DIXON CRUCIBLE STUDY AREA

REDEVELOPMENT PLAN

August 10, 1983
Amended Nov 25, 2008 – Ord. #08-160

Blocks & Lots Updated September 1, 2012
Amended: September 13, 2012 – Ord. 12-112
Amended: February 13, 2013 – Ord. 13-009
Amended: May 13, 2015 – Ord. 15-053

The Redevelopment Plan for the Dixon Crucible Study Area that follows was prepared by the Division of Urban Research and Design, Department of Housing and Economic Development. It is the result of a request, in the form of a resolution, by the Municipal Council of the City of Jersey City which authorized the conduct of a study to determine whether a condition of "Blight" exists within the study area. The study has concluded that a "Blighted" condition does exist within the study area's boundaries and therefore the Division of Urban Research recommends the following redevelopment plan to relieve those blighting conditions and to bring about the orderly and planned redevelopment of the project area.

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Article I. INTRODUCTION

The Dixon Crucible Project is located in the southeastern corner of the Village Neighborhood in the Downtown ward of Jersey City. The bulk of the project area is comprised of four-story, brick, mill-type buildings, most of which have been in existence for over 100 years and which now have been rendered obsolete for industrial purposes. Fortunately, these buildings are perfectly suited for adaptive reuse. In order to guide the reuse of the Dixon Crucible Complex this Redevelopment Plan has been prepared. It is drafted with specific intent of providing a plan for the timely and efficient redevelopment of an important element of our City's legacy and future.

Article II. DIXON CRUCIBLE STUDY AREA BOUNDARY DESCRIPTION

BEGINNING at the point of intersection of the centerlines of Christopher Columbus Drive and Brunswick Street, thence in an easterly direction along the centerline of Columbus Drive to the point of its intersection with the extended eastern lot line of Lot 3, Block 12706, thence in a southerly direction along the extended eastern lot line of Lot 3, Block 12706, to the point of its intersection with the center block line of Block 12706, thence in a westerly direction along the center block line of Block 12706, to the point of its intersection with the western lot line of Lot 3, Block 12706, thence in a northerly direction along the western lot line of Lot 3, Block 12706, to the point of its intersection with the southern right-of-way line of Columbus Drive, thence in a westerly direction along the southern right-of-way line of Columbus Drive to the point of its intersection with the centerline of Varick Street, thence in a southerly direction along the centerline of Varick Street to the point of its intersection with the extended center block line of Block 12801, thence in westerly direction along the extended center block line of Block 12801 to the point of its intersection with the eastern right-of-way line of Monmouth Street, thence in a southerly direction along the eastern right-of-way line of Monmouth Street to the point of its intersection with the southern block line of Block 12801, thence in westerly direction along the extended southern block line of Block 12801, across Monmouth Street to the point of its intersection with the eastern block line of Block 12608, thence in a westerly direction along the southern block line of Block 12608, to the point of its intersection with the southern lot line of Lot 6, Block 12608, and continuing for 200’ beyond the northern lot line of lot 6 (through lot 7), thence in a northerly direction along the extended western lot line of lot 6, Block 12608, through the paper street to the southern lot line of Lot 6, Block 12608, thence in a westerly direction along the southern lot line of lot 6, block 12608 to the point of its intersection with the centerline of Brunswick Street, thence in a northerly direction along the centerline of Brunswick Street to the point of its intersection with the center line of Christopher Columbus Drive to the POINT AND PLACE of Beginning.

Article III. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Redevelopment activities for the Dixon Crucible Project Area will be undertaken in conformity with and will be designed to meet the following goals and objectives.

1. To provide for the stabilization of the tax base in the project area and the rehabilitation and adaptive reuse of vacant, deteriorated and/or obsolete structures therein.

2. To provide for improvement of the functional and physical layout of the project area.

3. To provide for removal of any and all obstacles to land disposition such as diverse ownership and/or title impediments.

4. To stabilize and strengthen the surrounding historic district and other nearby neighborhoods by providing new housing opportunities while improving the physical appearance of the project area.

5. To coordinate redevelopment activities to provide a uniform attack on blight which will reinforce existing public and private redevelopment projects in the surrounding areas.

6. To provide construction related jobs.

7. To preserve, to the maximum extent feasible, the historic Dixon Crucible Factory Complex while allowing imaginative adaptive re-use for residential and related functions.

8. To provide adequate off-street parking to meet the projected need of the project area's current and future residents.

9. To provide for the overall improvement of traffic circulation through the elimination of unnecessary streets wherever possible.

10. To provide for the separation of pedestrian and vehicular traffic through the creation of malls, plazas and courtyards in the bed of vacated streets.

11. To provide for appropriate commercial development ancillary to the residential make-up of the overall project.

Article IV. SPECIFIC OBJECTIVES

Submission of Redevelopment Proposals

Prior to the commencement of construction, architectural drawings, specifications, and site plans for the construction of improvements in the redevelopment area shall be submitted by the developer for the review and approval of the Planning Board of the City of Jersey City.

Site Plan Review Approval

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.

