

# **JERSEY AVENUE PARK REDEVELOPMENT PLAN**

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**CITY OF JERSEY CITY  
DIVISION OF CITY PLANNING**

# TABLE OF CONTENTS

<b>I.</b>	<b>BOUNDARY DESCRIPTION.....</b>	<b>1</b>
<b>II.</b>	<b>REDEVELOPMENT PLAN OBJECTIVES.....</b>	<b>1</b>
<b>III.</b>	<b>TYPES OF PROPOSED REDEVELOPMENT ACTIONS.....</b>	<b>2</b>
<b>IV.</b>	<b>DESIGN OBJECTIVES AND GUIDELINES.....</b>	<b>2</b>
<b>VI.</b>	<b>OFF-STREET PARKING AND LOADING REQUIREMENTS.....</b>	<b>5</b>
<b>VII.</b>	<b>INTERIM USES .....</b>	<b>7</b>
<b>VIII.</b>	<b>GENERAL PROVISIONS .....</b>	<b>7</b>
<b>IX.</b>	<b>SPECIFIC LAND USE PROVISIONS.....</b>	<b>8</b>
<b>X.</b>	<b>OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS .....</b>	<b>23</b>
<b>XI.</b>	<b>PROCEDURE FOR CHANGES IN APPROVED PLAN.....</b>	<b>24</b>

## **INTRODUCTION**

The Jersey Avenue Park Redevelopment Plan Area is approximately 60 acres in the northern section of Downtown Jersey City. The City of Hoboken is just north of the redevelopment area.

The area is comprised of existing industrial and warehouse interests. The redevelopment area also contains numerous vacant lots. The neighboring areas in both Jersey City and Hoboken are actively being redeveloped into mixed use residential, retail and office use.

Development of this area would encourage upgrading of roadways and utilities and provide for more comprehensive zoning through integrating compatible uses with the adjacent areas. The present development of the waterfront and new land uses which surround this area will contribute to the effort to encourage and attract favorable redevelopment.

### **I. BOUNDARY DESCRIPTION**

The boundary of the Jersey Avenue Park Redevelopment Area is presented on the Redevelopment Area Boundary Map. The boundary of the Redevelopment Area can generally be described as beginning at the intersection of the centerlines of Hoboken Avenue and Jersey Avenue to the north and continuing south along Jersey Avenue to 14th Street, thence turning southwest along 14th Street to the centerline of Coles Street, thence turning south along Coles to the centerline of 12th Street, thence heading west along the centerline of 12th Street and as extended to the centerline of Hoboken Avenue, thence following the centerline of Hoboken Avenue to the north and turning east until reaching the beginning point at the centerline of Jersey Avenue.

### **II. REDEVELOPMENT PLAN REQUIREMENTS**

Renewal activities for the Jersey Avenue Park Redevelopment Plan Area will be undertaken in conformity with, and will be designed to meet, the following objectives of the Redevelopment Plan:

- A. No acquisition of private property.
- B. Encouragement of the elimination of vacated, deteriorated and obsolete structures including unused industrial buildings, which adversely affect the feasibility of amenable neighborhood physical change and further development of an emerging commercial and residential area.
- C. The improvement of the functional and physical layout of the Redevelopment Plan Area for contemplated new development, and the removal of impediments to land disposition.
- D. The overall improvement of traffic flow through the development of new and improved vehicular and pedestrian circulation systems which provide for separation of the two movements, and the maximum use of public transportation.
- E. Coordination of redevelopment activities which reinforce already existing renewal and improvement programs in the adjacent neighborhoods, in accordance with a plan that integrates the Jersey Avenue Park Redevelopment Plan Area with the rest of Jersey City.
- F. Encouragement of preservation and adaptive reuse of existing structures by grandfathering their height, bulk and density if the zoning regulations contained herein are exceeded by such structures.
- G. Encouragement of conservation and preservation of selective structures, including those with historical or architectural significance, by providing opportunities for adaptive reuse which will give an economic life comparable to newer structures.
- H. Provision of land in parcels of sufficient size and configuration so as to permit economic redevelopment.
- I. Provision of site improvements for the beautification of the Jersey Avenue Park

- J. Redevelopment Plan Area and surrounding neighborhoods.
- K. Promotion of balanced development in accordance with the Fair Housing Act, (NJSA 52:27D-311), and Housing Element & Fair Share Plan of the Jersey City Master Plan.
- L. Preservation and promotion of view corridors created by public streets to accentuate views of New York and the Palisades.
- M. Development of a network of public open space throughout the Redevelopment Plan Area which shall be designed to improve pedestrian circulation, act as a catalyst for retail development and help to preserve important vistas.
- N. Creation of major new employment and housing opportunities for the residents of Jersey City.
- O. To identify and preserve significant historic features in the Redevelopment Plan Area and incorporate appropriate informational signage.

### **III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS**

It is proposed to substantially improve and upgrade the Jersey Avenue Park Redevelopment Plan Area through a combination of redevelopment actions. These will include, but not be limited to:

- A. Rehabilitation of dilapidated, deteriorated, obsolete or underutilized structures where necessary.
- B. Construction of new structures and complimentary facilities.
- C. Provisions for public infrastructure necessary to service and support the new development.
- D. Provisions of at least 10% of a residential project as a Developer's Affordable Housing Contribution shall be developed on-site or within the Redevelopment Plan Area. Non-residential projects shall participate in the Jersey City Affordable Housing Linkage Program by either: (1) constructing Affordable Housing off-site; (2) providing cash contribution for the subsidization of Affordable Housing; (3) by the financing of an Affordable Housing project. The above provision shall not apply if the City has not legally enacted an Affordable Housing Linkage Program.

### **IV. DESIGN OBJECTIVES AND REQUIREMENTS**

- A. Building Design
  1. Building design shall be guided by the general characteristics of the surrounding areas and the adjacent Hamilton Park Historic District (where applicable).
  2. All structures within the Redevelopment Plan 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.
  3. Groups of related buildings shall be designed to present an harmonious appearance in terms of architectural style and exterior materials and shall be encouraged to incorporate elements found throughout the surrounding neighborhoods.
  4. All east-west streets shall be maintained as important view corridors and shall, through the enforcement of setbacks, preserve and promote views of New York and the Palisades.
  5. Buildings should be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside the Redevelopment Plan Area.
  6. All mechanical equipment located on the roof of any building shall be

screened from view with materials harmonious with those used in the building's facade. The screening shall not impair the functioning of the equipment.

7. Buildings shall be encouraged to provide a top which shall serve to finish the building. Said top may be in the form of a cornice, a parapet, or any other indicator consistent with the design, proportions, materials and character of the building.
8. All electronic communication equipment shall be mounted in such a way that it does not negatively impact the appearance of the building on which it is placed, nor create objectionable views when seen from surrounding buildings or from the Palisades.
9. Access by the elderly, physically handicapped and/or disabled shall meet, at a minimum, barrier free design regulations as specified in the Uniform Construction Code.
10. All trash receptacles, in accordance with all appropriate State laws, shall be adequately secured, enclosed and screened on all sides by landscaping or other type of attractive materials.
11. Chain link fencing shall not be permitted except during construction.
12. All utility distribution lines and utility service connections from such lines to the area's individual uses shall be located underground.
13. Urban design elements shall be consistent with those contained in other redevelopment plans regulating other Downtown areas and shall be used throughout the Redevelopment Area.

