

# **LIBERTY HARBOR REDEVELOPMENT PLAN**

**MARCH 1973**

**AMENDED MARCH 1983**

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**Department of Housing, Economic Development & Commerce  
Division of City Planning**

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## **I. BOUNDARY DESCRIPTION**

*See Map No.1 Project Boundary*

## **II. DESCRIPTION OF PROJECT**

### **A. Redevelopment Plan Objectives**

Renewal activities for Liberty Harbor (hereinafter called "The Project") will be undertaken in conformity with, and will be designed to meet the following objectives of this redevelopment Plan:

1. The elimination of substandard buildings and other deteriorated and obsolete structures, including dilapidated piers and bulkheads, and the elimination of blighting influences such as incompatible uses.
2. The improvement of the functional and physical layout of the project area for contemplated new development and the removal of impediments to land disposition.
3. The overall improvement of traffic circulation through the development of new vehicular and pedestrian circulation systems which provide for separation of vehicular and pedestrian traffic, as well as for maximum use of public transportation, including a ferry stop.
4. Creation of major new employment opportunities within a modern industrial park, including provision for new manufacturing, warehousing, distribution, office, and recreation activities and opportunities.
5. Creation by the State of New Jersey of a major new park on the waterfront that is responsive to the urban needs of Jersey City and provides a suitable backdrop for Ellis Island and the Statue of Liberty.
6. The creation of employment and the expansion of the City's tourism sector.
7. The creation of new residential development with ancillary retail and ancillary commercial development, class 'A' hotels, and public and private recreation facilities.
8. Provision for redevelopment with minimum relocation of residents and business or industrial concerns. Priority shall be given to persons and businesses displaced by project activities.
9. Coordination of redevelopment activities to provide a uniform attack on blight which reinforces already existing renewal and improvement programs in adjacent areas in accordance with a plan that integrates Liberty Harbor with the remainder of the City of Jersey City.
10. To promote balanced development in accordance with the Fair Housing Act, NJSA 52:27D-311, and the Housing Element and Fair Share Plan of the Jersey City Master Plan.

### **B. Types of Proposed Redevelopment Actions**

It is proposed to substantially improve and upgrade Liberty Harbor through a combination of redevelopment actions. These will include (1) clearance of dilapidated or deteriorated buildings and structures; (2) retention and conservation of sound compatible uses which are not to be acquired; (3) assembly into developable parcels of vacant, underutilized or blighting parcels now in scattered and varied ownership; (4) creation of additional land through fill and bulkheading of land presently underwater; (5) prevention of flooding through use of fill or other means to raise

land areas to safe levels; and (6) provision of a full range of public infrastructure necessary to service and support the new facilities.

**C. Duration and Effective Date of Controls**

The land use provisions and building requirements and/or any modification thereof shall remain in effect for a period of thirty (30) 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 or national origin in the sale, lease, use or occupancy thereof.

The redevelopment of property within the boundaries of this plan has not proceeded at the expected rate. The original thirty (30) year duration must be extended. An additional twenty (20) years shall be added to the plans duration. Therefore, the land use provisions and building requirements and/or any modifications thereof shall remain in effect for a period of fifty (50) years from the original date of approval of this redevelopment plan by the governing body of the City of Jersey City.

**III. LAND USE PLAN REQUIREMENTS**

(Individual Land Use Districts are identified within the Map No.2 Land Use Map)

**A. Permitted Uses**

1. Multi-Purpose District - Residential Dwellings, home occupations, public and semi-public uses, full service, class A hotels with a three meal restaurant and on-site related banquettes/conference/spa facilities, sports facilities, public and private recreation, restaurants and nightclubs, television transmission tower with public observation deck, Public Utilities, except that natural gas transmission lines shall be prohibited. Ancillary retail functions customarily accessory to these uses shall also be permitted.
2. Industrial District- Permitted uses of parcels designated Industrial shall be: manufacturing; assembly; laboratory; testing; research; marine commercial storage; neighborhood commercial, and service, container port; shipping; trucking; business offices; professional; and governmental offices; full service, class A hotels with a three meal restaurant and on site related banquettes/conference/spa facilities; public and quasi-public uses; public or private recreation and open space (including golf courses, driving ranges and associated golf facilities); off-street parking and loading; Public Utilities, except that natural gas transmission lines shall be prohibited; Self Storage facilities; and railroad uses.
3. Park District - Permitted uses of parcels designated Park shall include:
  - parks, playgrounds, tot lots, ballfields
  - swimming pools
  - promenades
  - marinas
  - open spaces

- public and private active and passive recreation including but not limited to golf courses, driving ranges, water parks, theme parks, theatres, arena facilities
  - ancillary retail functions customarily associated with these uses such as restaurants and services.
  - structures and facilities appropriate to a major urban state park and compatible with adjoining residential and industrial development.
  - Public Utilities, except that natural gas transmission lines shall be prohibited
4. Residential Mixed-Use District – The boundary of the Residential Mixed-Use District can be found on Map No. 5, District Context Map. This District affords a form of overlay district offering two development options:

- a. Residential Mixed-Use project developed only when developed as a single integrated project consisting of multiple residential towers with an optional hotel tower/ structure constructed over totally enclosed, ventilated, and screened structured parking with accessory retail and commercial uses and only in conjunction with the development of an eighteen (18) hole golf course and associated waterfront walkway improvements. The golf course shall be existing or it must be constructed simultaneously with the mixed-use project. The purpose of the decked garage is two fold; it accommodates accessory parking in a screened environment and utilizes the change in grade of the site to deck and thereby create land area needed at the appropriate elevation to provide for active golf course area of the 18-hole golf course. The golf course shall be partially located within this district with portions on the deck, including the club house, driving range and portions of various holes and fairways, and partially on adjacent property.

Specific uses may include: Residential dwellings; home occupations; full service, class A hotels with a three meal restaurant and on-site related banquette/conference/spa facilities; public or private recreation and open space (including golf courses, driving ranges, club house and associated golf facilities, health clubs, tennis courts, etc.); Accessory decked off-street parking and loading; ferry stops including piers and passenger waiting areas; restaurants and nightclubs; banking facilities and financial institutions; accessory professional and business offices; retail sales of goods and services intended to serve the resident population of and visitors to the project area. Uses customarily accessory to these uses shall also be permitted. More than one use may occupy any building. Specific uses prohibited include natural gas transmission lines.

This project may be phased however, the golf course shall be constructed prior to or contemporaneously with the construction of Phase 1 if implementation is permitted

- b. If the proposed development within this district does not meet the above criteria, then the permitted uses in this district shall include only hotels, as regulated in the Industrial District above, but with garage design façade, and internal ventilation requirements as set forth for the Residential Mixed-Use Zone. Specific uses prohibited include natural gas transmission lines.

## **B. Regulations and Controls on Land Use**

Regulations and controls applying to all sections of the project area.

This redevelopment plan authorizes the Planning Board to identify, review and approve the site improvements and building including the façade design of all building in the redevelopment plan area. All applicants may meet with the Planning Board Technical Review Subcommittee, present their design, and work with them to receive their endorsement prior to a hearing of the full Board. Television transmission tower with observation deck shall be limited to one in this redevelopment plan area and be located on land owned by the City of Jersey City within the Multi-Purpose District. Due to its unique design requirements, such tower shall not be subject to the regulations and design requirements imposed on the standard land uses permitted in this redevelopment plan. Such television transmission tower shall be subject to Planning Board site plan review and approval. The Planning Board review shall be directed to architectural design, parking, landscaping and signage as well as public access and safety.

### **1. Urban Design Requirements**

These design objectives have been developed as a framework for the detailed design of specific redevelopment proposals. Combined with the land use and building controls established in this Redevelopment Plan, these design objectives and requirements will assure that development proposals will take place in an environment in the best interests of the City of Jersey City and the future occupants of Liberty Harbor. All redevelopers will be required to comply with this plan.

- a. All buildings in the project shall be located with the 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.
- b. Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
- c. Buildings should be designed to be attractive from all vantage points.
- d. Building setbacks should be varied to the extent practicable in order to provide an interesting interplay of buildings and open space.
- e. Building height in each part of the project should be varied in order to avoid a monotonous uniformity of development.
- f. All buildings, except for permitted industrial buildings, shall have a base which shall be designed according to the following:
  - The base façade shall be 15 to 40 feet in height.
  - The base façade shall be constructed of glass and masonry, including but not limited to stone, brick, textured concrete. Concrete Block is prohibited. Glass shall constitute 70% of the first 2 stories of the base and at least 40% of any stories above the second within the base façade area. Except that for buildings containing residential use within the base façade area of the building, the above 70% and 40% criteria shall not apply. Instead, window openings consistent with the residential use shall be utilized and no window sill of any window to a residential unit shall be less than (5) five feet above the elevation of the nearest sidewalk.
  - Window openings more consistent with the residential use can be utilized provided that and no window sill of any window to a residential unit shall be less than five (5) feet above the elevation of the nearest sidewalk or

- pedestrian pathway. Floor to ceiling glass can be used.
  - In no instance, no matter what the use or zone district, shall blank walls be permitted.
  - At the top of the base, a visual cue or indicator such as a cornice, belt coursing, a significant change in the glass to solid ratio, or any other indicator consistent with the design, proportions, and materials, of the base shall be provided. A step-back a minimum of 10 feet from the outermost edge of the base shall be provided. The step-back shall occur at a minimum of 30 feet and a maximum of 75 feet from grade. Except that within the Residential Mixed-Use District, building step-backs shall be governed by the standards in Section V.D.
- g. Access by the elderly, physically handicapped and/or disabled shall be required. Design standards shall meet, at a minimum, barrier free design regulations as specified in the Uniform Construction Code. Handicapped parking requirements shall meet, at a minimum, regulations as specified in the Municipal Code.
- h. Step backs - All buildings exceeding 120 feet shall be required to have one step back or a combination of step backs, except that within the Residential Mixed-Use District, building step-backs shall also be governed by the standards in Section V.D.
- i. Roof treatment, Mechanical Screening and Electrical Equipment:
  - All buildings exceeding 75 feet shall have a significant top designed to gracefully cap the structure. The Planning Board may permit the cap requirement to be replaced by the use of articulated elements that create the perception of a lower scale structure. Lighting of the building top shall be required.
  - All mechanical equipment located on any roof of a building shall be screened from view from all vantage points with a material identical to that used in the façade of the structure. The screening shall not impair the functioning of the equipment.
  - Wherever roofs can be seen or looked down upon from adjacent buildings a roofscape plan must be developed and submitted for approval. Roofscapes should include mechanical equipment, trellises to obscure view, colored roof patterns and landscaping. Parking decks shall be designed to obscure the view of broad expanses of parking with the use of landscaping, screens, trellises and roofs. Parking shall not be visible on the roof of any deck.
  - All electrical communications equipment shall be located in such a way that it does not negatively impact the appearance of the building nor create objectionable views as seen from surrounding structures.
  - The roof treatment may include features such as wind turbines, solar collectors, green roof technology, and observation areas. If these features are incorporated, they must be designed and integrated into the overall composition of the building.
- j. Streetscape
  - All buildings shall be designed to front on a public street to encourage and create a street wall and a pedestrian environment at a human scale.