Subdivision Approval

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.

Adverse Influences

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

Restriction of Occupancy or Use

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

Open Space

All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material, unless said open space is specifically designated for other activities which require paving or other surface treatment. Said open space shall be in addition to any yard requirements stated within this plan. All screen planting shall be coniferous and only species with proven resistance to the urban environment in this area will be acceptable. Screen planting shall be a minimum of three (3) feet in height. Material shall be planted balled and burlapped and be heavy and of specimen quality as established by the American Association of Nurserymen. At initial planting the materials shall provide a screen from the top of the planting to within six (6) inches of grade. Other plant materials shall be heavy and of specimen quality as above. All trees shall be a minimum of 3-3 ½ inches in caliper. Development proposals shall include complete plans for landscaping indicating the location, size, quantity, and the Latin and common name for all plants species to be used. Installation details shall be provided. All plants, trees and shrubs shall be installed in accordance with the planting schedule provided by the developer which must be approved by the Division of Urban Research & Design and the City Forester. All landscaped open space shall be properly maintained by the developer or his assignee.

Pedestrian Design

All sidewalks, plazas and courtyards shall be attractively and durably paved with materials compatible and complementary to the existing brick walls and other masonry elements of existing buildings. The use of vacated portions of streets and pedestrian plazas and malls is encouraged. The use of gas lanterns for nighttime lighting is also encouraged.

Off-Street Parking and Loading

Parking shall be provided underground or inside existing structures wherever possible and economically feasible. All outdoor parking areas shall be graded and paved with a durable dust free surface and shall be well landscaped and adequately lighted. All parking areas will be provided with well defined means of ingress and egress. All outdoor parking areas abutting streets and/or residential uses shall be landscaped along that abutting line. All off-street parking and loading areas shall be coordinated with the public street system servicing the project area in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares.

Parking stalls shall be a minimum of 9 feet wide by 18 feet deep. A maximum of 30% of the required off-street parking may be met with "compact car" stalls a minimum of 7.5 feet wide by 16 feet deep. A minimum of five percent (5%) of any surface parking shall be landscaped area and must include shade trees of at least three to three and one-half (3-3 ½") inches caliper. Poured-in-place concrete curbing or cemented granite block must be used in all parking areas to prevent vehicles from encroaching upon planted area.

Aisle widths shall be as listed below. Where the angle of parking is different or the size of stalls differs on one or both sides of an aisle, the large size shall prevail.

Angle of Parking Space (Degrees)	For parking spaces 7.5 Wide 1-way aisle (feet)	For parking spaces 9 Wide 1-way aisle (feet)	For parking spaces 7.5 wide 2-way aisle (feet)	For parking spaces 9.0 wide 2-way aisle (feet)
Aisle				
90	24	22	24	22
60	20	18	22	20
45	16	14	18	18
30	14	12	18	18
parallel	12	12	18	18

Article V. REHABILITATION OBJECTIVES

The rehabilitation of the Dixon Crucible Project Area must be undertaken with attention and concern to the special identity and character of the building in the project area. The following fundamental concepts shall be followed:

1. Rehabilitation work must not destroy the distinguishing qualities or characteristics of the property and its environment. Removal or alteration of any historic material or architectural features must be held to the minimum consistent with the proposed use.

2. Deteriorated architectural features must be repaired rather than replaced. In the event replacement is necessary, the new material must match the material replaced in composition and design, color, texture and other visual qualities.

3. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures and often predate the mass production of building materials must be treated with sensitivity.

4. All buildings must be recognized as products of their own time. Alterations to create other appearances are discouraged.

5. Wherever possible new additions or alterations to buildings must be done in such a matter that if they were to be removed in the future the essential form and integrity of the original building would be unimpaired.

Article VI. GENERAL PROVISIONS

1. The land use provisions and building requirements shall remain in effect for a period of 40 years from the date of approval of this Redevelopment Plan by the governing body of the City of Jersey City. The termination of this plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, color, sex or national origin on the sale, lease, use or occupancy thereof.

2. For any residential development fifty (50) units or more there shall be no local regulation concerning sales price or rental rates for the period of the plan's duration.

3. No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Division of Engineering.

4. All buildings shall have elevator service.

Article VII. <u>LAND USE PROVISIONS</u>

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.

Dixon District

Principal Permitted Uses

1. Residential
2. Offices – limited to those that existed at the adoption of this ordinance
3. Retail Sales of Goods and Services
4. Community Health/Recreation facilities
5. Designed Open Space
6. Cultural Facilities
7. Restaurants and Cafes including sidewalk and rooftop dining areas

Accessory Uses

1. Parking facilities, including
    - Surface lots
    - Underground areas
    - Multi-level decks (limited to fifty (50) feet overall height and only in the areas outside
2. Theaters

Conditional Uses

1. Professional Offices as Home Occupation limited to five (5%) percent of the total number of dwelling units within the Dixon District
2. Taverns and Night Clubs
3. Commercial Offices

Maximum Height

1. Five residential stories, provided however, that two (2) additional stories for penthouses may be added to the Dixon Buildings only, and subject to first review by the Jersey City Historic District Commission and final review by the Jersey City Planning Board.
2. The existing smokestacks on Block 12608 may not be altered except for routine maintenance or cleaning.