B. Improved Open Space

1. All new development shall provide improved publicly accessible open space on all parcels as required in the appropriate district.
2. Where possible, new structures surrounding or enclosing open space should be designed and sited to allow penetration of sunlight onto open space areas during peak user time (11:00 a.m. to 2:00 p.m.).
3. Open space shall provide visual and functional elements such as benches, low walls, drinking fountains, refuse containers and planters. Suggested materials for open space amenities include stone pavers, brick, asphalt pavers and broom finish concrete.
4. Adequate lighting shall be provided to encourage active uses and a sense of security in the open space.
5. Open spaces shall be so located as to provide for maximum usability and to create a harmonious relationship between buildings and the open space throughout the Redevelopment Plan Area.
6. Through creative design, open space features shall address the need for human comfort and enjoyment and provide both active and passive leisure uses for secure and pleasant outdoor and indoor settings to meet public and private use requirements.
7. Open space shall be oriented to focus on and maintain existing views of New York and the Palisades.
8. "Vest pocket" parks shall be encouraged on small corner and mid-block parcels.
9. All open space, including plazas, shall be designed with lawns, trees, shrubbery, attractive paving materials, street furniture, lighting and other architectural and artistic amenities to produce and provide pleasant environments at street level to compliment the buildings and project area.

Open space and plazas shall be designed at a human scale to invite and attract the public.

10. As a general guide, one (1) linear foot of seating for each linear foot of plaza perimeter shall be provided. Seating space may include planters, benches, fountains, etc.

C. Landscaping and Lighting

1. Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, or loading space. The developers' plan shall include plans for landscaping indicating the location, size and quantity of the various species to be used. Areas reserved for future development shall, as a minimum, be seeded with Perennial Rye Grass, or equivalent.
2. Greenspace (trees, shrubs, flowers, etc.) shall be used as buffers and to accent entrances, arcades and sidewalks.
3. All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of three (3) feet high 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.
4. Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
5. Underground watering facilities shall be encouraged for all landscaped areas.
6. Trees and shrubs shall be planted along curblines of streets at a maximum of 30 feet centers or in groupings, in a regular pattern or spaced alternately on either side of streets, to further enhance the aesthetic quality of the Redevelopment Plan Area.
7. Parking areas for more than ten (10) vehicles, all parking at service stations and auto related facilities, regardless of the number of spaces and all loading areas abutting a street, shall provide a screen planting of dense evergreen not less than three (3) feet high along any street line and along all property lines except those instances where a building intervenes or where the proposed plantings may interfere with site triangles.
8. Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light off the premises and shall be in accordance with the lighting requirements of the Zoning Ordinance.
9. Lighting within a site shall sufficiently illuminate all areas, including those areas where buildings are set back or offset to prevent "dark corners".
10. All lighting sources must be adequately shielded to avoid any glare. The area of illumination shall have a fairly uniform pattern averaging at least 1/2 footcandles.
11. New lighting fixtures installed as part of site improvements shall be in scale with existing street hardware and relate to the size of the project.

D. Rehabilitation of Existing Structures

1. Through the use of selective building materials, all buildings to be rehabilitated shall be encouraged to preserve the area's character.
2. Any upper level additions (i.e. additional floors, penthouses, etc.) should

- maintain a strong relationship to the basic design elements as well as to texture, color and scale of materials of the existing building.
3. Existing structures to be rehabilitated shall be exempt from area, yard and bulk requirements except any additions to existing structures shall not cause the total building area to exceed the floor area ratio specified in the appropriate district. In the event that an existing building exceeds the permitted floor area ratio, that structure shall not be permitted any additional floor area.
  4. All rehabilitation to historic buildings shall conform to the Design Standards and Guidelines articulated in the Historic Preservation Ordinance of Jersey City.

## **V. TRAFFIC CIRCULATION OBJECTIVES AND GUIDELINES**

- A. Parking and service access should be separated from the main traffic oriented streets. These access areas shall be clearly designated and designed so as to avoid the backing in and out of vehicles onto the street ROW.
- B. Shared use of all parking facilities shall be permitted and encouraged.
- C. Sight triangle areas at all intersections shall be kept clear of plantings and structures by limiting heights to a maximum of thirty (30) inches. Sight triangles shall be measured from the right-of-way line and conform to the provisions in the Jersey City Zoning Ordinance.
- D. The use of public transportation by employees, residents and visitors of the Redevelopment Plan Area shall be encouraged.
- E. All traffic impact studies shall incorporate, as part of the study, all projects approved or proposed in surrounding neighborhoods, in addition to impacts from the Holland Tunnel and development in Hoboken. A listing of the projects may be obtained from the Division of City Planning.
- F. Traffic associated with office development shall be circulated in a manner as to not negatively impact the Hamilton Park Historic District.
- G. The pedestrian circulation system shall be integrated with the roadway circulation network and shall encourage safe and improved pedestrian circulation through the following:
  1. The focus of the streetscape improvements along primary pedestrian corridors;
  2. Encourage design features, materials and activities at the street level which create an attractive and interesting pedestrian environment;
  3. Insure the safety of pedestrians by providing adequate sidewalk space and clearly defined pedestrian crossings;
  4. Direct new development to minimize pedestrian and traffic conflicts.
- H. Newly established public sidewalks shall measure a minimum of 15 feet from curbline to property line where available and shall be durably paved and smoothly surfaced to provide for free movement of pedestrians. Adequate lighting and attractive landscaping shall be provided.
- I. All sidewalks and pathways must be designed to provide ease of access for the physically disabled. Access ramps shall be conveniently placed and sloped at a maximum of 8.5 percent to provide easy connection to streets and sidewalks. Design standards shall meet, at a minimum, barrier free design regulations as specified in the Uniform Construction Code.

## **VI. OFF-STREET PARKING AND LOADING REQUIREMENTS - see chart**

- A. All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep. All aisles shall be a minimum of 22 feet wide. Compact parking stalls (8x15), may be provided, up to 50%, in lots that are used for long term or all day parking.
- B. 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 of pedestrian walks and thoroughfares. Developers shall demonstrate that sufficient off-street parking and loading will be provided to meet the needs of the proposed use.
- C. All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded and paved with a durable dust free surface and adequately drained. All parking and loading areas shall be designed in accordance with the Zoning Ordinance.
- D. The off-street parking requirements shall apply to all new construction. Required parking may be provided on-site or off-site on other properties with review and approval by the Planning Board and the linking of the properties by deed.
- E. The number and design of off-street loading spaces shall conform to the Zoning Ordinance of Jersey City.
- F. All developments which propose valet parking shall submit a parking management plan. Such plan shall include but not be limited to: number of vehicles to be parked, number of rows of cars to be stacked, and all parking stall and aisle widths. All parking management plans shall be subject to review by the Bureau of Traffic Engineering and review and approval by the Planning Board.
- G. Parking Structure Requirements - to apply to all parking garage. Garage levels shall be screened so as not to give the apparent perception of garage space from all rail and street Rights-of-Ways and from all adjacent property lines. Examples of various acceptable screening and façade treatment techniques which can be utilized include the following:
  - Artificial windows of the punched out style utilizing glass or decorative grillwork or a combination of same.
  - Artificial building façade wrapping around the exterior of the garage.
  - Extension of the ground floor or second floor window design to upper floors without the glass, but utilizing the same detailing, design, and window frame color.
  - The addition of cornices, lintels, quoins, and other decorative detailing in addition to all the other façade designs.
  - Emphasis of a vertical exterior façade pattern instead of the horizontal cladding associated with parking garages and their structural members.
  - Interior garage lighting shall utilize only fixtures that will not readily expose the lighting source from view, thereby maintaining a soft illumination of the interior garage space. Individual fixture sources shall not be visible from the exterior. An internal lighting plan prepared by a lighting professional shall be included with any garage application for review and approval.

## **VII RESIDENTIAL DENSITY BONUS**

This provision is applicable to all residential development and permits construction of up to 30 additional dwelling units per acre.

- A. All residential projects are eligible to receive an additional bonus density not to exceed an additional 30 DU/AC, if the developer agrees to contribute to green space located within the plan area, as set forth more specifically, below.