Within the Residential Mixed-Use District, this requirement shall be met by providing the pedestrian environment at a human scale along the frontage with the Waterfront Walkway and providing pedestrian access to the uses and structures along the waterfront walkway and the pedestrian areas, and on portions of the plaza/deck and Liberty View Drive. Because of the importance of the Waterfront Walkway, it is required that all easements be maintained to continue the connection of the Waterfront Walkway within the Residential Mixed-Use District with the Waterfront Walkway at Liberty State Park and with Audrey Zapp Drive.

- Within the Residential Mixed-Use District, Liberty Drive may be designed to include sidewalks, parallel parking at selected locations, and lobby entrances. Permitted and possible retail frontages along Liberty Drive are indicated on Map No. 6 Ground Level Frontage Regulating Plan.
  - Main entrances into buildings shall be located on public streets. Except that within the Residential Mixed-Use District, any building that utilizes the roof deck of a parking structure as its base, entrance plaza and/or outdoor park/recreation area shall provide its main entrance from this roof deck area or from Liberty Drive. Secondary entrances shall also be provided from parking areas and/or as necessary according to the design of the structure. In addition, buildings located within the Residential Mixed-Use District shall provide convenient access to and from the adjacent Waterfront Walkway, the parking structure, accessory retail uses and possible retail uses along Liberty Drive. Elevators from lower parking levels shall provide access to the deck level without directly continuing into the residential portions of towers.
  - A decorative streetscape, sidewalk and street trees in grates or with guards shall be provided in conjunction with every project site plan and be included on all street and R-O-W frontages.
- k. Utility distribution lines, utility service connections, and all other cable, telephone, or other communication lines to project area uses shall be located underground.

## **2. Circulation and Open Space Requirements**

- a. Interior drives within redevelopment parcels shall be so designed as to discourage through traffic.
- b. Sidewalks, malls and plazas shall be attractively and durably paved with a suitable variety of minimum maintenance type materials and provided with adequate lighting.
- c. Open spaces shall be so located as to provide for maximum usability and to create a harmonious relationship of buildings and open space throughout the project area. The open space system should be continuous and provide for pedestrian movement and access to shopping and community facilities and recreation areas.

- d. Modern, decorative, pedestrian friendly traffic calming techniques shall be utilized within each development site, both within the site and along the R-O-W that it abuts.
- e. Within the Residential Mixed-Use District, vehicular access to the parking structure shall be provided from Caven Point Road with up to four additional ingress and egress locations along Liberty Drive. Vehicular access may also be provided from Audrey Zapp Drive to the lower level of the parking structure and to convenience parking along the north side of the site in the vicinity of the ancillary retail facilities. Pedestrian access, i.e. sidewalks, shall also be provided along these vehicular drives and from the waterfront walkway to the plaza level and inviting decorative staircase, similar to the grand stair constructed at the club entrance.
- f. Within the Residential Mixed-Use District, pedestrian access shall be provided from Audrey Zapp Drive to the Waterfront Walkway at the eastern end of the district.

### **3. Off-Street Parking and Loading Requirements**

- a. Off-street parking and loading areas shall be coordinated with the public street system serving the project in order to avoid conflicts with through traffic or obstruction to pedestrian walks.
- b. Parking for high-density uses shall be provided in multi-level garages.
- c. Self Storage Facilities – 1 space per 5,000 (five thousand) square feet of gross floor area
- d. Residential Mixed-Use District Parking Provision
  - A maximum of 2,300 parking spaces shall be provided within the Residential Mixed-Use District. These spaces shall include parking for residential units, retail establishments, hotels, offices, and golf facilities as well as any spaces designated as shared parking.
  - Parking will be provided within a multilevel, mixed-use parking structure that is partially embedded in the ground.
  - The location of permitted on-street parking is indicated on Map No. 7. Any on-street spaces provided within the District shall count towards the District’s parking maximum count.
  - All required parking spaces must be a minimum of 9 feet wide by 18 feet deep except for handicapped spaces. A number of smaller spaces for compact and subcompact cars may be considered. 15% of the spaces can be compact with dimensions of 8 feet by 16 feet.
  - Valet parking is permitted to occupy any portion of the parking structure and through its use the total number of spaces could be increased.
- e. Structured Parking, in garages or principal Buildings:
  - All parking structures shall be masked along all street frontages or areas visible from a street, by usable floor area designed to contain permitted uses other than parking, for parking structures located within the Residential Mixed-Use District, the requirements of Section V.D.8. shall prevail, in addition to other requirements of this section.
  - Any parking garage level equal to street level shall not contain any parking

or mechanical floor area adjacent to the sidewalk/street frontage, except that for parking structures located within the Residential Mixed-Use District, the requirements of Section V.D.8. shall prevail.

- The parking structure shall be designed to eliminate headlight glare by the provision of opaque screening for headlights and placement of interior garage lighting to be directed into the structure and mounted on the interior side of columns.
  - The facade of the parking levels in the building shall be of a compatible material to that used throughout the development and shall be designed to provide visual interest.
  - The exterior material and design shall be the same or similar, to the greatest extent possible, as the exterior walls of the principal building. Where there is no principal building, the exterior materials and design shall be as attractive as a principal building, (not applicable to the Residential Mixed-Use District).
  - Any openings in the garage facade must be of the punched type and relate in design to the fenestration pattern of the principal building. All openings must be screened with glass or decorative metal grills, (chain link is prohibited). Any openings shall preferably be in a vertical proportion, (not applicable to the Residential Mixed-Use District).
  - Blank walls on any facade are prohibited.
  - All building and garage access points shall be provided at street level and designed to encourage street activity. Overhead or elevated pedestrian or vehicular connections are prohibited. Except that due to the topography within the Residential Mixed-Use District, garage access shall be provided at the upper levels from Caven Point Road in addition to the street level , and building access shall be provided in conformance with section III.B.1.j. of this Plan. All parking structure ingress and egress locations shall be integrated into the overall composition of the development site.
- f. Surface parking facilities shall be extensively landscaped. Large concentrations of parking without landscaping shall be prohibited.
- g. All parking areas abutting streets shall be landscaped on the periphery with berms, shrubs, trees and/or ground cover.
- h. Parking shall not front on a street. Buildings shall instead be situated to front on and be immediately adjacent to streets.
- i. All access drives shall be well landscaped along their perimeter.
- j. All non-recreational use parking shall be provided internal to the buildings or in enclosed garages with exterior design and materials to match the principal building(s). Recreational uses may provide exterior at grade parking.

- k. Residential uses shall provide off-street parking according to the following schedule:

Unit Type	Minimum Spaces Per Unit	Maximum Spaces Per Unit
Studio	0.5	0.75
1 Bedroom	0.75	1.0
2 Bedroom & above	1.0	1.75

- l. Office and other commercial uses shall provide up to a maximum of 0.9 space per 1000 square feet of gross floor area. This parking ratio can be averaged for the entire redevelopment area.
- m. Retail, restaurants, bars, nightclubs and health clubs shall provide up to a maximum of 0.5 space per 1000 square feet of gross floor area.
- n. Theaters shall provide up to a maximum of 0.5 space per 8 seats.
- o. Hotels shall provide up to a maximum of 1 space per room up to 100 rooms; 0.5 space per room for 101 to 250 rooms; 0.3 space per room for 251 to 500 rooms, and 1 space per 1000 square feet of gross floor area for meeting rooms, banquet rooms, restaurants, and conference rooms (excluding hall, lobby, mechanical, and utility spaces), and shall be included in the 2,300 total spaces provided.
- p. Public/semi-public uses shall provide up to 0.9 space per 1000 square feet of gross floor area and incorporated predominately on the plaza deck level of the structure.
- p. Liberty National golf course, because it is seasonal and at times valet, shall provide off-street parking with in the 2,300 total spaces
- q. Ferry stops shall provide off-street parking through the use of shared parking with other facilities.
- r. A percentage of the parking spaces which may be shorter due to changes in car design which can be determined by the Planning Board at the time of approval.
- s. Landscaping shall be required for any part of any parcel not used for buildings off-street parking, or loading space. The developer's plan shall include proposals for landscaping indicating the location, size and quantity of the various species to be used.
- t. Surface parking lots for more than 10 vehicles, and all loading areas, shall provide a screen planting of dense evergreens, landscaped berm, and or decorative planting, 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 planting may interfere with sight triangles.

- u. Surface parking lot shall contain interior tree planting of 1 tree per 10 parking stalls, in addition to tree plantings provided along the perimeter of the parking lot and in addition to those within the Street R-O-W..
- v. Parking and service access should be separated from the main traffic to the project site.
- w. Decorative protected pedestrian walkways shall be provided through parking lot(s).
- x. Shared use of accessory parking facilities is encouraged and shall be considered in areas adjacent to underutilized parking facilities.
- y. 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.
- z. 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 requirements of the Jersey City Zoning Ordinance, except that overflow parking may be improved with perforated pavers to maintain grass off-season.
- aa. The off-street parking requirements shall apply to all new construction, rehabilitation, and change in use. Required parking may be provided on-site or within five hundred (500) feet of the property line of the development to which it will serve.
- bb. The number and design of off-street loading spaces shall be demonstrated by an applicant according to an anticipated need. All loading activities should be encouraged to be restricted to early morning and/or late evening hours. The design and number of off-street loading shall be subject to review and approval of the Planning Board.
- cc. All developments that 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, all parking stall and aisle widths and any other information deemed necessary to effectively evaluate the management plan. All parking management plans shall be subject to review and approval of the Division of Traffic Engineering and the Planning Board.
- dd. All buildings shall provide a main entrance onto a public street. Additional entrances may be provided from parking areas or any other place necessitated by the design of the building. Except as provided for in section III.B.1.j. of this Plan for buildings within the Residential Mixed-Use District.

