal Permitted Uses

1. Residential

### B. Accessory Uses

1. Off-street Parking and Loading Facilities
2. Fences, Walls and Railings
3. Signs

### C. Prohibited Use

1. Cellular Antennas

### D. Intensity of Development – The permitted floor area for this portion of the building shall be regulated by the Area, Yard, Bulk, Design and Height requirements below. However, no more than ten (10) residential units shall occupy this portion of the building.

### E. Maximum No. of Stories - Four (4) stories at the street line. A fifth (5<sup>th</sup>) story may be added as a penthouse provided that it contains no more than one

(1) additional unit and is setback and located on the roof level in conformance with paragraph G of this section.

- F. Height – The building shall be a minimum height of forty (40) feet tall, but no taller than then the existing building located in the adjoining HR District of this Plan. A stairwell penthouse may exceed the maximum height by no more than 12 feet. A residential penthouse containing not more than one (1) unit may also exceed the maximum height but must be setback at least fifteen (15) feet from the Barrow Street right-of-way line. The elevator penthouse may exceed the maximum height an additional 12 feet above the penthouse, but must be setback at least twenty (20) feet from the Barrow Street right-of-way line.
- G. Area, Yard and Bulk Requirements
1. Coverage - Maximum lot coverage may be one hundred (100%) percent.
  2. Minimum Lot Size – The entire study area shall be developed comprehensively as one building.
  3. Setbacks –
    - a. Front Setback: No setbacks shall be required.
    - b. Side Setback: No setbacks shall be required.
    - c. Rear Setback: Minimum of two (2) feet required.
  4. Parking requirements can be found in Section VII. D. of this Plan.
- H. Building Design Requirements – The building shall be designed so as to have a base, a middle and a top or cornice. In addition, the building design shall be consistent with the “Historic Design Standards” as found in the “Land Development Ordinance of the City of Jersey City”.
1. Base Façade Treatment – The base façade shall be the first floor façade of the building. There shall be a clear demarcation between the base façade and the upper portions of the façade, which may be created through a change in building materials, the use of a sub-cornice or other similar architectural treatment.
  2. Façade Design – The middle portion of the façade shall incorporate building materials, window fenestration and other design features that are sympathetic with the surrounding historic district.
  3. Cornice Treatment – There shall be a cornice provided at the top of the fourth (4<sup>th</sup>) level of the building.

4. A fifth (5<sup>th</sup>) floor residential penthouse may be constructed above the fourth (4<sup>th</sup>) level provided that it contains no more than one (1) dwelling unit. The western wall of the penthouse must be setback at least fifteen (15) feet from the Barrow Street right-of-way line. The southern wall of the penthouse shall not extend beyond the line of the southern wall (i.e. rear wall) of the proposed building to be located in the MU District of this Plan.
5. Parking Levels – Parking may be provided on the ground level (i.e. first level) and the second (2<sup>nd</sup>) floor of the building. All openings on the front façade of the building shall be designed to mimic the windows located in the residential portions of the building. Glass, decorative louvers or metal grates, or other comparable material shall be used in openings resembling the windows and if necessary, the parking area shall be mechanically ventilated. At a minimum, all forms of screening shall prevent headlight glare and be attractively designed and architecturally articulated to the satisfaction of the Board. The parking structure portion of the building shall have a similar appearance to the building façade of the residential portion of the building.

Ingress and egress to parking garages shall be permitted and shall be exempt from the provisions listed in this Section. Garage doors shall be provided at the ingress and egress to the parking garage and shall be designed to reflect a smaller residential scale. There shall be two individual doors, one for ingress and one for egress. The garage doors shall be designed in keeping with the “Historic Design Standards” as found in the “Land Development Ordinance of the City of Jersey City”.

The side and rear façade of all parking levels, i.e. those façades facing the rear yards of the properties fronting on Wayne Street, shall be attractively designed and architecturally articulated through the use of varied building materials or recessed and/or raised features to imitate window openings and other architectural features, in order to present a pleasing appearance to the adjoining properties. These facades shall be solid walls so as to effectively eliminate automobile noise and headlight glare from emanating from these facades of the building.