- B. The green space development requirement may be satisfied by any one or combination of the following methods approved by the Planning Board as part of the Preliminary Site Plan:
  - Monetary contribution to The City of Jersey City to be established in a separate account for the exclusive purpose of acquiring, developing and enhancing green space within the plan area.
  - Developer donation of real property for green space development; such property to be deeded to the City in perpetuity.
- C. The amount of monetary contribution or value of an equivalent in-kind contribution of land shall be calculated as follows:
  - \$7,500 for each additional bonus residential dwelling unit constructed under this provision over the base density permitted in the applicable district without this bonus.
- D. Development utilizing this bonus provision must comply with all applicable criteria of the Area, Yard, and Bulk Chart for the applicable district, or be granted the appropriate deviations pursuant to the requirements of this Plan.
- E. Satisfaction of 50% of the green space contribution requirement is a required pre-condition for the issuance of any building permit associated with the project. The remaining 50% shall be paid to the City of Jersey City prior to the issuance of any Certificate of Occupancy.

**VIII. INTERIM USES**

Interim uses may be established, subject to agreement between the developer(s) and the Planning Board that such use will not have an adverse affect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board which may establish an interim use period of up to three (3) years in duration. Additional renewals of an interim use may be granted by the Planning Board. Upon demolition of existing structures, the site shall be graded, planted, sodded and/or paved with a durable dust free surface in the interim use period, prior to construction of new buildings.

**IX. GENERAL PROVISIONS**

- A. 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 thereto.
- B. There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color, age, gender, marital status or national origin. No lease, conveyance or other instrument shall be executed by a developer or any of his successors or assignees, whereby land within the project area is restricted upon the basis of race, creed, color, age, gender, marital status or national origin in the sale, lease, use or occupancy thereof.
- C. No building or structure shall be constructed over public rights-of-way or easements without the written approval of the Municipal Engineer and site plan approval by the Planning Board.
- D. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the project 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 objectives can be determined.
- E. No use or reuse shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, 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. Roasting operations involving food products are recognized as producing some fumes and smoke. Such operations shall not be prohibited if the applicant can show such to comply

- with commonly accepted health and emissions standards for such operations.
- F. No junked motor vehicles or parts thereof shall be permitted to be stored on the premises of any service station.
  - G. All residential redevelopment proposals and construction plans shall meet or exceed applicable F.H.A. and/or H.F.A. minimum room size requirements prior to Board approval.
  - H. The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the original date of approval of this plan by the Jersey City Municipal Council, provided however that any development or redevelopment projects that are commenced and/or completed within said forty (40) year period shall be deemed to comply with all applicable laws, as long as they comply with the provisions of this Redevelopment Plan.
  - I. Prior to commencement of construction, site plans 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 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.  
As part of any 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.
  - J. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements and the City Land Subdivision Ordinance.
  - K. All utility distribution lines and utility service connections from such lines to the project areas' individual uses shall be located underground.

## **X. SPECIFIC LAND USE PROVISIONS**

- Development regulations for the Redevelopment Plan Area consist of two interrelated parts, land use district regulations and the Land Use District Map. The land use districts are designated as the Medium Rise District, the Mixed Use District and the Commercial Strip District. The area at Monmouth Street between Seventeenth and Fourteenth Streets has been dedicated solely to the Newport Electrical Substation. Uses in this area shall be necessary or ancillary to the Electrical Substation function and shall be reviewed and approved by the Planning Board.

The Planning Board may grant deviations from the regulations contained within this redevelopment plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, or by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this redevelopment plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes

of this redevelopment plan would be advanced by a deviation from the strict requirements of this plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of this redevelopment plan.

Notice, pursuant to NJSA 40:55D-12.a. and b., shall be given by an applicant seeking such relief.

- This redevelopment plan authorizes the planning Board to identify, review, and approve the site improvements and building improvements, including the façade design of all buildings and parking garages within the redevelopment plan area.
- All applicants shall meet with the Planning Board Technical Review Subcommittee, present their design, and work with them to receive their comments prior to a hearing of the full board.
- The following uses are prohibited from all districts within the plan area:
  - i. Junk, scrap and/or salvage yards
  - ii. Recycling facilities, storage yards or centers
  - iii. Gasoline stations outside the Commercial District [Service Station]
  - iv. Discos, Rock Clubs, Dance or Karaoke Clubs
- Formula Business Objectives
  - a. 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.
  - b. 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.

#### A. Medium Rise District

This district is intended to provide a range of development activities which shall encourage compatible uses to those which currently exist in the area. Through the encouragement of compatible building design, new construction and rehabilitation in this district shall respect, reinforce and preserve existing characteristics and east-west views, while providing transitional elements linking this district to the Hamilton Park Historic District to the south and other existing and proposed land uses to the north, east and west.

1. Principal Permitted Uses
  - a. Office Buildings
  - b. Residential
  - c. Commercial/Retail
  - d. Restaurants, Bars and Nightclubs
  - e. Hotels, Health Clubs
  - f. Roadways, Light Rail, Mass Transit Stations
  - g. Public/Semi Public Uses
  - h. Theaters
  - i. House of Worship

- j. Light Industrial/Warehouse
  - k. Parks/Public Open Space
  - l. Day Care Centers
  - m. Public Utilities, except that natural gas transmission lines shall be prohibited
  - n. Appropriate mixed uses of any of the above
2. Accessory Uses
- a. Off-street parking and loading facilities
  - b. Fences and Walls
  - c. Guardhouse and Employee cafeteria
  - d. On-site service and maintenance operations for equipment and operations
  - e. Signs
  - f. Health Clubs
  - g. Day Care Centers
3. Conditional Uses (40:55D-67)
- a. Freestanding identification sign announcing or locating a specific development(s) located within 1,500 feet of said sign, but expressly prohibiting commercial advertising billboards. Such sign shall be a maximum height of fifty-five feet, and have a maximum width of twenty-five feet and be further limited to one sign per use and/or lot. The sign may be internally illuminated. All such freestanding signs shall be subject to review and approval by the Planning Board.
4. Maximum Height - see chart
5. Area, Yard and Bulk Requirements – (see chart)
6. Building Design Requirements for the Medium Rise District
- a. Building Facades - Non Industrial
    - 1. Building facades of structures greater than one story shall be constructed of masonry including but not limited to stone, brick, textured concrete, etc.
    - 2. At a height between 15 and 40 feet all buildings shall provide a horizontal visual cue, through the use of a cornice, belt coursing, change in materials or ratio of glass to solid area, or any other visual indicator consistent with the design, proportions and materials of the entire building.
  - b. Building Facades - Light Industrial/Warehouse
    - 1. Building facades shall be designed to be compatible with existing buildings and/or its relationship with contiguous structures. The design shall be subject to review and

approval by the Planning Board.

c. Streetscape

1. All buildings shall be designed to front on public streets in order to create a streetwall consistent with that found in the adjacent historic district.
2. All buildings shall provide a main entrance onto a public street. Other entrances may be provided from parking areas or any other place necessary by the design of the building.
3. Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving materials, changes in height incorporating stairs, or any other indicator consistent with the design, proportions, material and character of the adjacent areas shall be encouraged.

- d. Parking structures shall preferably be located in the building interior of the principal building. Access to the structure may not be provided through the front of said building. Where parking cannot be located in the building interior, the facade of such parking structures, should any portion be visible, shall be treated with the same materials used in the facade of the principal building.

**MEDIUM RISE PRINCIPAL**

	OFFICE BLDGS	RESI- DEN- TIAL	COMM. RETAIL	REST./ BARS/ N'CLUBS	HOTELS/ HEALTH CLUBS	ROADS/ LIGHT RAIL	PUBLIC/ SEMI- PUBLIC	THEATERS	HOUSES OF WORSHIP	LIGHT INDUST/ W'HOUSE	PARKS/ OPEN SPACE
HEIGHT	70'	75'	70'	70'	75'	70'	70'	70'	70'	60'	N/A
COVERAGE <sup>1</sup>	75%	75%	75%	75%	75%	100%	85%	75%	75%	90%	N/A
LOT AREA IN SQ. FT.	2,500	2,500	2,500	2,500	20,000	N/A	2,500	2,500	5,000	10,000	2,500
DENSITY <sup>2</sup>	N/A	50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FRONT YARD MIN.	5'	5'	5'	5'	5'	5'	5'	5'	10'	5'	N/A
FRONT YARD MAX.	15'	15'	15'	15'	15'	15'	15'	15'	N/A	15'	N/A
EACH SIDE YARD									10'		
REAR YARD	10'	10'	10'	10'	10'	10'	10'	10'	15'	10'	N/A
F.A.R. <sup>3</sup>	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	2.5	N/A

1 Total percentage, buildings and impervious surfaces, subject to bonus provisions of IX.F.

2 Dwelling units per acre.

3 Floor Area Ratio.

B. Commercial Strip District

This district is intended to provide for a range of development activities compatible to those which currently exist in the area.