#### **4. Landscape Design Requirements**

- a. Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, or loading space. The developer's plan shall include plans for landscaping indicating the location, size and quantity of the various plant species to be used in landscaping, as well as proposals for berms, and other earth sculpting.
- b. Open space shall provide visual and functional elements such as benches, low walls, drinking fountains, refuse containers and planters, and public fountains.
- c. Open space amenities shall include: decorative material such as, stone, brick, or asphalt pavers; stamped and tinted concrete; decorative lighting; and other such detailing. Adequate lighting shall be provided to encourage active usage and a sense of security in the open space. Open space shall be distributed so as to provide for maximum usability.
- d. 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. Open space and plazas shall be designed at a human scale to invite and attract the public.
- e. Open space shall be oriented to focus on areas to maximize views.
- f. As a general guide, one (1) linear foot of seating for each linear foot of plaza perimeter shall be provided. Except that this criteria shall not apply to plazas located on the roof deck of parking structures located within the Residential Mixed-Use District. Seating space shall still be required within plazas located on the roof deck of parking structures located within the Residential Mixed-Use District subject to Site Plan review and approval by the Jersey City Planning Board. Seating space may include planters, benches, fountains, etc.
- g. Preliminary landscape plans have been prepared for the Residential Mixed-Use District. Map No. 8 is an illustrative plan for the ground level while Map No. 9 is an illustrative plan for the plaza level. Landscaping is required throughout the site to effectively integrate the new complex of buildings with the existing landscaping of the golf course and to the marina edge by the use of landscaped stairs. The roof deck of the parking structure may be designed to include paved plaza, water features, sculptures, plantings, and seating areas.
- h. A formal landscape, streetscape, and paving plan must be prepared for the Residential Mixed-Use District by a certified landscape architect. These plans may incorporate plantings on the roof of the parking structure, the use of sculptural stair elements, and the integration of the top level of the parking structure with the adjoining golf course.

- i. Green roofs are permitted.

## **5. Deviation Requests**

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions. Pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this redevelopment plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12.a & b.

## **6. Specific Requirements**

- a. Buildings streetscapes and plazas shall be arranged so as to form a compact, continuous, and interesting composition with buildings of various heights.
- b. All development shall complement the skyline and provide for the continuation of sight lines to the Jersey City / NY skyline and the Statue of Liberty through this project plan area. The arrangement of the buildings in the project area shall be determined on this basis.
- c. Sight lines must be identified in a view corridor study and maintained.
- d. Consideration must also be given to the skyline that is being created as part of this development.
- e. Map No. 10 Plaza Level View Sheds illustrates the view sheds from the plaza of the Residential Mixed-Use District. Important Sight lines include vistas of the Statue of Liberty, Verrazano Bridge, Lower Manhattan, the New York Bay, and Liberty National Golf Course. Towers constructed on the roof top deck should be arranged to preserve these views from the plaza level.

## **7. Industrial District Parcels**

- a. Adequate buffering in the form of appropriate plants and earth sculpting shall be provided along the shoreline in these areas where industrial reuse parcels are opposite the Statue of Liberty.
- b. Large parking areas should be subdivided by substantial landscape areas into smaller units.

- c. The edges of all parking areas should be set aside for a substantial landscaped area.
- d. Entrances and exits to parking areas must be designed to provide adequate storage capacity in order to avoid back-ups on project area streets.
- e. No uses shall have direct access from parking and loading areas onto the proposed north-south arterial road.

**C. PROHIBITED USES**

- a. To protect the vista along the New Jersey Turnpike Hudson County Extension which was declared a “scenic corridor” in 1995, and other views of the Statue of Liberty, Ellis Island, and New York Bay, as recommended in the Jersey City Master Plan, monopole towers, lattice towers, or other types of communication towers are prohibited within the redevelopment plan area. Roof top antennas are permitted, however their height and design must not interfere with the scenic corridor or general views of the bay.
- b. All references to prohibited uses made throughout this redevelopment Plan shall be acknowledged herein, and be interpreted as part of this Section.

**IV. SUBMISSION OF REDEVELOPER'S PROPOSALS**

**A. Procedure**

Prior to commencement of construction, architectural drawings, specifications 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.

Any development, whether designated by the State of New Jersey or otherwise, within Liberty State Park by private development must appear before the Planning Board for site plan review for informational purposes.

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.

**B. Adverse Influences**

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

**C. 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.

**D. Interim Uses**

Interim uses may be established, subject to site plan approval by the Planning Board. The developer/applicant must satisfactorily demonstrate, and the Planning Board must find that, such use will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses must receive Site Plan approval from the Planning Board. The Planning Board shall establish an interim use period of between one (1) year and three (3) years in duration, subject to the Planning Board's discretion. Additional renewals of an interim use may be granted by the Planning Board, subject to the same interim period limitations specified above.

**E. Maintenance of Open Areas**

All open areas shall be landscaped and maintained in an attractive condition.

**F. Signs**

1. All signs shall require Site Plan approval.
2. They shall be minimal in size and be of material consistent with that of the principal building. Back-lit box or letter shaped signs made of plastic or similar looking material, are not permitted.
3. A maximum of 2 per project site shall be permitted.
4. Billboards and freestanding signs are prohibited.
5. Illuminated identification signs, and advertising signs, visible from Liberty State Park are prohibited.
6. Each complex may have one monument style sign at each vehicular entrance to the complex identifying the name of the complex. Said monument sign to be no greater than four feet in height nor have a sign area in excess of twelve (12) square feet, and shall be attractively landscaped. All signage must be compatible with the material, character, color scheme and design of the principal structure.
7. Each residential building shall be permitted one (1) sign not to exceed eight (8) square feet, attached flush to the building wall, identifying the name of the building or complex, and street address only.
8. Retail sales, restaurant uses, and any other permitted uses not mentioned within this section, shall be permitted (1) one sign per establishment, identifying the use, not to exceed 10% of the first story portion of the wall containing the uses frontage to which it is attached.
9. Hotels, shall be permitted one (1) sign not to exceed Twenty (20) square feet, attached flush to the building wall, identifying the name of the building or complex, and street address and logo only.

Additionally, the logo and/or hotel name may be added to the monument sign area in conformance to the requirements of item 6. Of this section.

10. **Parking Garages** - One (1) attached sign per parking entrance may be allowed indicating the parking facility by the international parking symbol and a directional arrow. Said sign not to exceed four (4) square feet.

**V. DISTRICT AREA, YARD, AND BULK REQUIREMENTS**

(Regulations and controls applying to specific areas designated in the Land Use Map within the larger Liberty Harbor Redevelopment Area Multi-Purpose District shall not apply to the Mixed Use Residential District)

**A. Multi-Purpose District**

**Residential**

1. **Maximum density:** seventy-five (75) dwellings per gross acre of land within the residential area.
2. **Maximum floor area ratio of residential uses:** 6 (six)
3. **Maximum height:** 6 stories, or as regulated in conformance with the view corridor requirements located within Section III. B. 6 Specific Requirements of this plan, whichever is less.
4. **Required setbacks:**
  - From any street line: 15 feet
  - From any parking lot: 10 feet
  - From the NJ Turnpike property or R-O-W line: 100 feet (Containing heavily landscaped buffer)
5. **Required off-street parking:**

Maximum ratio of 1 space per dwelling unit

**Multi-Purpose Non-Residential**

1. For uses other than residential within the Multi-Purpose District, the industrial Development standards shall apply with the following addition:
  - Setback from the NJ Turnpike for all non-residential uses shall be a minimum of 30 feet (containing a heavily landscaped buffer) and the parking requirements for restaurants, nightclubs, recreational and public uses shall conform to the current Institute of Transportation Engineers Standards, (ITE).

**B. Industrial District**

1. **Maximum height:** height shall be regulated as identified below and in conformance with the view corridor requirements located within Section III. B. 6 Specific Requirements of this plan, whichever is less.

Hotels: 10 stories

Other Uses: 6 stories

**2. Required setbacks:**

From any street: 15 feet  
From any parking lot: 10 feet

**3. Minimum Lot Size: 5 acres**

**4. Minimum Number of Hotel Rooms: 300**

**C. Park District**

1. **Maximum Height:** height shall be regulated as identified below and in conformance with the view corridor requirements located within Section III. B. 6. Specific Requirements of this plan, whichever is less.
2. The only structures permitted are those necessary to the park uses provided that such structures shall not cover more than 20 percent of the overall total park land area within the Park District.

**D. Residential Mixed-Use District:** The following criteria shall apply only when pursuant to Section III.A.4 of this Plan. If the proposed development within this district does not meet the above criteria, then the permitted uses in this district shall include only hotels, as regulated in the Industrial District of this plan.

1. **Maximum Density:** 145 dwellings per gross acre of upland property within the district not including the under water area to a maximum total of 2,006 units.
2. **Maximum Intensity of Development:** In addition to the residential development permitted above in sub-section D.1; the following land-uses shall be permitted.
  - a. **Retail Sales and Restaurants** - a minimum of 20,000 square feet of retail sales and/or restaurants shall be provided in the ground floor area of the parking structure and Building D and shall be located in the northern portion of the eastern façade facing the Waterfront Walkway and the eastern portion of the northern façade facing Audrey Zapp Drive. Up to an additional 20,000 square feet of retail sales and/or restaurants may also be provided on the site. The location of permitted retail frontages is indicated on Map No. 6 Ground Level Frontage Regulating Plan. Additional retail may be provided on the plaza level. Map No. 11, Plaza Level Frontage Regulating Plan indicates the location of permitted retail frontages atop the plaza level. The retail sales and/or restaurants required and permitted in this section shall be in addition to any retail and/or restaurant activity that may occur as a part of the Golf Club House, Hotel, Health Club or other permitted commercial use.
  - b. **Health Club**
  - c. **Golf Clubhouse**
  - d. **Professional and Business Office**

- e. Class A Hotel (shall be full service only with a three meal restaurant, on-site related banquette, conference, spa facilities, and recreation amenities including indoor/outdoor pool and lounge) - a maximum of 300,000 square feet. (Also see 4, b ii)
3. Maximum Permitted Building and Lot Coverage:
    - a. Coverage of the Lot: Up to eighty (80%) percent of the ~~lot area~~ Residential Mixed-Use District Area may be covered by buildings, inclusive of parking structures and all other buildings, walkways, stairs, sidewalks, waterfront walkway, and pavement associated with Liberty Drive. Not included are the private ground level terraces associated with the townhouse villas. Map No. 12, Ground Level Build-to-Lines illustrates the build-to-lines and the maximum tower heights for buildings. To allow some flexibility for the location and size of the towers, variations of the build-to-line up to five (5) feet on any edge of the build-to line is allowed provided that it does not exceed the allowable base plate square footages specified on Table
    - b. A maximum of six (6) towers are permitted. Map No. 12, Plaza Build-to-Lines and Tower Heights indicates the location of these towers atop the roof top deck.
    - c. Encroachments: To allow for more flexibility in the design and layout of the towers, the footprint of each building on the plaza level may encroach over the build to line a maximum of five (5) feet as long as a distance of forty (40) feet between towers is maintained.
      - A continuous colonnade is an optional design feature of the Plan. This colonnade would act to create horizontal continuity along the base while also creating a sense of enclosure at the plaza level. Along Liberty Drive, the height of the colonnade may reach a maximum of five (5) stories. The columns may support a continuous lintel of sufficient mass to act as a major architectural feature. If constructed during the first phase of the project, the colonnade may extend the entire length of Liberty Drive and act as a screening device for the remaining construction phases.
      - No individual building feature shall extend beyond four (4) feet of the build to line. Approved encroachments may include cornice projects, fixed sunshades and awnings, bay or box windows, balconies, terraces or signs.
  4. Maximum Height: Height shall be regulated as identified below and in conformance with the view corridor requirements located within Section III. B. 6 Specific Requirements of this plan. Optimum building heights for the plaza level are regulated in Map No. 12 Build to Lines and Heights Plan.
    - a. The parking structure may contain up to three (3) parking levels above the grade of Liberty Drive and shall not exceed forty (40) feet in height above the grade of Liberty Drive. Surface parking and parking on top of any deck is prohibited. Only access to building fronts at top of the deck for drop-off is permitted.
    - b. Buildings shall be constructed on top of the rooftop deck of the parking structure:
      - i. Tower structures constructed on top of the rooftop deck of the parking garage must be of varying heights. There shall be a maximum of six(6) such tower structures within the District.