Area, Yards, Bulk

1. Yards:
    a. Front – none required
    b. Side – none required
    c. Rear – 10 feet, where land is available

Maximum Density: An overall, gross density of fifty (50) units per acre will be allowed within the Dixon District. For the purposes of calculating gross densities all lands within the project boundary, inclusive of streets, shall be considered.

Off-Street Parking

1. Residential – 1 space per unit
2. Offices, Retail Sales, Cultural Facilities – 1 space per 1,000 square feet of gross floor area or part thereof
3. Ancillary facilities integral to the overall development are exempt from parking requirements
4. Theaters – 1 space per 10 seats

Article VIII. <u>OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS</u>

The "Redevelopment Agencies Law" NJS 40:55C-1 et seq., specifically, 40:55C-32 requires that a redevelopment plan shall:

1. "Conform to the general plan for the municipality as a whole; and
2. 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 densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transpiration, public utilities, health/recreational facilities, and other public improvements."

In accordance with State requirements, the following statements are made:

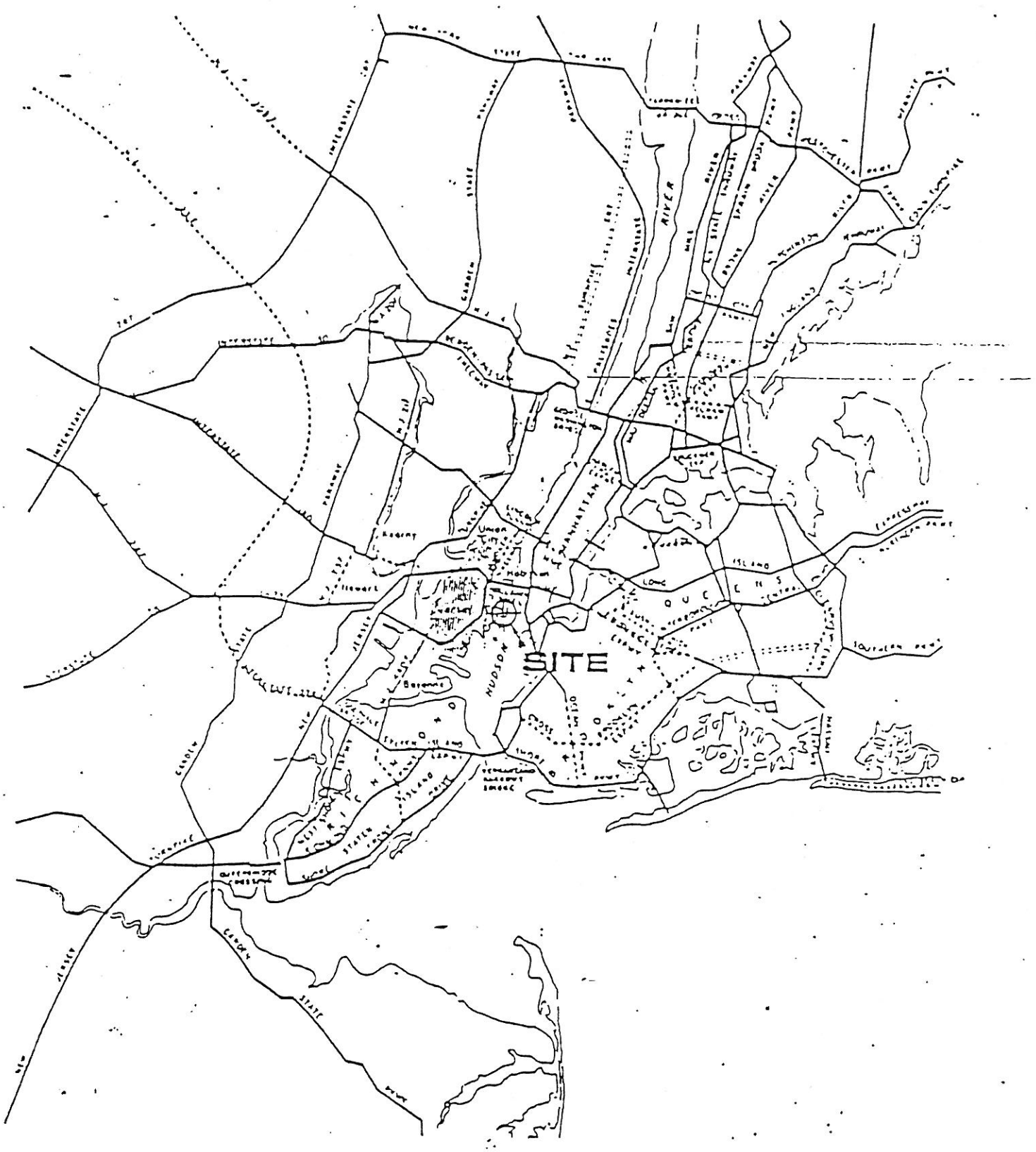
1. The proposals of this Plan conform with the general plan for the municipality;
2. This Plan provides an outline for the development or redevelopment of the Dixon Crucible Project Area and is sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements as proposed, planning changes, land uses, maximum densities, building requirements, and the its relationship to definite local objectives respecting appropriate land uses, improved traffic, public transpiration, public utilities, community facilities, and other public improvements.
3. Provisions for the temporary and permanent relocation of persons living in the redevelopment area will be made available through the Jersey City Redevelopment Agency.
4. The City of Jersey City, through the services of the Jersey City Redevelopment Agency relocation staff, will provide displaced persons and commercial entities with the relocation assistance necessitated by State law. This office will be staffed by qualified personnel who will actively assist displaced businesses and individuals in finding adequate accommodations. All businesses and individuals being displaced will be interviewed to determine their relocation requirements.