1. Principal Permitted Uses
  - a. Automotive Service Stations, not to exceed two per block
  - b. Auto Lubrication and/or repair
  - c. Mixed uses of the above
  - d. Commercial/Retail
  - e. Restaurants, Bars and Nightclubs
  - f. Hotels, Motels and Health Clubs
  - g. Parks/Public Open Space
  - h. Light Industrial/Warehouse
  - i. Day Care Centers
  - j. Public Utilities, except that natural gas transmission lines shall be prohibited
2. Accessory Uses
  - a. Off-street parking and loading facilities
  - b. Fences and walls
  - c. Signs
  - d. Marketers/convenience stores as accessory to Automotive Service Stations
  - e. Hand wash or roll-over type car washes providing at least five (5) stacking spaces, as accessory to automotive service stations, auto lubrication and auto repair services
  - f. Day Care Centers
3. Maximum Height - see chart
4. Area, Yard and Bulk Requirements - see chart

## COMMERCIAL STRIP PRINCIPAL

	SERVICE STATION	SERVICE STATION WITH CANOPY	COMM. RETAIL	REST./ BARS/ N'CLUBS	HOTELS/ MOTELS/ H'CLUBS	PARKS/ OPEN SPACE	LIGHT INDUST/ W'HOUSE
HEIGHT	15'	20'	25'	25'	100	N/A	45'
COVERAGE <sup>3</sup>	75%	75%	75%	75%	75%	N/A	90%
LOT AREA IN SQ. FT.	20,000 <sup>4</sup>	N/A	2,500	2,500	20,000	2,500	10,000
FRONT YARD	<sup>5</sup>	10' <sup>6</sup>	5'	5'	5'	N/A	5'
ONE SIDE YARD	2'	2'	2'	2'	2'	N/A	2'
BOTH SIDE YARDS	5'	5'	5'	5'	5'	N/A	5'
REAR YARD <sup>7</sup>	5'	5'	20'	20'	20'	N/A	20'
F.A.R. <sup>8</sup>	0.1	0.1	2.5	2.5	7.5	N/A	2.5

7. Total percentage, buildings and impervious surfaces, subject to bonus provisions of X.F.
8. For lots fronting on Boyle Plaza, 6,000 sq. ft.
9. From curblin: 15' for pumps, 35' for building.
10. <sup>4</sup> For lots fronting on Boyle Plaza, 2 ft.
11. Subject to waiver for corner lots.
12. Floor Area Ratio.

C. Mixed Use District

This district is intended to provide for the development of a mixed-use neighborhood, utilizing “New Urbanism” planning and design principals. It is the intention of these regulations that the district be developed as an integrated whole by a single developer or consortium of developers operating in a coordinated manner, and who must be a designated redeveloper(s) by the Jersey City Redevelopment Agency. These regulations shall only apply if the redeveloper(s) agrees to construct and constructs the required improvements; including the park along Coles Street between 16<sup>th</sup> and 18<sup>th</sup> Streets, the widening of Jersey Avenue, the new North/South Street adjoining the west side of the new park between 16<sup>th</sup> and 18<sup>th</sup> Streets, the reopening and/or realignment of streets within the Mixed Use District and such other infrastructure improvements necessary to support the proposed new development. Typical cross sections for streets within the Mixed Use District are provided at the end of this section.

If the above improvements are not included as part of the new development(s), then the standards of the Medium Rise District shall apply to this area. The following uses are permitted pursuant to the location requirements found on the Proposed Height and Frontage Regulating Plans contained herein:

1. Permitted Uses:
  - a. Residential
  - b. Offices
  - c. Civic/Governmental
  - d. Hotels
  - e. Mixed-use of the above
  - f. Open Space and Parks
  - g. Public Utilities, except that natural gas transmission lines shall be prohibited
2. Accessory Uses
  - a. Retail sales of goods and services
  - b. Restaurants, Bars and Nightclubs
  - c. Banks and financial institutions
  - d. Theaters and museums
  - e. Health Clubs
  - f. Day Care Centers
  - g. Off street parking and loading
  - h. Home occupation
3. Adverse Influences - No use or re-use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fume, glare, electro-magnetic disturbance, radiation, smoke, cinders, 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. Drive-thru facilities for banks, restaurants, pharmacies, and other commercial uses shall be prohibited.
4. Permitted Height: Building heights shall be as indicated on the Proposed Height Plan.

5. Additional Height Requirements:

- a. All residential floors above the first floor shall have a minimum floor to ceiling height of 9 feet and a maximum of 12 feet. Residential units on the first floor shall have a minimum floor to ceiling height at least 1 foot higher than the residential floors above.
- b. Ground floor commercial areas shall have a minimum floor to ceiling height of 12 feet. In addition, ground floor commercial space may include a mezzanine level, which shall not be counted as a floor. The maximum ceiling height of the commercial ground floor area shall not exceed 20 feet.
- c. The floor of all residential uses provided on the first floor of any building shall be located at least 30 inches above finished grade adjoining the building.
- d. Uses other than residential uses located above the ground floor shall have a minimum floor to ceiling height of 9 feet and a maximum of 15 feet.
- e. Buildings with frontage on Jersey Avenue may exceed the indicated height by up to two (2) additional stories, provided that the additional stories cover no more than 40% of the building foot print. These additional stories may be located at the corners of the building to create a tower effect, be centrally located or located in an asymmetrical design. The intent of this regulation is to create buildings which have an interesting profile along the tops of the building, permit architectural variety and interest and prohibit buildings with plain, box-like tops.
- f. Buildings with frontage on Coles Street may exceed the indicated height by no more than one (1) story, provided that the additional story covers no more than 30% of the building foot print. These additional stories may be located at the corners of the building to create a tower effect, be centrally located or located in an asymmetrical design. The intent of this regulation is to create buildings which have an interesting profile along the tops of the building, permit architectural variety and interest, and prohibit buildings with plain, box-like tops.
- g. Buildings located along the side streets between Jersey Avenue and Coles Street, indicated as being six (6) stories tall on the Proposed Height Plan, may have one additional story, provided that this story is setback a minimum of 5 feet from both the front and rear façade.
- h. Parapets and other roof-top appurtenances may exceed the permitted height within the limitations imposed by the City of Jersey City Land Development Ordinance.

6. Maximum Permitted Intensity of Development:

The owner/developer (designated redeveloper) may distribute permitted dwelling units and floor area among any properties owned by said owner/developer (designated redeveloper) within the Mixed Use District, provided that the distribution is consistent with the height, frontage and bulk requirements contained herein. Non-residential uses provided in areas where ground floor retail is either required or optional shall be allowed in addition to the permitted unit count / density. Where commercial uses are constructed above the ground floor, one (1) dwelling unit shall be deducted from the permitted density for every 1,000 square feet of commercial space constructed. The permitted base gross density in this district shall be 90 dwelling units per gross acre; inclusive of all rights-of-way (measured to the center line of the right-of-way adjoining the development parcel), open space, easements, etc. (whether existing or dedicated as part of these bonus provisions) within the mixed use district.