- ii. Optimum building heights for towers constructed on the rooftop deck are indicated on Map No. 12 Build to Lines and Heights Plan. Towers may range from nine (9) stories to fifty-seven (57) stories in height based on minimum and maximum stories of retail and residential. No two towers shall be of identical height. Towers should be designed to optimize views. Exhibit 1 Illustrative Rendering represents a conceptual rendering of the Residential Mixed-Use District.
  - iii. All other buildings, including a golf clubhouse building, any building or portions thereof containing the public rooms of a hotel such as banquet rooms, restaurant, meeting and conference rooms, etc., and all other structures shall not exceed four (4) stories or seventy-five (75) feet in height.
  - iv. Maximum height for the tower structures shall be measured from the surface of the rooftop deck of the parking structure. The maximum height does not include the mechanical penthouses, parapets, equipment such as wind turbines or solar collectors, or architectural embellishments for the “crown” of the building or antennas provided they are an integral feature of the building design.
- c. Any other structures such as, free standing restaurants, waterborne transportation support buildings and other similar buildings not constructed on the roof top deck shall not exceed three (3) stories or forty 40 feet in height.

5. Required Minimum Setbacks:

- a. There shall be no required setbacks, except that all buildings and structures shall be setback a minimum of fifty (50) feet from the bulkhead line, and shall provide sufficient setback to accommodate, at a minimum, a thirty (30) foot wide Waterfront Walkway as shown on Map 9.
- b. There shall be a minimum of sixty (60) feet between tower structures, with exceptions permitted for the building base (first 4-6 levels above Plaza) to be no less than 40 feet.

6. Minimum Open Space Requirement:

All lot area not covered by buildings and structures shall be maintained as open space. Open space shall include golf course areas, driving range, putting greens, walkways, tennis courts, pools, landscaped areas, yards and outdoor passive and active recreation areas. Streets and roadways shall be permitted to traverse open space areas to provide access to parking and service areas as necessary and subject to Site Plan Review and approval by the Planning Board.

In addition, all areas of the roof top deck over a parking structure not covered by buildings and structures shall be improved open space, which may include pools, tennis courts, landscaped areas, paved plaza areas, outdoor cafes, footpaths and walkways, outdoor active and passive recreation areas, golf putting greens, driving range areas and/or other similar spaces and facilities. Single story pavilions, gazebos and other similar passive recreation structures may be constructed within this improved open space area but may not cover more than ten (10%) percent of said open space area. Streets and roadways shall be permitted to traverse open space areas to provide

access to buildings located on top of the rooftop deck, drop-off areas and service areas as necessary and subject to Site Plan Review and approval by the Planning Board.

7. Additional Design Requirements for the Rooftop Deck of Parking Structures:

- The rooftop deck shall serve as the primary platform for the residential and other buildings and shall be design to be attractive and functional gathering/entertainment outdoor space.
- Vehicular parking and vehicular access to this level is specifically prohibited. Services for retail or restaurant establishments on the plaza level shall be access via the loading/service level of the garage.
- If emergency fire access is required, access would be gained in the grass area at the south- western end of the plaza and designed to hide the access via removable bollards and movable planters.

8. Additional Design Requirements for the Facade of Parking Structures:

- a. Facades with frontage along the Waterfront Walkway and the eastern portion of the northern property line fronting onto the former railroad right of way:

Parking structures shall contain residential and/or commercial uses, including dwelling units, retail, office, health clubs, and other similar uses, along the perimeter of the parking structure fronting onto the Waterfront Walkway in order to mask the parking structure from view and to give the appearance that the parking structure is a low rise residential and/or commercial building. Exterior entrances to commercial and/or residential units located in the ground floor shall be provided, along with stoops, walkways, fencing and/or other architectural treatments consistent with traditional low rise urban development. A total of at least twenty thousand (20,000) square feet of retail and/or restaurant uses shall be provided in the ground floor area of these facades, with visible and direct access to the out side of the building.

- b. Facades with frontage along the western portion of the northern property line (former railroad right of way) and facing the western property line (Caven Point Road):

Parking structures facing to the west, Caven Point Road, shall be buried in the ground. The topography of the site in this area slopes from Caven Point Road down toward the proposed parking structure. This area shall be re-graded accommodate the golf course and access drive and to essentially bury the parking structure. It is recognized that a portion of the parking structure will emerge from the ground and be visible, especially along the western portion of the northern property line, to accommodate a more natural slope of the land. This portion of the façade of the parking structure shall not be required to provide residential and/or commercial uses in this portion of the perimeter of the structure. However, this portion of the façade of the parking structure shall have a similar architectural appearance to the portions of the parking structure described in paragraph “a.” above. The materials used on these facades of the parking structure shall be the same as those used on the rest of the structure.

- c. Façade of the parking structure facing to the south &/or southwest, i.e. fronting on the golf course:

This portion of the façade of the parking structure shall be screened by being

buried into the topography of the golf course as described above in paragraph b, or it may be screened by the clubhouse and a landscape feature toward the southeastern end of this façade. The purpose of the landscape feature is not only to act as screening for the garage structure, but to also serve as a backdrop for the golf course. The landscape feature shall consist of all of the following: decorative and screen plantings, earth berms, natural &/or artificial rock sculptures, and water features such as a waterfall. The landscape feature shall be mounded up against the face of the parking structure to totally hide visibility of the parking structure foundation and give the appearance of a natural topographic feature. Where portions of the façade of the garage are exposed due to the sloping of the earthen berms and/or rock sculpture, the requirements of paragraph b. above shall prevail.

- d. All parking structures within this district shall be mechanically ventilated and clad in the same material, window patterns, and rhythms as the principal building.
- e. No part of any foundation of the parking structure shall be visible from any vantage point.

9. Additional Design Requirements:

- a. All vents on building façades must be integrated into the treatment of the façade. Antennas of any type, shall only be permitted on the exterior of the building with the approval of the Jersey City Planning Board regarding their size, shape, placement and design.
- b. The tops of all buildings, as well as significant architectural features, shall be appropriately lit.

10. Vehicular and Pedestrian Access to Parking Structures:

Vehicular and pedestrian access to parking structures shall be provided via access roads at grade and via easement over the adjacent Railroad R-O-W, and at other intermediate levels of the garage. Pedestrian access to the parking structure shall be provided to and from each of the residential/hotel buildings constructed above the rooftop deck; and to and from the parking structure and the Waterfront Walkway and the retail uses located in the façade of the parking structure. In addition, pedestrian access shall be provided from the Waterfront Walkway, via stairways, to the rooftop deck of the parking structure.

11. Additional Step-back Requirements for Tower Buildings:

In addition to the Urban Design Requirements found in Section III.B.1, all buildings shall have step-backs to assure that the proper proportions of the building are respected and provides a visual cue to highlight various uses within a mixed-use building. Step-backs are required on all tower buildings at the same level to diminish the height of the tower and provide visual continuity to all the towers as well to enhance the pedestrian experience at the plaza level as well as diminish the visual impact of a building as it increases in height. Map No. 13 Plaza Level Tower Step-backs indicates the required location of the step-backs for each tower buildings. The notations on this map indicate the story height and the required step-back. The distance of the recommended step-back can be more but not less than indicated on Map 13.

12. Loggias: Loggias are an optional design element which may be incorporated into tower structures. A loggia is a gallery, or breaking of the façade that can be open to the air to create a community open space and viewing/recreation platform. The location and form of the loggias create divisions in the vertical scale of a building and are surrounded by exposed columns or created by a setback within the façade. The floor area can contain community/social/functional facilities for tenants in the tower building or contain other non-residential but related services. In addition to reducing the vertical scale of high-rise buildings, loggias when used in conjunction with the step-backs can create a horizontal architectural element that unifies the composition of towers within the Residential Mixed-Use District. In lieu of being open, this architectural feature can also be accomplished by a change in material or façade treatment.
  - a. The recommended height for each loggia is three floors.
  - b. Map No. 13 Plaza Level Tower Step-backs indicates the recommended placement of loggias within towers.
13. Capacity Table: A Capacity Table 1, indicates the maximum square footage for the base plates of the buildings, the minimum and maximum number of stories for each of the towers and villa buildings, the maximum number of residential units, the allowable gross square foot area for residential and retail uses, and the total number of parking spaces
14. Waste Collection and Recycling: Each building shall coordinate the size and placement of their waste collection and recycling areas with the anticipated collection services for glass, plastic, newspapers, cardboard, and organic waste to maximize the effectiveness of the dedicated areas. These areas shall be confined indoors and not viewable from any public areas, ventilated, temperature controlled and maintained to prevent odors.
15. District Phasing  
Phasing within the Residential Mixed-use District shall be flexible based on the market demands the need to provide adequate structured parking and to create a complete architectural composition of buildings, building walls, public spaces, landscaping and walkways The towers and villas can be constructed in any order. The towers can be built in any order.

**E. Applicable to all Districts**

A structure which is non-conforming in regard to meeting the coverage, setbacks, or height requirements of this Plan may continue provided that if it is enlarged, altered or reconstructed, non-conformity with the applicable regulations of this Plan shall not be increased. A structure that is non-conforming as to off street parking or loading requirements may continue if the shape or size of the lot or location of the building prevent conformity with said requirements.

**VI. PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS**

**A. Land Acquisition**

1. Properties to be Acquired
  - a. Map No.1, "Project Boundary" designates those properties that are not to be acquired. All other properties shall be acquired and cleared and redeveloped in accordance with the provisions of this Plan in order to remove substandard

- conditions, remove blighting influences, provide land for public improvements or facilities and provide land for redevelopment and other plan objectives.
- b. All redevelopment activities undertaken by the redevelopers shall be in accordance with the controls of this Redevelopment Plan.