6. All roof top equipment must be screened in compliance with Section VII of this Plan. No mechanical equipment shall be located within any required step-back area.

## **MU - Mixed Use New Construction**

- A. Principal Permitted Uses
  1. Residential, above the first floor.

The following uses shall be permitted on the 1<sup>st</sup> Floor only.

2. Retail Sales
3. Offices
4. Banks, Financial Institutions
5. Restaurants, Banquet Facilities
6. Health Clubs, Recreation Facilities
7. Education Facilities and Learning Centers

Appropriate mixed use of any of the above

B. Accessory Uses

1. Off-street Parking and Loading Facilities
2. Fences, Walls and Railings
3. Signs
4. Outdoor seating in conjunction with a restaurant after site plan review and approval

C. Prohibited Use

1. Cellular Antennas

D. Intensity of Development – The permitted floor area for this portion of the building shall be regulated by the Area, Yard, Bulk, Design and Height requirements below. However, no more than fifty (50) residential units shall occupy this portion of the building. In addition, up to seven thousand (7,000) square feet of commercial uses as specified in Paragraph A above shall be provided on the ground floor.

E. Maximum No. of Stories - Seven (7) Stories

F. Maximum Height – Eighty (80') Feet. Maximum height shall be calculated to include parking, mechanical floors, rooftop equipment, elevator and stairwell penthouses

G. Area, Yard and Bulk Requirements

1. Coverage - Maximum lot coverage may be one hundred (100%) percent.
2. Minimum Lot Size – The entire study area shall be developed comprehensively as one building.
3. Setbacks –
  - a. Front Setback: No setbacks shall be required.
  - b. Side Setback: No setbacks shall be required.

- c. Rear Setback: Minimum of two (2) feet required.
  4. Parking requirements can be found in Section VII. D. of this Plan.
- H. Building Design Requirements - The building shall be designed so as to have a base, a middle and a top or cornice.
  1. Base Façade Treatment – The first floor (base façade) shall contain retail uses, restaurants, offices, and/or other uses that relate to the adjacent pedestrian environment. The first floor portion of the base façade along Columbus shall be designed to reflect traditional storefront design. An angled canopy shall be employed in the design as a visual cue to define the commercial area and to distinguish the upper portions of the façade from the base façade. The canopy shall protrude perpendicular to the façade of the building, i.e. parallel to the ground plane, but shall angle out from the building at an acute angle such that the narrow end of the canopy shall be toward the east end of the building and the wider end of the canopy shall toward the western end of the building, defining the more major entry into the building. The canopy shall be clad in a metal material, such as stainless steel, copper, titanium or approved alternate of similar character; and shall include a sign area along the face of the canopy. Glass shall constitute at least seventy-five (75%) percent of this portion of the base façade of the building. All uses located in this portion of the base façade shall have at least one entrance from the street.
  2. Façade Design – The middle portion of the façade shall incorporate building materials, window fenestration and other design features that are sympathetic and compatible with the surrounding area.
  3. Cornice Treatment – There shall be a cornice provided at the top of the fifth (5<sup>th</sup>) level of the building.
  4. Step-backs - A front step-back of at least six (6) feet shall be provided at the top of the fifth (5<sup>th</sup>) level such that the sixth (6<sup>th</sup>) and seventh (7<sup>th</sup>) floor of the building is setback at least six (6) feet from the front edge of the building.

A rear step-back of at least fifteen (15) feet shall be provided at the top of the second (2<sup>nd</sup>) parking level such that the third (3<sup>rd</sup>) level, and each subsequent level is setback at least fifteen (15) feet from the rear edge of the building. No mechanical equipment shall be located within step-back areas.
  5. Parking Levels - Where a parking or mechanical use occupies the ground floor level of a building, the parking or mechanical uses shall not be allowed to occupy ground floor perimeter areas adjoining any facade of

the building that fronts on Columbus Drive. Uses compatible with pedestrian activity such as retail, restaurant, office and/or building lobbies shall be provided along Columbus Drive. Ingress and egress to parking facilities shall not be permitted on Columbus Drive.