Bonus Provisions:

- The owner, developer, or designated developer(s) of Blocks 7005, 6003, 6006, 366 and 6005 (partial – that which was previously 367) shall be entitled to receive a bonus of 60 dwelling units per gross acre if the developer agrees to dedicate the land necessary on Blocks 7005,

3006 and 6006 in order to widen Jersey Avenue by 20 feet and to reconstruct Jersey Avenue to include a landscaped center median or landscaped mews along the western side of the street; and the developer(s) agrees to dedicate the land necessary to construct the park depicted on the maps included herein and to construct the park as a publicly dedicated open space. The Bonus Provisions of Section VII of this Plan are not available to Blocks 7005, 6003, 6006, 6004 and 6005 (partial – that which was previously 367). Notwithstanding the above, and recognizing that development may be proposed and proceed on Blocks 7005, 6003 &/or 6006 independent of development on Blocks 6004 and 6005 (partial – that which was previously 367), which would mean that the developers proceeding on Blocks 7005, 6003 &/or 6006 would be unable to dedicate land on Blocks 6004 and 6005 (partial – that which was previously 367) for the park; then the developer of parcels on Blocks 7005, 6003 &/or 6006 shall be entitled to receive a bonus of 30 dwelling units per gross acre if the developer agrees to dedicate the land necessary on Blocks 7005, 6003 and 6006 in order to widen Jersey Avenue by 20 feet and to reconstruct Jersey Avenue to include a landscaped center median or landscaped mews along the western side of the street; and the developer(s) shall be entitled to purchase up to the maximum total bonus (30 units per acre) available pursuant to Section VII of this Plan. The bonuses pursuant to Section VII of this Plan shall become available to the developer only after the developer has agreed to dedicate the land necessary on Blocks 7005, 6003 and/or 6006 to widen Jersey Avenue by 20 feet and to reconstruct Jersey Avenue as described above. The funding raised by virtue of the purchase of these additional units shall be used to offset the acquisition &/or construction of the new park to be located on portions of Blocks 6004 and 6005 (partial – that which was previously 367).

- The owner, developer, or designated developer of Block 6005 (partial – that which was previously 331) shall be entitled to receive a bonus of 60 dwelling units per gross acre if the developer agrees to dedicate the land necessary on Block 6005 (partial – that which was previously 331) in order to widen Jersey Avenue by 20 feet and to reconstruct Jersey Avenue and/or make necessary improvements to 18<sup>th</sup> Street, Coles Street and/or a new 19<sup>th</sup> Street; and the developer(s) agrees to purchase the maximum total bonus (30 units per acre) available pursuant to Section VII of this Plan. The bonuses pursuant to Section VII of this Plan shall become available to the developer only after the developer has agreed to dedicate the land necessary on Block 6005 (partial – that which was previously 331) to widen Jersey Avenue by 20 feet and to reconstruct Jersey Avenue as described above. The funding raised by virtue of the purchase of these additional units shall be used to offset the acquisition &/or construction of the new park to be located on portions of Blocks 6004 and 6005 (partial – that which was previously 367).

7. Minimum Unit Size: The minimum dwelling unit size for each type of dwelling unit (by bedroom count) is indicated below; along with the minimum and maximum percentage of each unit type permitted.

Unit Type / Bedroom Count	Minimum Unit Size	Min./ Max. Percentage
Studio	600 Sq. Ft.	0% to 10%
1 – Bedroom	750 Sq. Ft.	20% to 60%
2 – Bedroom	1000 Sq. Ft.	20% to 60%
3 – Bedroom & Up	1,250 Sq. Ft. plus 150 sq. ft. for each additional bedroom over the 3 <sup>rd</sup> bedroom..	0% to 30%

8. Required Lot Size: Traditional lot size requirements shall not apply within the Mixed Use District; provided, however, that all streets adjoining the block containing a proposed development shall be constructed as part of the construction of the subject development.

9. Required Setbacks

- a. Residential land uses shall be setback a minimum of 5 feet and a maximum of 10 feet from the street line or sidewalk edge to provide for a traditional landscaped front yard.
- b. Where storefronts are provided in conformance with the Frontage Regulating Plan no setback shall be required and the building shall meet the street line or located as necessary to provide the required sidewalk width.
- c. The rear wall of any residential structure shall be located not more than 75 feet distance from the street frontage line. The intent of this requirement is that residential building walls facing each other shall not be closer than 50 feet to each other or 25 feet to a rear property line, if any, in order to provide adequate air and light to interior portions of development blocks.
- d. Additional setbacks shall be required in order to create a minimum sidewalk width of 15 feet on all streets within the Mixed Use District, except that the required minimum sidewalk width on Jersey Avenue shall be 20 feet. Such additional required area may be provided as part of a public access agreement or dedicated to the City as part of the public right of way. Street widths shall be properly sized to accommodate the required width and number of traffic lanes, parking lanes and sidewalk width. (See also the typical street cross sections provided within the Redevelopment Plan.)

10. Building Design Requirements

- a. All new structures within the 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.
- b. 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.
- c. 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.
- d. In order to promote variety in architectural building style, not less than two (2) different design architects, from two different firms, shall be utilized in developing the design of the exterior of the buildings occupying any individual development block.
- e. Building face material to be used on all sides shall be primarily of brick in the Standard Modular or Standard Norman sizes only with other appointment being of Stone, wood, or metal. EIFS (Exterior Insulating Finishing Systems, cementitious concrete systems, stucco, artificial stone, CMU size/type block, jumbo brick, vinyl and/or aluminum siding, and artificial brick veneer such as permastone or brickface, and plastic type artificial siding materials shall be prohibited as building cladding within this Redevelopment Area.

- f. All parking levels shall be masked from the street by habitable building uses, either commercial or residential. Where block or parcel width or depth is insufficient to allow for screening by habitable building uses the building shall be articulated to resemble habitable building uses in a manner consistent with the architectural design of the main building.
- g. Building areas used to house transformers and other mechanical equipment or utilities shall be architecturally masked in a manner consistent with the design of the building, incorporating such elements as false windows and dispersed venting to maintain the window rhythm and building pattern design. (A wall of venting for mechanical rooms is not acceptable.) Any louvers must be screened with decorative grates.
- h. 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.
- i. 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, if any, should be broad and expansive providing views into the store and display areas. At least seventy (70%) percent of the storefront façade shall be glass. Corner buildings shall have windows on both street frontages. 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.
- j. Windows in residential portions of a building shall be arranged in an 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.
- k. 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. All balconies shall be subject to review and approval by the Planning Board.
- l. All mechanical equipment, generators, HVAC equipment and similar equipment shall be visually screened such that they are not visible from adjacent buildings or public areas. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same or complimentary materials used in the construction of the building, such that the screening appears to be an integral part of the building. Interior locations must be utilized where mechanically possible. Additionally, this 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 for residential locations.

- m. All electronic communication equipment shall be visually buffered such that they are 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. Said equipment shall be located so as to minimize or eliminate the need for screening. Reference shall be made to the Wireless Communications section of the Jersey City Land Development Ordinance for appropriate permitted locations for these facilities.
- n. All trash receptacle areas shall be located within buildings or parking structures.
- o. All new rowhouse, townhouse, or similar style structures shall have a raised stoop to the front entrance of the dwelling unit. The stoop shall contain at least four (4) steps.
- p. The front yards of all new townhouse and rowhouse type structures shall provide decorative fencing along the property line a minimum of two (2) feet and a maximum of four (4) feet in height.

#### 11. Typical Street Cross-sections.

- a. Proposed Jersey Avenue Cross-section
- b. Proposed Typical Numbered Street
- c. Proposed 16<sup>th</sup> Street between Coles and Monmouth Streets
- d. Proposed 17<sup>th</sup> Street “Mews”
- e. Proposed New Park Street

#### D. Signage

- 1. Office/Hotel/Motel/Light Industrial/Warehouse  
The total exterior sign area shall not exceed the equivalent of 5 percent of the first story portion of the wall to which it is attached. In no case shall a sign on any structure exceed 50 square ft. One (1) use shall be permitted one sign for each street frontage. Buildings with multiple uses shall have not more than one (1) sign per use provided the aggregate area of all signs does not exceed the maximum permitted for each street frontage.
- 2. Residential  
One (1) sign may be allowed, not to exceed 20 square feet.
- 3. Retail Sales, Restaurants, Bars and Nightclubs  
Each such use fronting on a public street may be allowed one (1) exterior sign, not to exceed 5 percent of the storefront (ground floor) to which it is attached. Properties fronting on Twelfth Street are permitted one (1) freestanding ID sign, located along that frontage, not to exceed twenty-eight (28) feet in height and not to exceed one hundred (100) square feet in sign surface area, exclusive of support members.
- 4. Service Stations, Auto lubrication and/or repair
  - a. fronting on Twelfth Street - One (1) freestanding sign displaying corporate logo, prices, and/or services rendered, not to exceed twenty-eight (28) feet in height and one hundred square feet in sign surface area, exclusive of support

members.