2. The laws of the State of New Jersey provide that a redevelopment plan shall:

- a. Conform to the general plan for the municipality as a whole;
- b. Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements and 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 improvement.
- b. In accordance with State requirements, the following statements are made:
- The proposals of this Plan conform with the general plan for the municipality;
  - This Plan provides an outline for the development or redevelopment of Liberty Harbor and is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements as proposed, planning changes, land uses, maximum densities, building requirements, and its relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, community facilities, and other public improvements.
  - The proposals of this Plan necessitate zoning changes, which shall be made prior to land disposition by the City of Jersey City in accordance with the land use provisions and controls of this redevelopment plan.
  - Local planning objectives having a direct bearing on the project, which has been planned as an integral part of the total planning for the City are as follows:
  - The effectuation of the Redevelopment Plan will carry out major proposals of the current comprehensive plan for the City and will comply with local objectives of the City as to appropriate land uses, improved street systems, and overall improvement to the Liberty Harbor area.
  - The effectuation of the Redevelopment Plan will improve the total living conditions of the City through improvement of a blighted area, removal of structures in poor condition and the provision of land for new development, park and industrial development.

## **VII. 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 \$5,000 plus all costs of copying and transcripts shall be payable to Jersey City for any request to amend the plan.

## **VIII. SEVERABILITY**

If any section, paragraph, division, subdivision, clause or provision of this plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this plan shall be deemed valid and effective.

# MAPS



# LIBERTY HARBOR REDEVELOPMENT AREA

## MAP 2: LAND USE MAP

SEPTEMBER 14, 2010

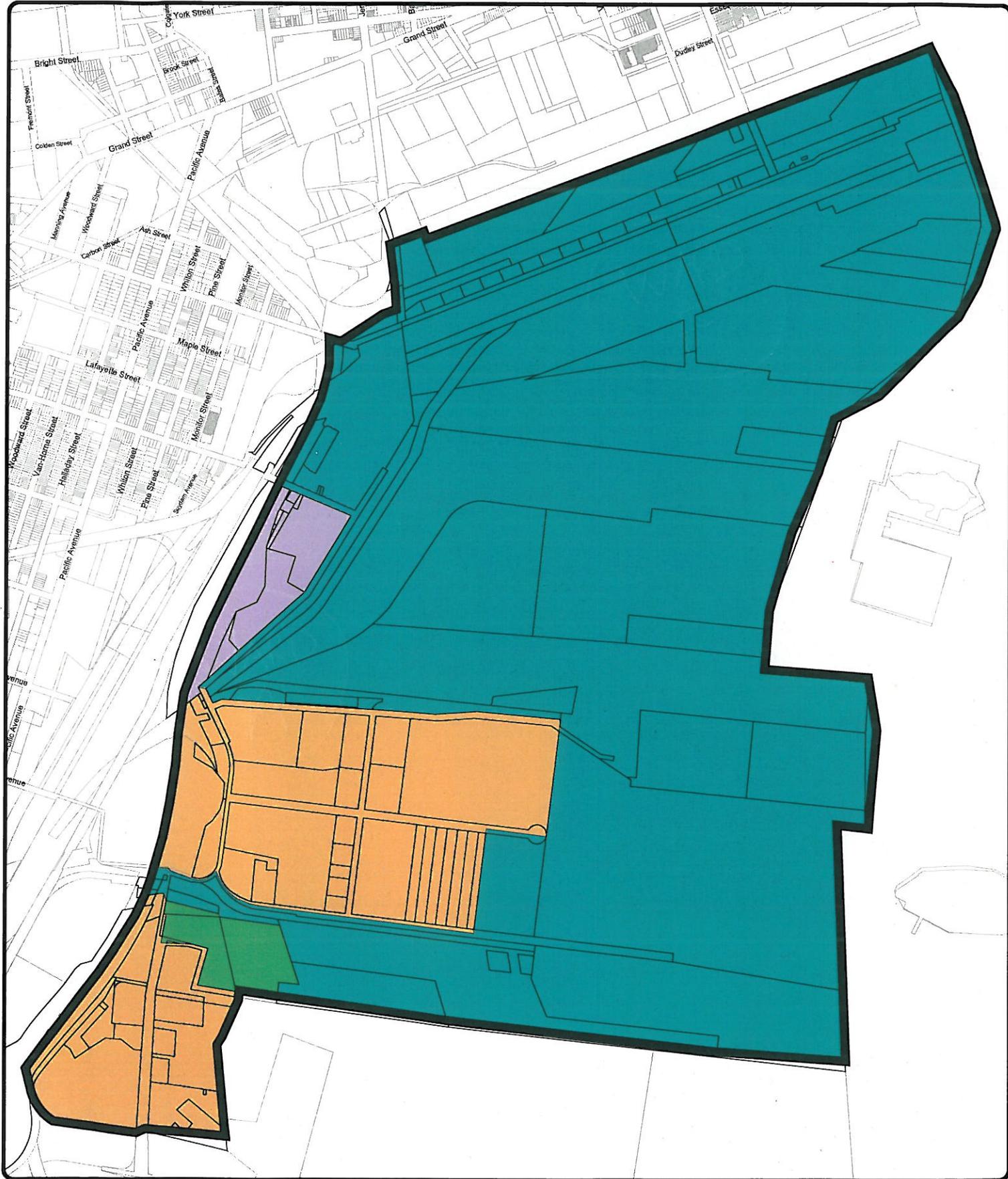
1 inch = 1,200 feet

0 250 500 1,000  
Feet



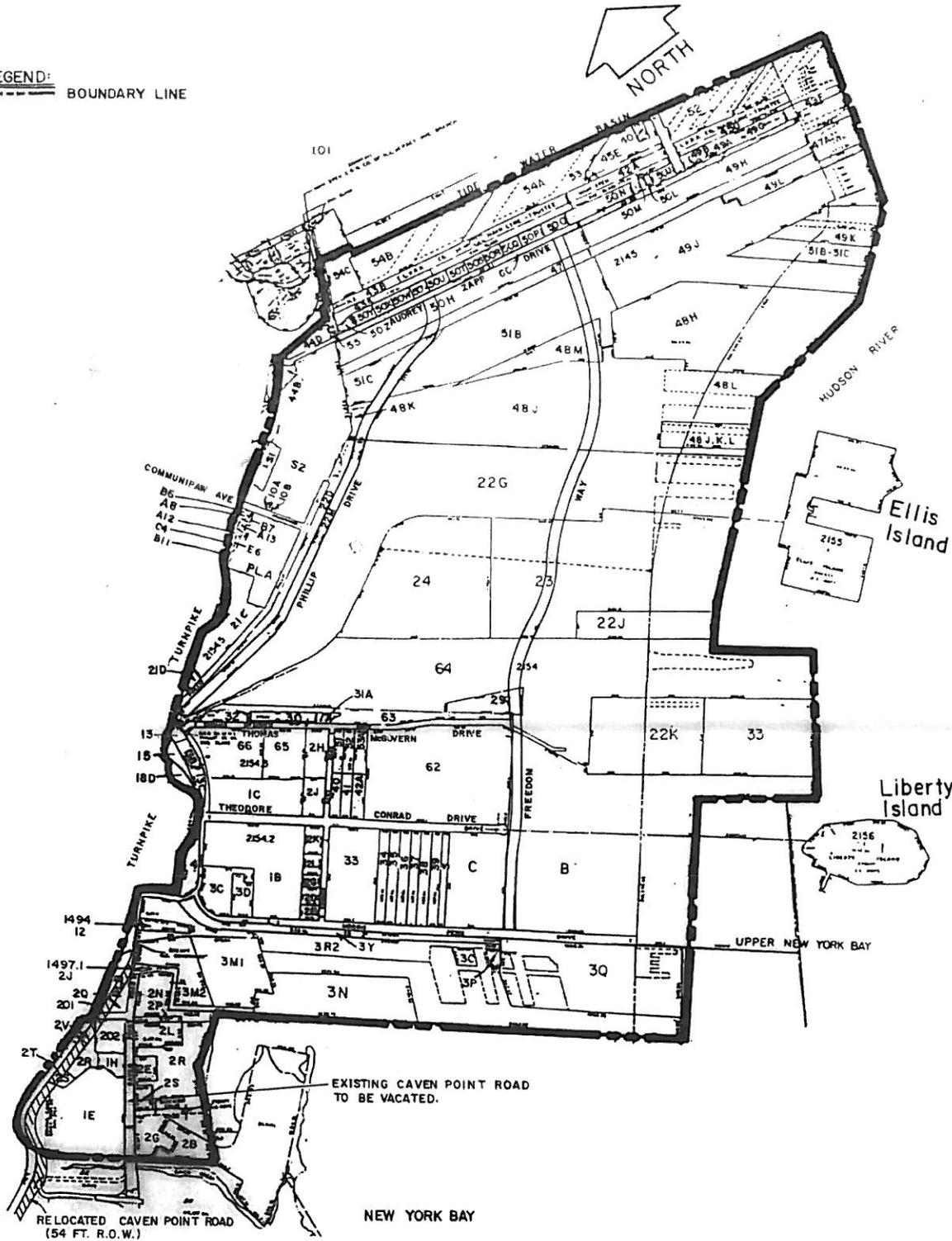
### Legend

-  Industrial District
-  Multi Purpose District
-  Park District
-  Residential Mixed Use District