Above the ground floor, parking and mechanical uses shall be permitted to occupy the entire floor provided that the following conditions are met:

- a. All openings on the front façade of the building shall be designed to mimic the windows located in the residential portions of the building above.
- b. Glass, decorative louvers, or other comparable material shall be used in openings resembling the windows and if necessary, the parking area shall be mechanically ventilated.
- c. The parking structure portion of the building shall have a similar appearance to the building façade of the residential portion of the building.
- d. At a minimum, all forms of screening shall prevent headlight glare and be attractively designed and architecturally articulated to the satisfaction of the Board.

The rear façade of all parking levels, i.e. the façade facing the rear yards of the properties fronting on Wayne Street, shall be attractively designed and architecturally articulated through the use of varied building materials or recessed and/or raised features to imitate window openings and other architectural features, in order to present a pleasing appearance to the adjoining properties. This facade shall be a solid wall so as to effectively eliminate automobile noise and headlight glare from emanating from this facade of the building.

6. All roof top equipment must be screened in compliance with Section VI of this Plan. No mechanical equipment shall be located within any required step-back area.

## **IX. ACQUISITION PLAN**

The Study Area is comprised of a compact and defined area within the City of Jersey City. The Study Area is important to the community as an area of higher density residential and commercial development compatible with the surrounding land uses and development pattern. Incompatible land uses, vacant land, dilapidated buildings and other impediments to proper development must be removed in an orderly, planned and phased manner. As such, all properties within the Study Area are proposed to be acquired. At this time, it is anticipated that any property to be acquired within the Study Area will be purchased and assembled by private development interests. However, if acquisition in this manner proves to be unsuccessful, municipal acquisition by eminent domain will be pursued in order to create properly planned and developable parcels of land. The developer shall reimburse the City of Jersey City for the costs

associated with the acquisition pursuant to a redeveloper's agreement or contract between the designated developer and the Jersey City Redevelopment Agency.

## **X. RELOCATION PLAN**

There is not expected to be any required relocation of persons or businesses to fully implement the Redevelopment Plan. This is the result of the high proportion of vacant and/or underutilized land within the Study Area and the fact that acquisitions are currently proposed to be carried out by private means. Nonetheless, should relocation become necessary, the process of relocating the affected persons and businesses will receive the careful attention of local officials and the Jersey City Redevelopment Agency, and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.

## **XI. CIRCULATION PLAN**

No significant improvements to the vehicular and pedestrian circulation system is envisioned by this plan other than the improvement of the sidewalks and curbing as described elsewhere in this Plan and the removal of curb cuts from Columbus Drive. However, nothing in this Plan shall prevent the City of Jersey City from making improvements or modifications to the rights-of-way of Columbus Drive or Barrow Street.