- b. fronting on Boyle Plaza - One (1) freestanding combination identification/price sign not to exceed twenty four (24) feet in height and an area of forty eight (48) square feet and located a minimum of ten (10) feet from the property line.
  - c. Additional signs on canopies and service station buildings may be permitted in accordance with the type of signs proposed, its relationship with the site and upon review and approval by the Planning Board. Existing signs exceeding the height and area limits may be grandfathered upon a showing that such are reasonable and necessary given competing signs in the area for similar uses, subject to Planning Board approval.
5. Real Estate Sales  
One sign may be allowed per lot not to exceed a sign area of 6 square feet and shall be attached flush to the premises to which it applies. Where the lot abuts more than one street, 1 sign may be oriented towards each street.
  6. Temporary Construction Signs  
One sign for each project or development indicating the name of the project or development, general contractor, subcontractor, financing institution and public agency officials (where applicable). The sign area shall not exceed 32 square feet and shall be attached (where there is an existing structure) or freestanding (where there is new construction).
  7. Sign Standards
    - a. All signs shall be mounted flush to the face of the building.
    - b. No sign shall be animated or flashing.
    - c. Roof signs, billboards and signboards are prohibited.
    - d. Window signs are prohibited above the ground floor level and shall not exceed 20 percent of the window surface to which the display appears.
    - e. All buildings designated to be in character with the adjacent historic district shall have signs in keeping with the historic nature of the buildings.
    - f. Freestanding signs, except for gasoline service stations, those indicating direction, transportation, circulation and parking are prohibited.
    - g. All signs are subject to site plan review.

E. Parking - see chart

All surface parking and parking structures must meet the following requirements:

1. The parking structure shall be set back a minimum of ten feet except as necessary to provide ingress and egress.
2. The setback area shall be adequately landscaped to provide buffer and visual screening.
3. The building shall be designed to eliminate headlight glare by the provision of opaque screening the full height of the opening, or with the use of spandrels rising a minimum of 42 inches from the floor line.
4. The facade of the parking levels in the parking structure shall be of a compatible material to that used on the rest of the building and throughout the development, and shall be designed to provide visual interest.
5. Parking is permitted in excess of the required on-site parking in order to satisfy the parking requirement for nearby properties.

6. Surface parking shall be an approved temporary use prior to the garage being built.

**OFF-STREET PARKING REQUIREMENTS**

USE	Number of Parking Spaces
RESIDENTIAL	Minimum of: 0.5 per unit Maximum of: 1 per unit
OFFICE/COMMERCIAL	Minimum of .5 per 1,000sq. ft. Maximum of: 1 per 1,000 SQ. FT. GROSS FLOOR AREA
RETAIL, RESTAURANTS, BARS, NIGHTCLUBS, HEALTH CLUBS	Minimum of: 1 per 1,000 SQ. FT. GROSS FLOOR AREA Maximum of 3 per 1,000
AUTOMOBILE SERVICE STATIONS	Maximum of: 1,000 SQ. FT. GROSS FLOOR AREA or Maximum of: 1 per employee, whichever is greater
THEATERS	Minimum of: 1 per 4 SEATS
HOTELS, MOTELS	Maximum of: 1 for 1 TO 100 ROOMS; .5 for 101 and greater
PUBLIC/SEMI-PUBLIC	Minimum of: 1 per 1,000 SQ. FT. GROSS FLOOR AREA
CYBER HOTEL	Maximum of: 1 Per 10,000 SQ. FT. GROSS FLOOR AREA
HOUSES OF WORSHIP	Minimum of: 1 per 4 SEATS,(1 SEAT = 22")
LIGHT INDUSTRIAL/WAREHOUSE	Minimum of: 1 per 5,000 SQ. FT. GROSS FLOOR AREA
BICYCLE STORAGE SPACES/RACKS	1 per DU RESIDENTIAL 1 per 5,000 sf GFA OFFICE/COMMERCIAL

\*\*Residential parking may not be subleased to the retail portion of the project and no parking shall be leased as general parking or commuter parking

\*\*\*A parking validation mechanism shall be implemented to insure that all parking deck users are residents or retail shoppers within the project.

F. Landscaping

The following provisions shall apply to all developments requiring site plan approval.

1. For all projects on parcels exceeding 10,000 square feet in area, all required landscaping plans shall be prepared by a Certified Landscape Architect, licensed by the State of New Jersey, for all development, redevelopment, new construction, and additions to existing development requiring site plan approval.

2. Requirements for landscaped areas are mandatory provided, however, that the following bonus provisions shall apply:
  - a. For parcels of one (1) acre or less, the percent of lot area to be reserved for non-impervious surface may be reduced by a factor of one percent (1%) of the total lot area for each tree planted on site.
  - a. For parcels of more than one (1) acre, the percent of lot area to be reserved for non-impervious surface may be reduced by 400 square feet of the total lot area for each tree planted on site.
  - c. In exercising the provisions of a. and b. above, developers showing an inability to exercise the full extent of the bonus provisions on-site may contribute trees for off-site planting in a ratio of two off-site trees for each on-site tree not able to be planted on-site. Such off-site planting shall be coordinated with the City Planning Division and the Division of Parks and Forestry. Written agreement to this effect must be submitted to the Planning Board prior to granting of this bonus provision.
  - d. In no case may the bonus provisions listed above, cause the total area of impervious surface to exceed 90 % for industrial development, 85% for commercial development or 80% for residential development.

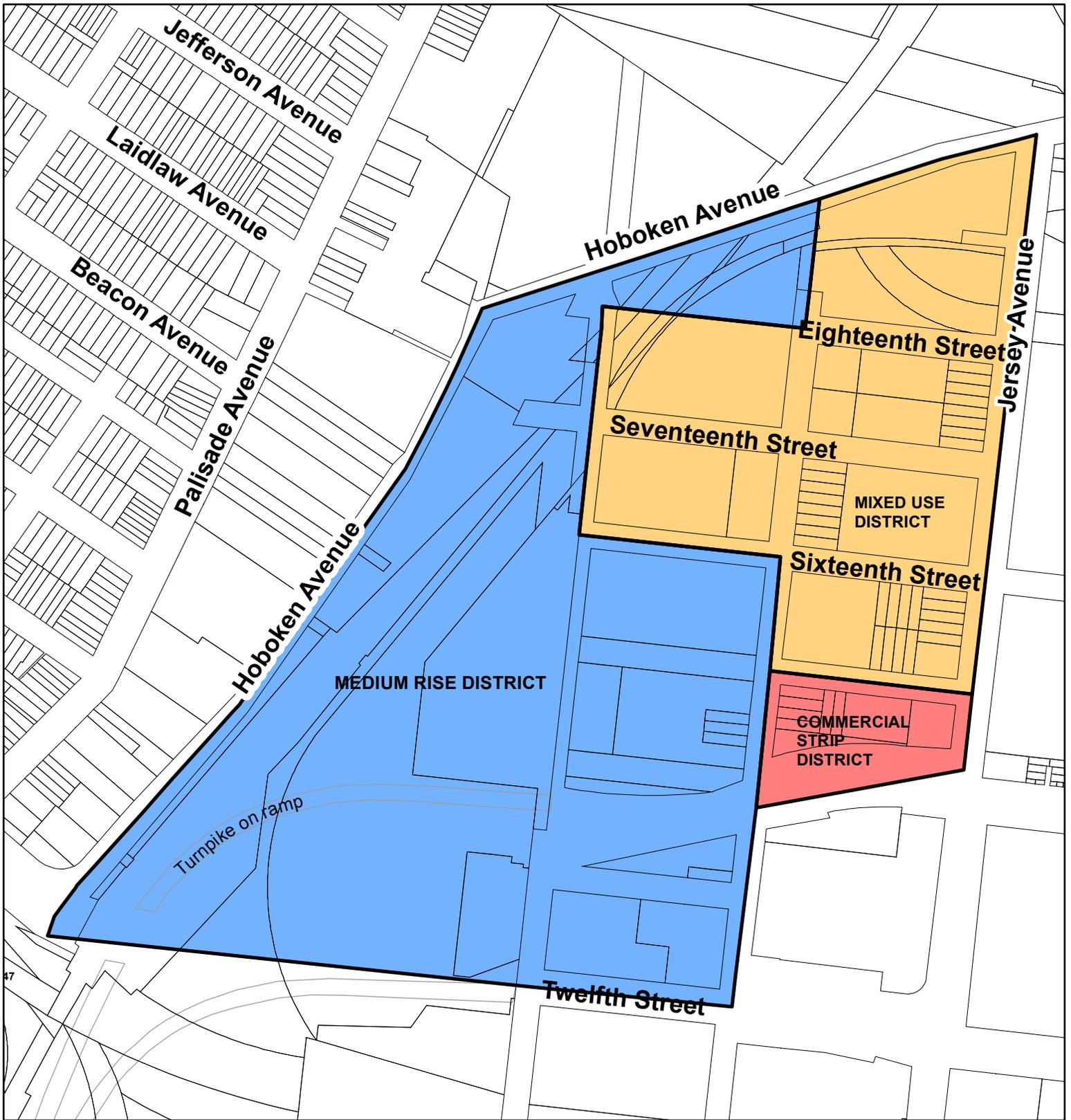
**XI. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS**