# CIRCULATION MAP

LEGEND:  
----- BOUNDARY LINE

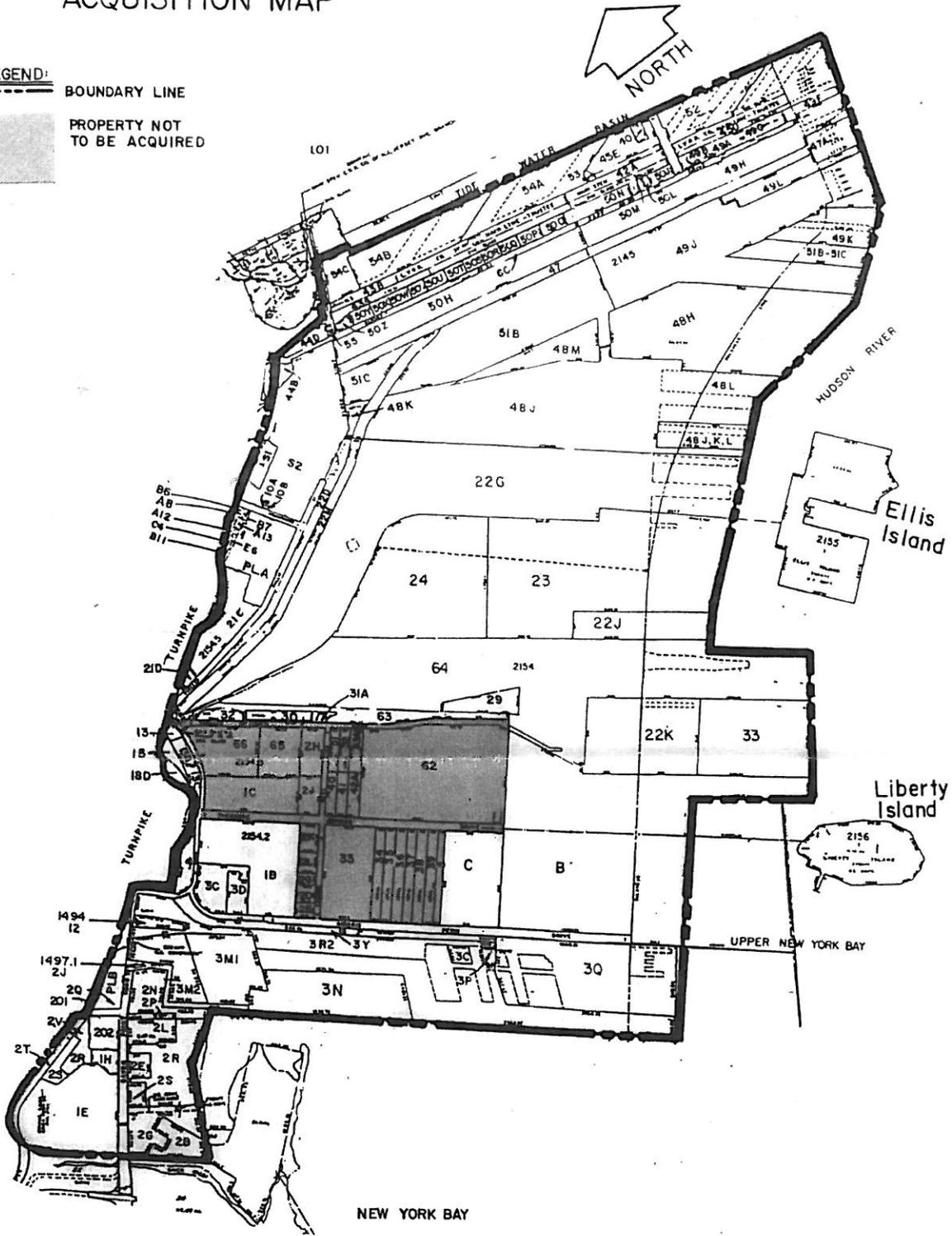


## LIBERTY HARBOR REDEVELOPMENT AREA

# ACQUISITION MAP

## LEGEND:

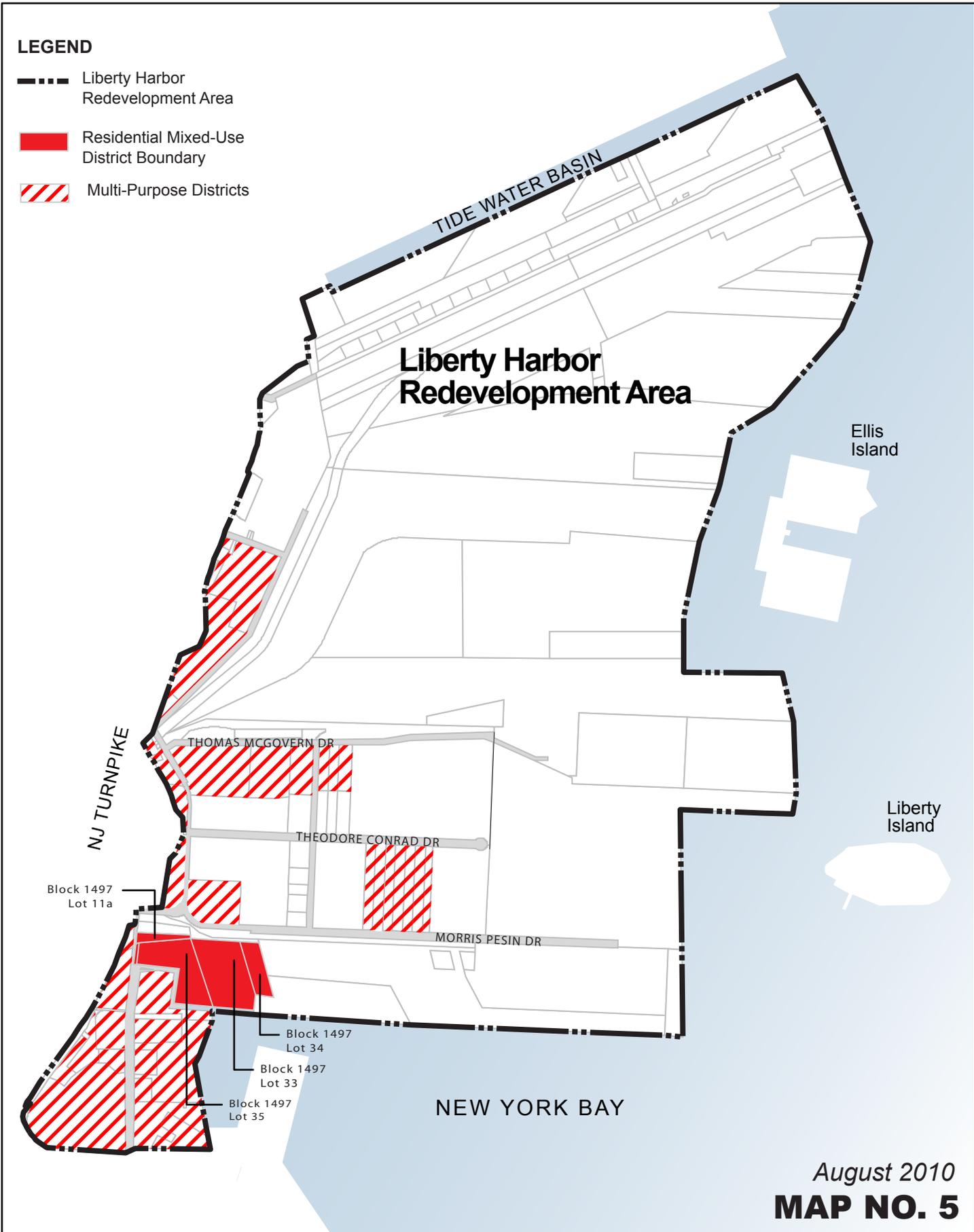
-  BOUNDARY LINE
-  PROPERTY NOT TO BE ACQUIRED



## LIBERTY HARBOR REDEVELOPMENT AREA

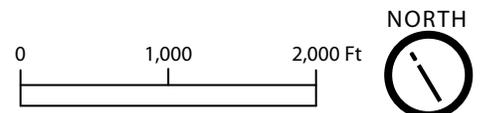
**LEGEND**

- Liberty Harbor Redevelopment Area
- Residential Mixed-Use District Boundary
- ▨ Multi-Purpose Districts



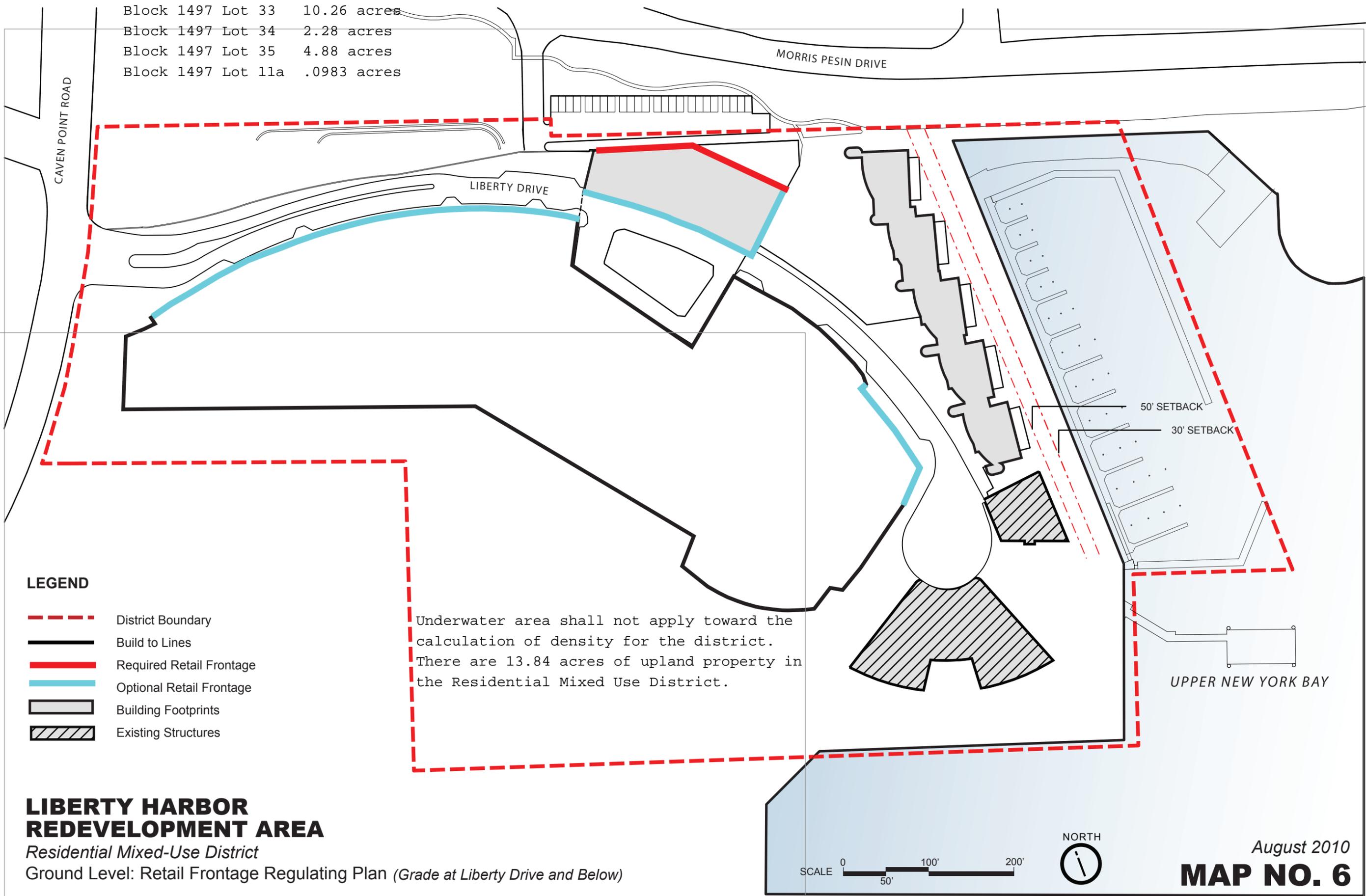
August 2010  
**MAP NO. 5**

**LIBERTY HARBOR  
REDEVELOPMENT AREA**  
Residential Mixed-Use Key Map



\*\*The Residential Mixed-Use District contains the following lots:

- Block 1497 Lot 33 10.26 acres
- Block 1497 Lot 34 2.28 acres
- Block 1497 Lot 35 4.88 acres
- Block 1497 Lot 11a .0983 acres



**LEGEND**

- - - District Boundary
- Build to Lines
- Required Retail Frontage
- Optional Retail Frontage
- Building Footprints
- Existing Structures