Article IX. PROCEDURE FOR AMENDING THE PLAN

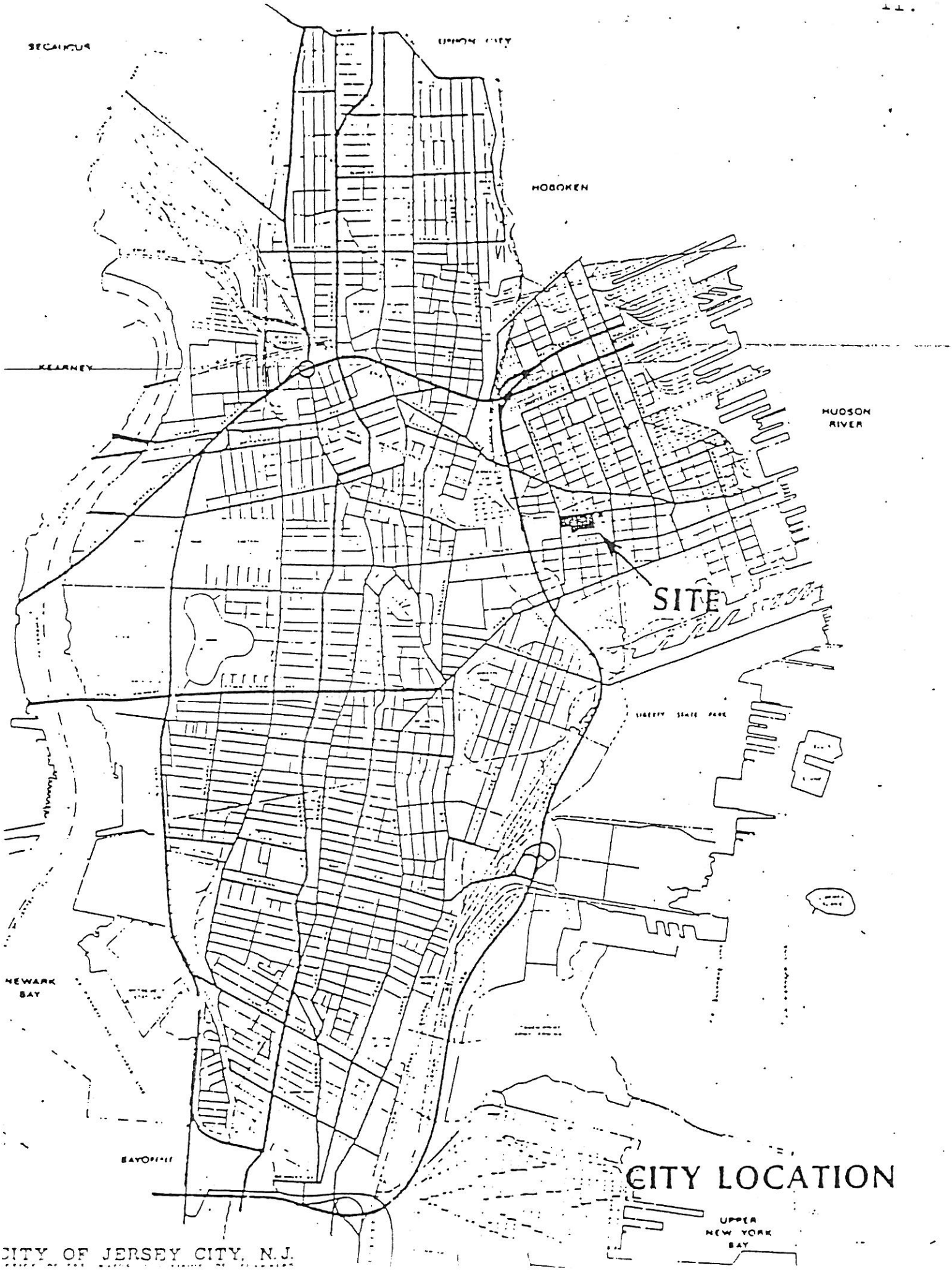
This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law.