- A. The "Redevelopment Agencies Law" N.J.S.A. 40:55C-1, et.seq., specifically, 40:55C-32 requires that a Redevelopment Plan shall:
  1. Conform to the general plan for municipality as a whole; and
  2. Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvement, 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 transportation, public utilities, recreational and community facilities, and other public improvements.
- B. In accordance with the 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 of the Jersey Avenue Area and is sufficiently complete to indicate redevelopment improvements as proposed, planning changes, land uses, maximum densities, building requirements, and its relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, community facilities, and other public improvements.
  3. The City of Jersey City, through the services of the Jersey City Redevelopment Agency relocation staff, will provide displaced businesses with relocation assistance necessitated by State law. This office will be staffed by qualified personnel who will actively assist displaced businesses in finding adequate accommodations. All businesses in finding displaced will be interviewed to determine their relocation requirements. The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of State and local law and there are no additional requirements with respect to a Redevelopment Plan which have not been complied with.

**XII. PROCEDURE FOR CHANGES IN APPROVED PLAN**

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$1,000 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan.

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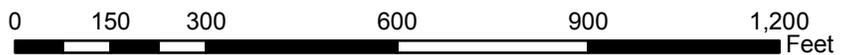
# Jersey Avenue Park Redevelopment Plan Land Use District Map

## Legend

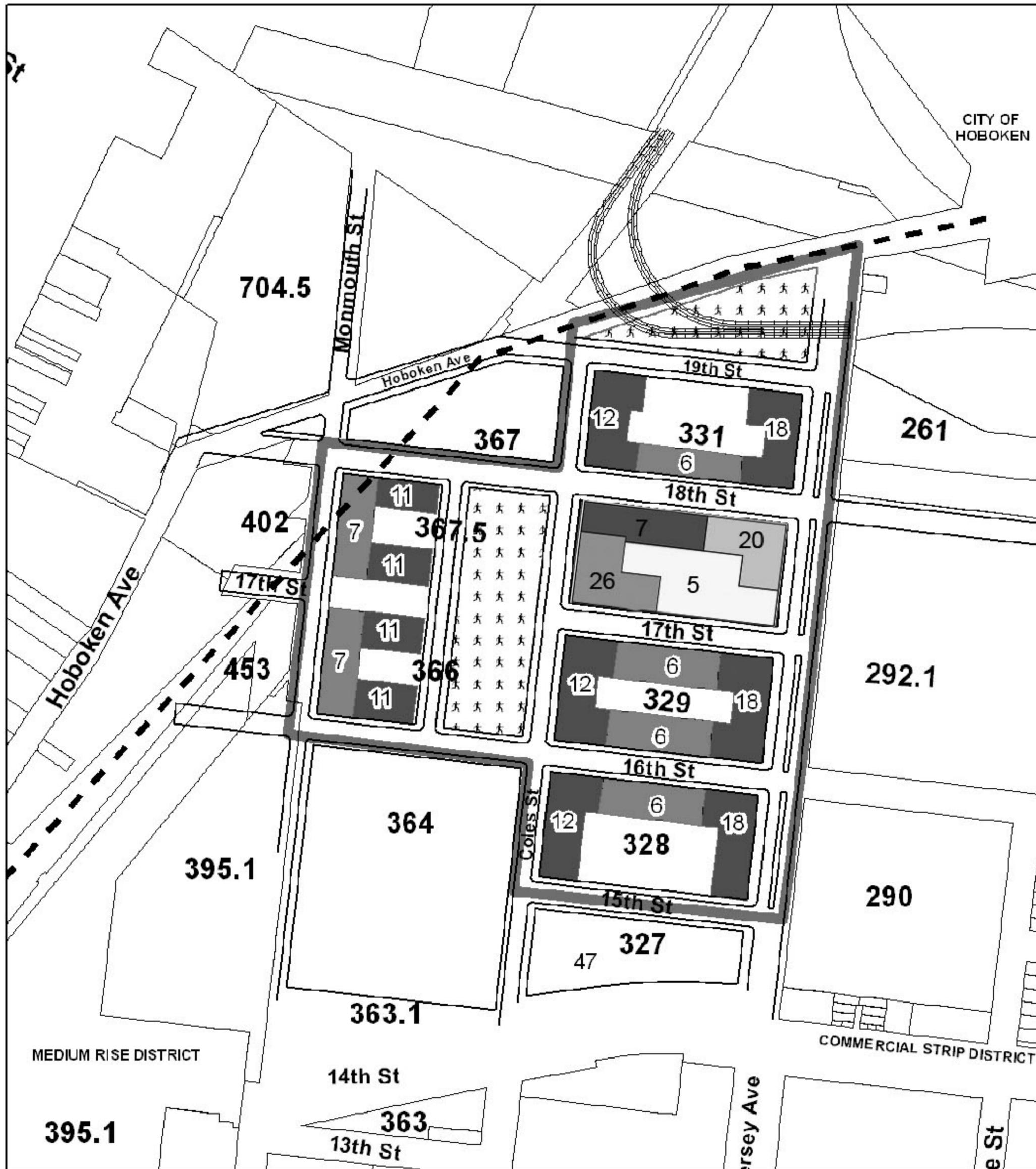
- Commercial Strip District
- Medium Rise District
- Mixed Use District