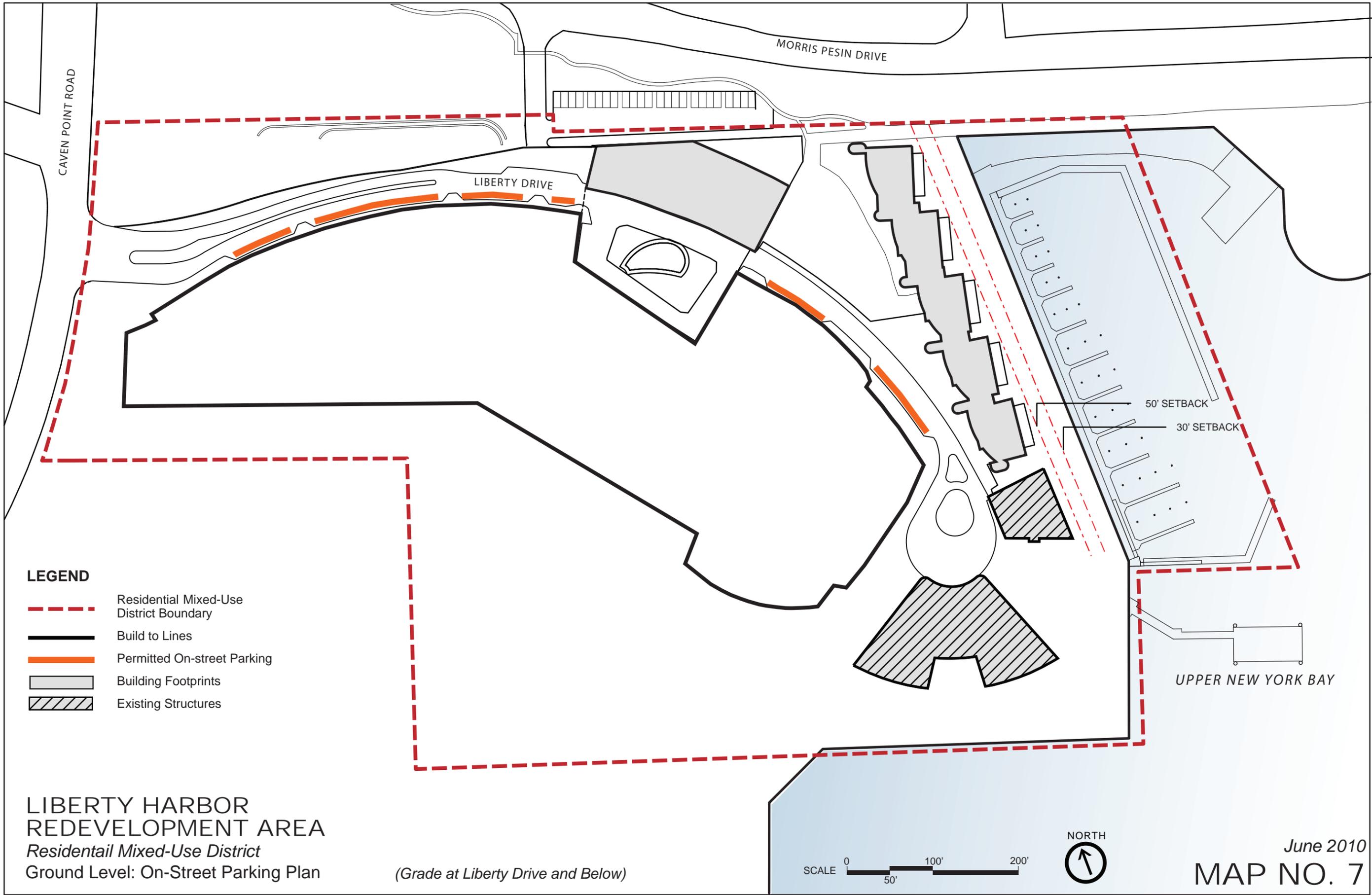
Underwater area shall not apply toward the calculation of density for the district. There are 13.84 acres of upland property in the Residential Mixed Use District.

**LIBERTY HARBOR REDEVELOPMENT AREA**

*Residential Mixed-Use District*  
 Ground Level: Retail Frontage Regulating Plan (*Grade at Liberty Drive and Below*)



August 2010  
**MAP NO. 6**



CAVEN POINT ROAD

MORRIS PESIN DRIVE

LIBERTY DRIVE

50' SETBACK

30' SETBACK

UPPER NEW YORK BAY

**LEGEND**

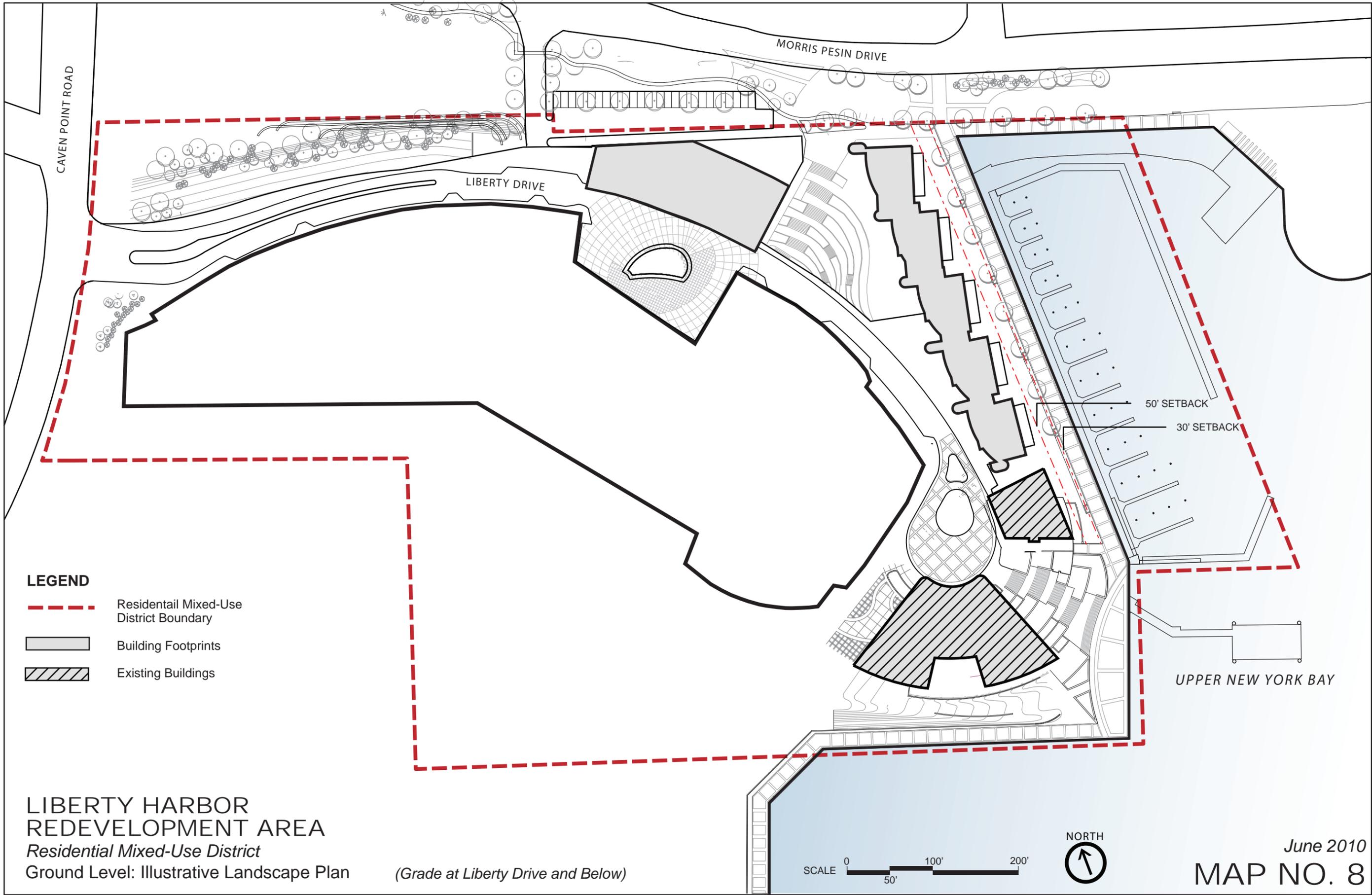
-  Residential Mixed-Use District Boundary
-  Build to Lines
-  Permitted On-street Parking
-  Building Footprints
-  Existing Structures

**LIBERTY HARBOR  
REDEVELOPMENT AREA**  
*Residential Mixed-Use District*  
Ground Level: On-Street Parking Plan

*(Grade at Liberty Drive and Below)*



June 2010  
**MAP NO. 7**



**LEGEND**

- Residential Mixed-Use District Boundary
- Building Footprints
- Existing Buildings

**LIBERTY HARBOR  
REDEVELOPMENT AREA**

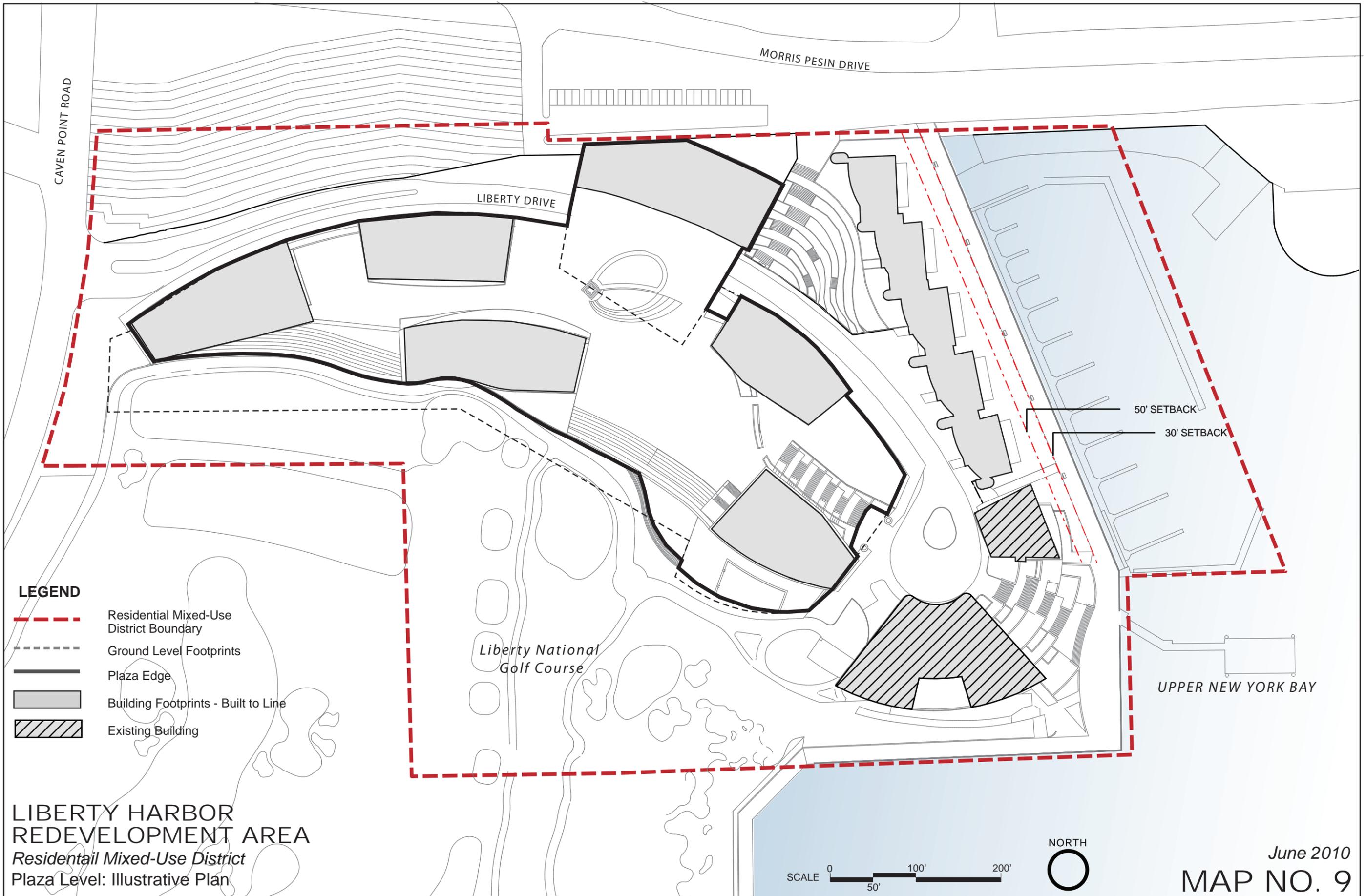
*Residential Mixed-Use District*  
Ground Level: Illustrative Landscape Plan