Article X. SEVERABILITY

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be judged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this ordinance and, to this end, the provisions of each article, section, subsection, paragraph, subdivision or clause of this ordinance are hereby declared to be severable.

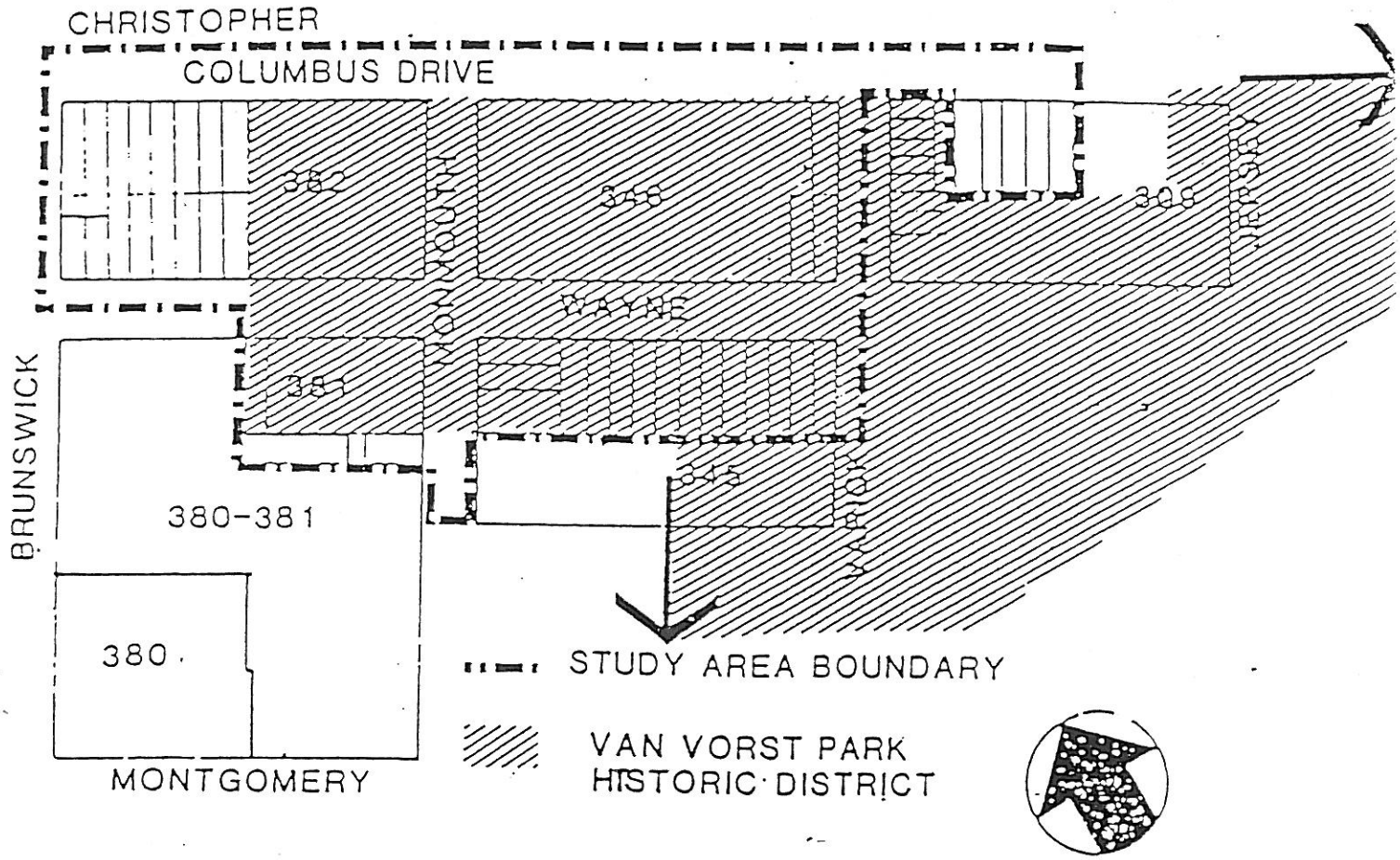


REGIONAL LOCATION



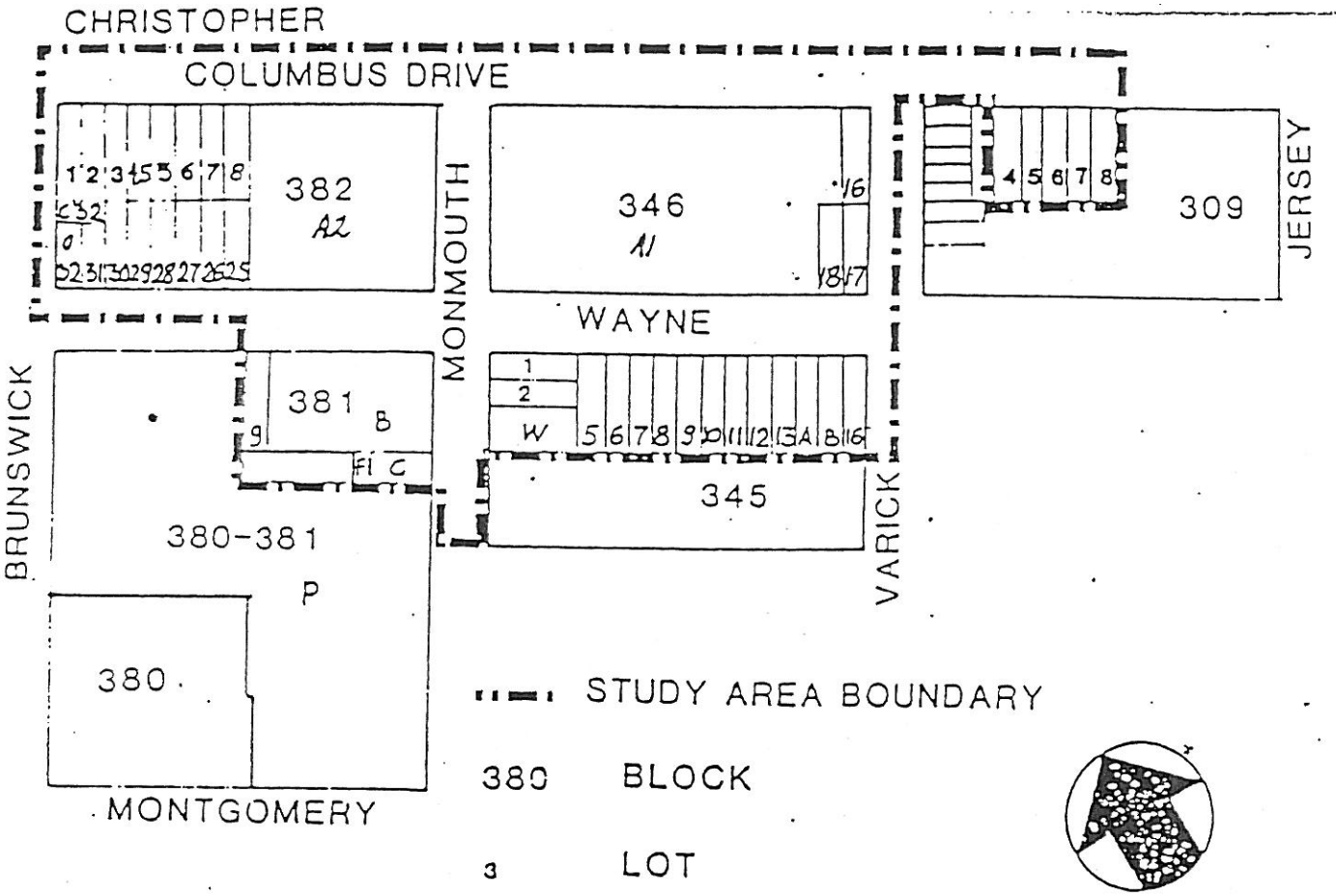
CITY OF JERSEY CITY, N.J.