## **XII. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS**

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

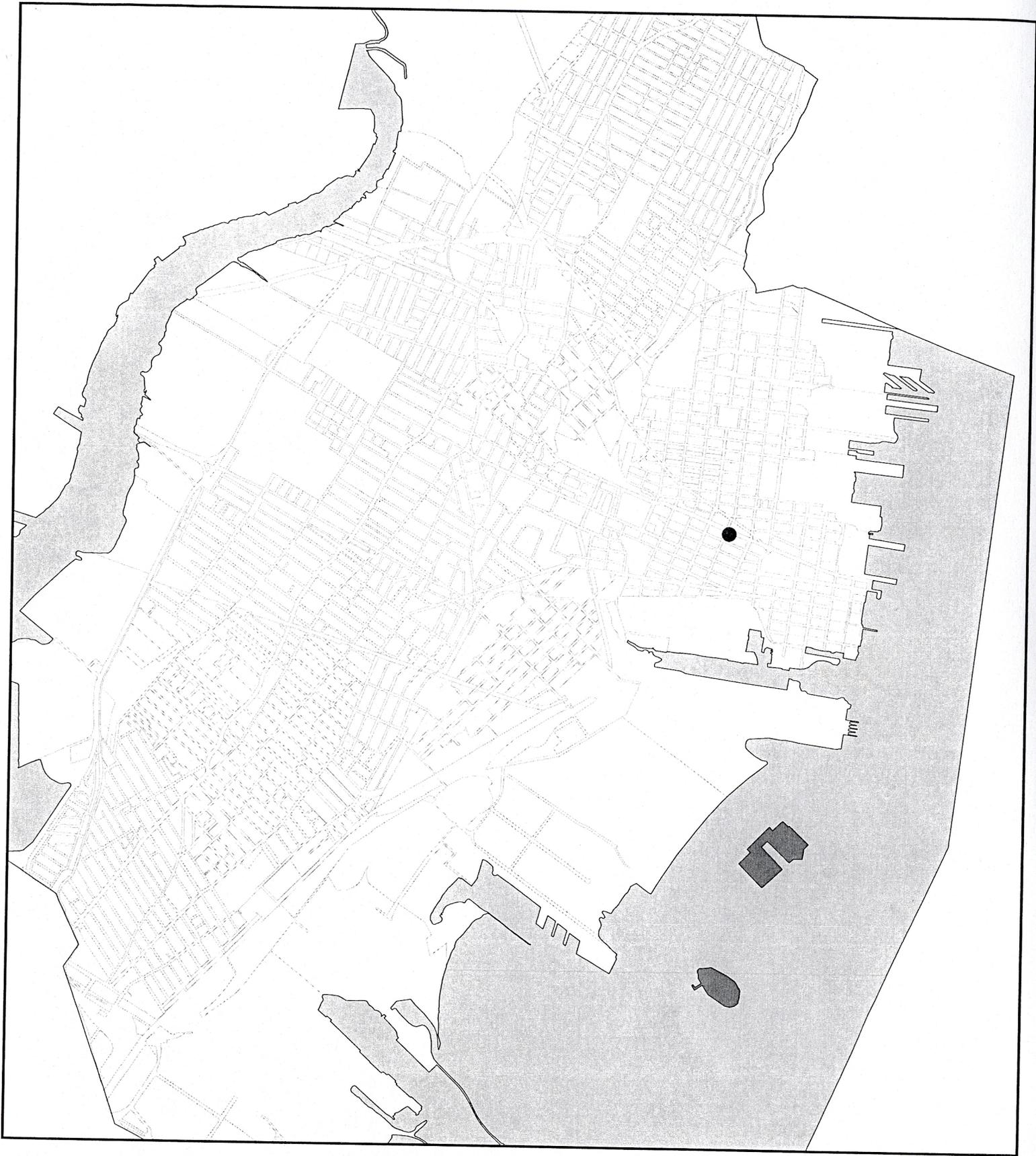
- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- C. The Plan has given proposed land uses and building requirements for the Study Area.
- D. The Acquisition Map and Acquisition Plan (Section IX), which are a part of this Plan, indicate all property to be acquired as a result of this Plan.
- E. The Plan is in compliance with the Jersey City Master Plan and the Master Plan of the County of Hudson. It is not contrary to the goals and objectives of the Jersey City Master Plan. Specifically, the plan recognizes the areas location within a Historic District, maintains the height and use recommendations of the Multi-family Mid-rise District, the commercial character of Columbus Drive, and the Master Plan's recommendation to wrap interior parking with commercial uses along arterial streets. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance 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 Study Area covered by this Plan as the Columbus Corner Redevelopment Area, and all underlying zoning will be voided.

**XIII. PROCEDURE FOR AMENDING THE PLAN**

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of five thousand dollars (\$5,000), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If there is a designated developer, as provided for under NJSA 40A: 12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all costs.
  
- B. No amendment to this Plan shall be approved without the review and recommendation of the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.

# XIV MAPS



# Columbus Corner Redevelopment Plan Area Location Setting Map

JUNE 2003



CITY OF JERSEY CITY  
DIVISION OF CITY PLANNING





Columbus Corner Study Area  
Land Use Map

JUNE 2003

**Legend**

-  Historic District Rehabilitation
-  Historic District New Construction
-  Mixed Use New Construction