1 inch = 300 feet



September 27, 2012



# Jersey Avenue Park Redevelopment Plan

## Mixed Use District Map

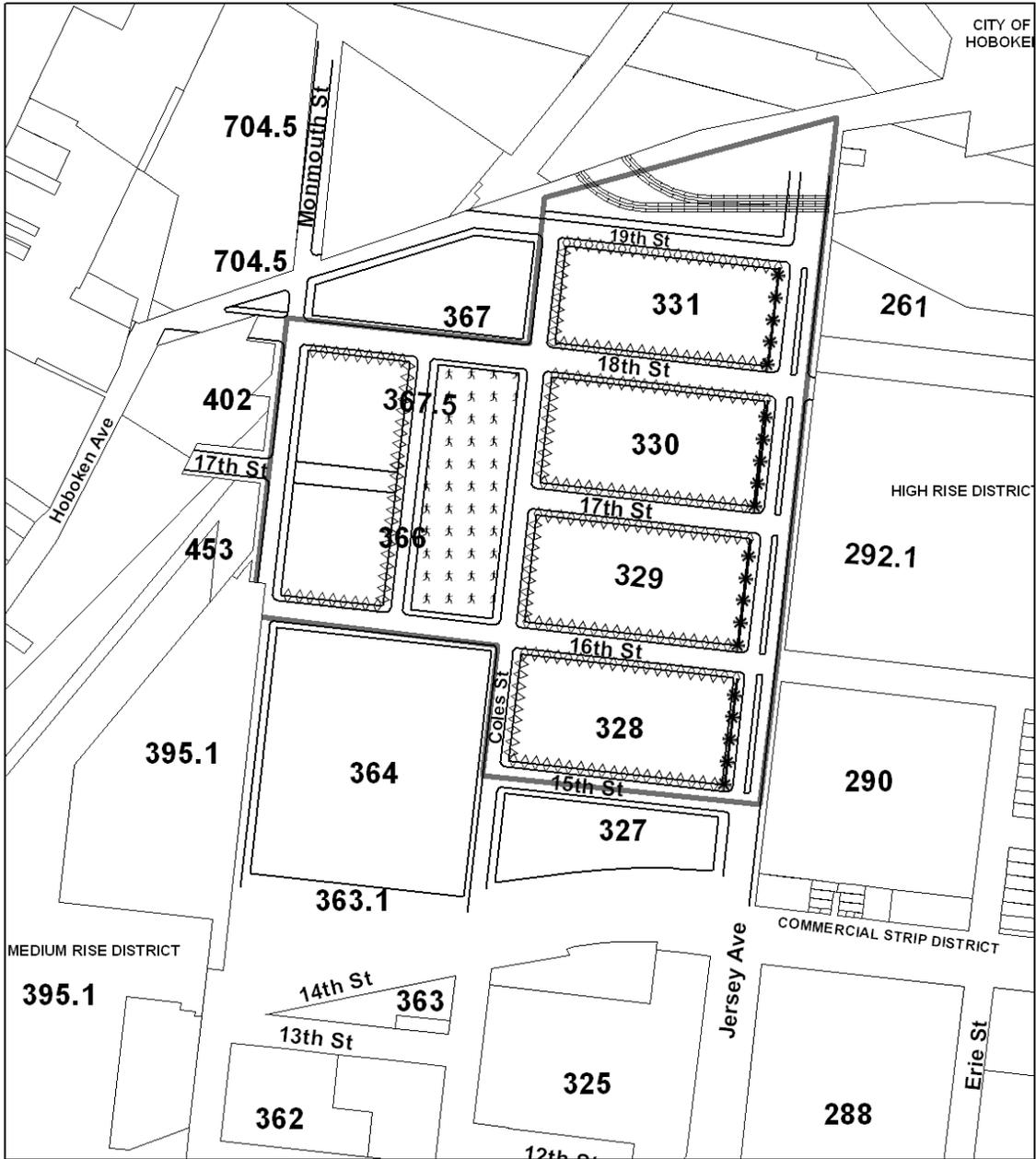
### Proposed Heights

#### Legend

-  Stories
-  Open Space
-  Palisades Preservation Overlay District
-  Mixed Use District



September 27, 2012



Jersey Avenue Park Redevelopment Plan  
Mixed Use District Map  
Proposed Frontages

Legend

Frontage

\*\*\* Retail Required

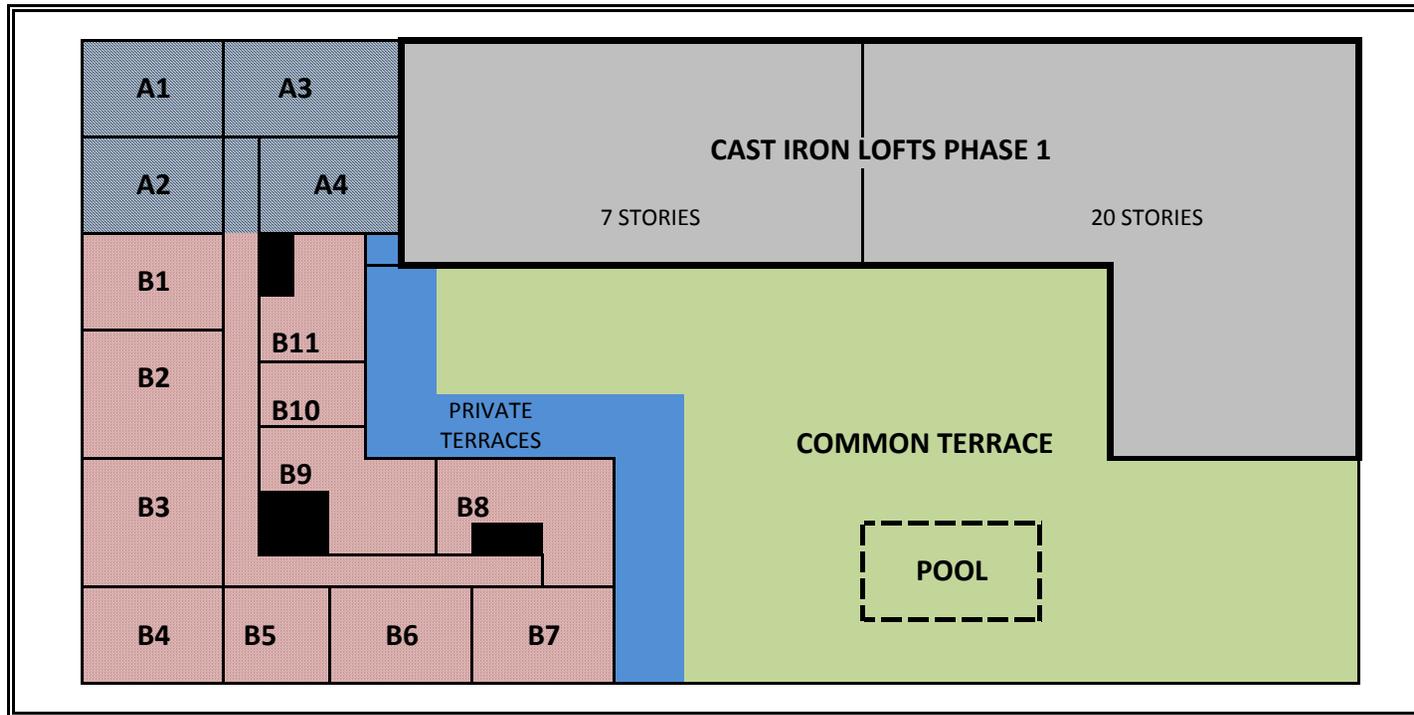
◇◇◇◇ Retail Permitted

□ Mixed Use District



Cast Iron Lofts  
Phase 1 Phase 2  
Massing Diagram

Date Created: 07/25/12



	1st Floor	2nd thru 4th Floors	5th thru 7th Floors	8th thru 26th Floors	TOTALS
<b>7 STORIES A1 thru A4</b>	Lobby / Retail / BOH	Parking	Residential		36 Spaces
		32 Spaces	12 Units		12 Units
	4,800 SF	14,400 SF	14,400 SF		33,600 SF
<b>26 STORIES B1 thru B11</b>	Lobby / Retail / BOH	Parking	Residential	Residential	112 Spaces
		100 Spaces	33 Units	209 Units	88 Units
	14,950 SF	44,850 SF	44,850 SF	134,550 SF	239,200 SF
<b>5 STORIES</b>	Lobby / Retail / BOH	Parking			208 Spaces
		185 Spaces			
	27,750 SF	83,250 SF			111,000 SF
<b>TOTALS</b>		317 Spaces			<b>317 Spaces</b>
			45 Units	209 Units	<b>254 Units</b>
	47,500 SF	142,500 SF	59,250 SF	134,550 SF	<b>383,800 SF</b>

4

11