DIXON CRUCIBLE STUDY AREA



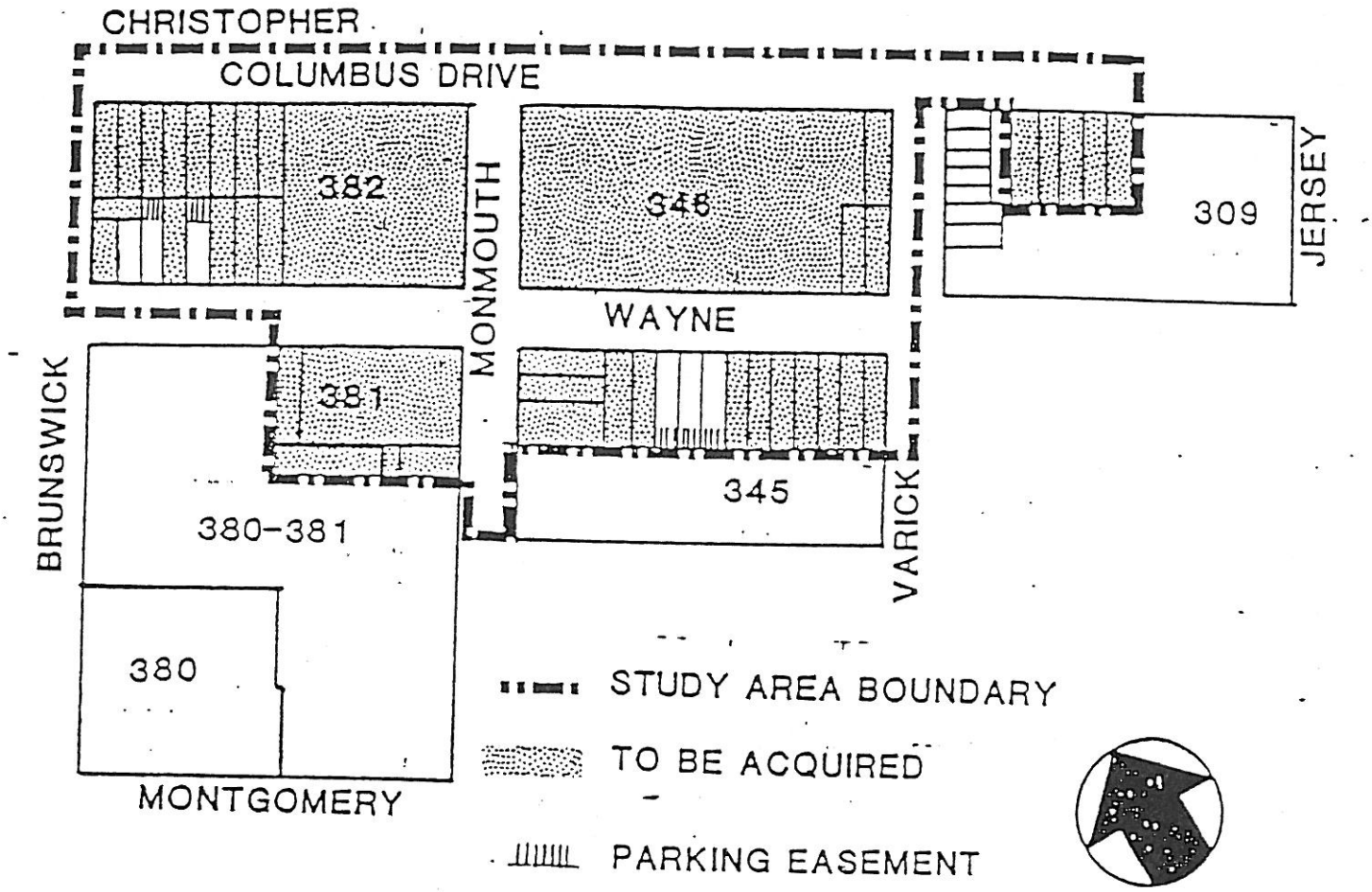
BOUNDARY MAP

DIXON CRUCIBLE STUDY AREA



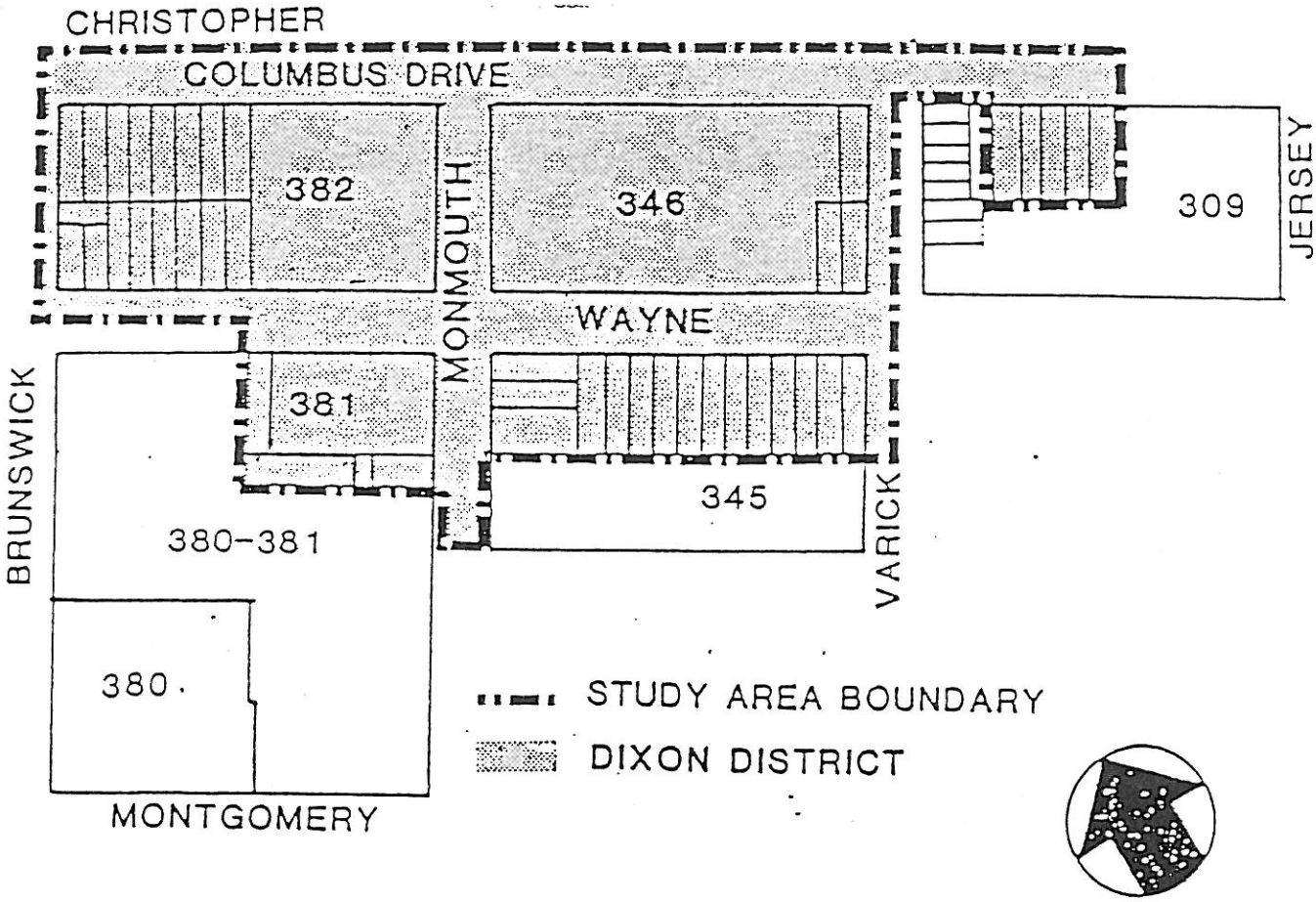
BLOCK - LOT

DIXON CRUCIBLE STUDY AREA



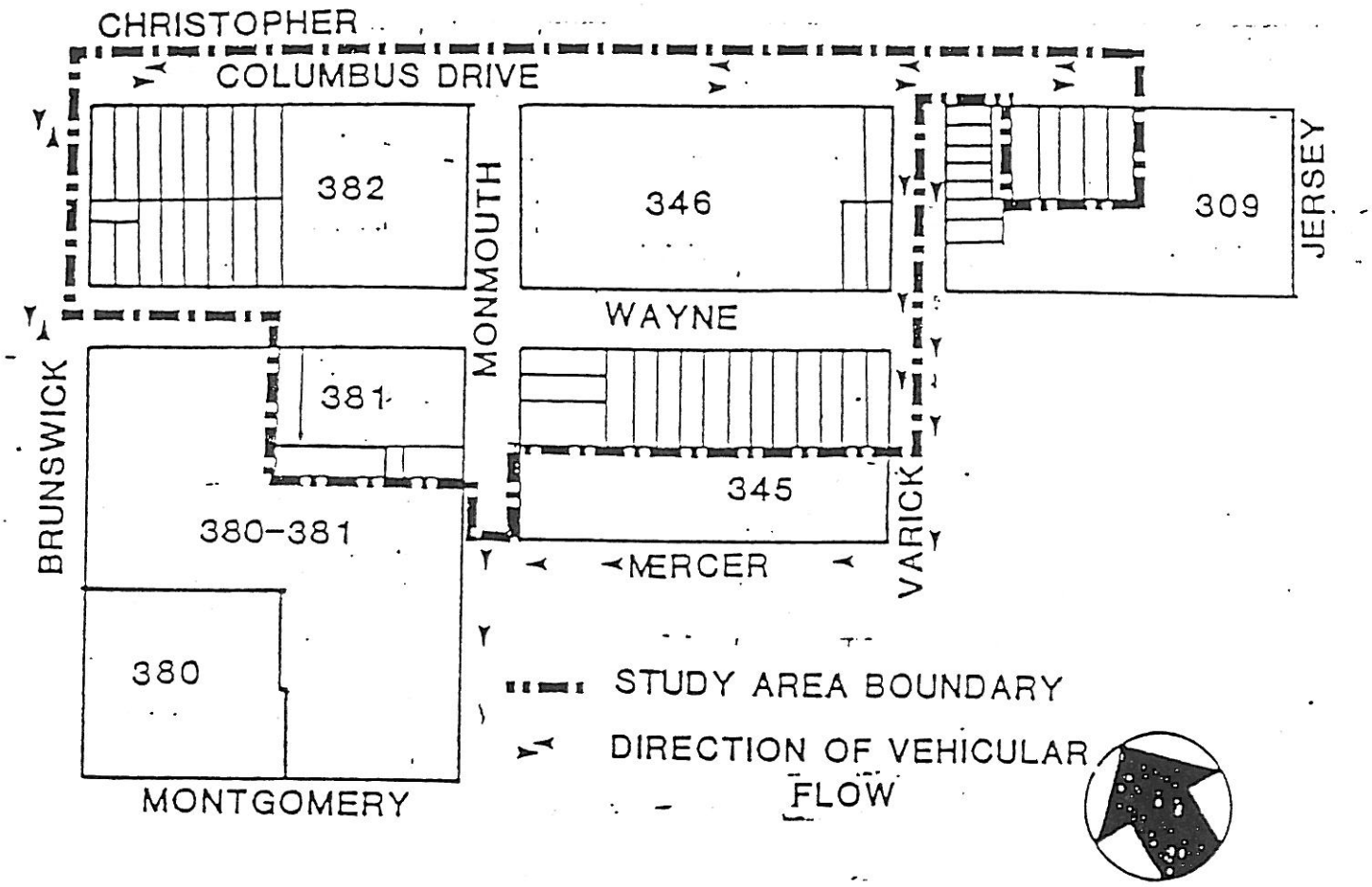
ACQUISITION

DIXON CRUCIBLE STUDY AREA



FUTURE LAND USE

DIXON CRUCIBLE STUDY AREA



CIRCULATION PLAN

AUGUST 1983