*(Grade at Liberty Drive and Below)*

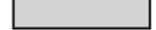
SCALE 0 50' 100' 200'



June 2010  
**MAP NO. 8**



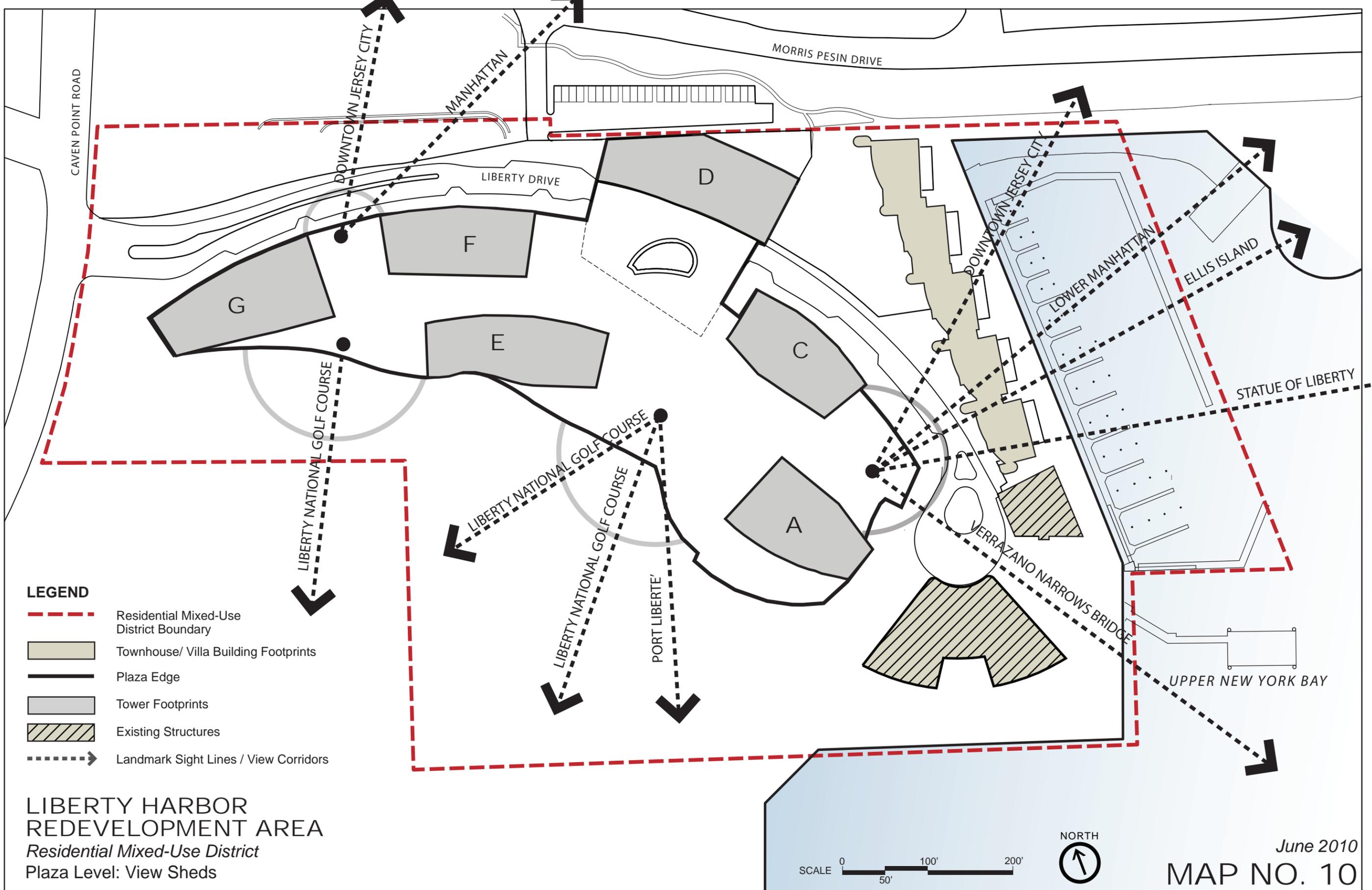
**LEGEND**

-  Residential Mixed-Use District Boundary
-  Ground Level Footprints
-  Plaza Edge
-  Building Footprints - Built to Line
-  Existing Building

**LIBERTY HARBOR  
REDEVELOPMENT AREA**  
*Residential Mixed-Use District*  
 Plaza Level: Illustrative Plan



June 2010  
**MAP NO. 9**



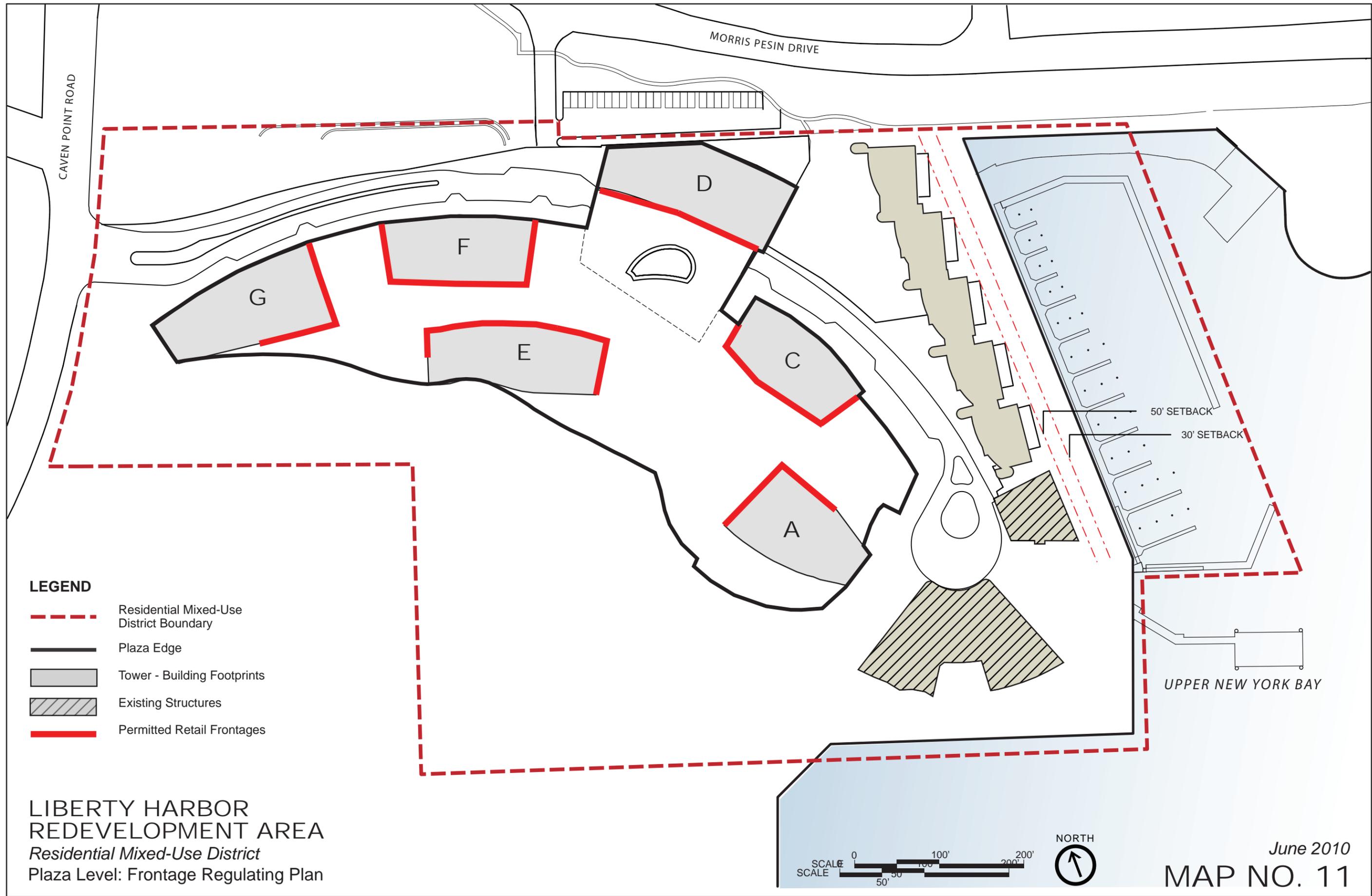
**LEGEND**

- Residential Mixed-Use District Boundary
- Townhouse/ Villa Building Footprints
- Plaza Edge
- Tower Footprints
- Existing Structures
- Landmark Sight Lines / View Corridors

**LIBERTY HARBOR  
REDEVELOPMENT AREA**  
Residential Mixed-Use District  
Plaza Level: View Sheds



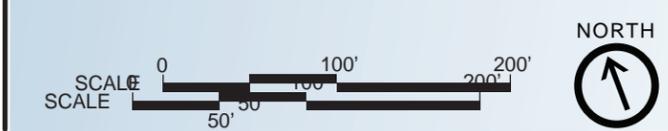
June 2010  
**MAP NO. 10**



**LEGEND**

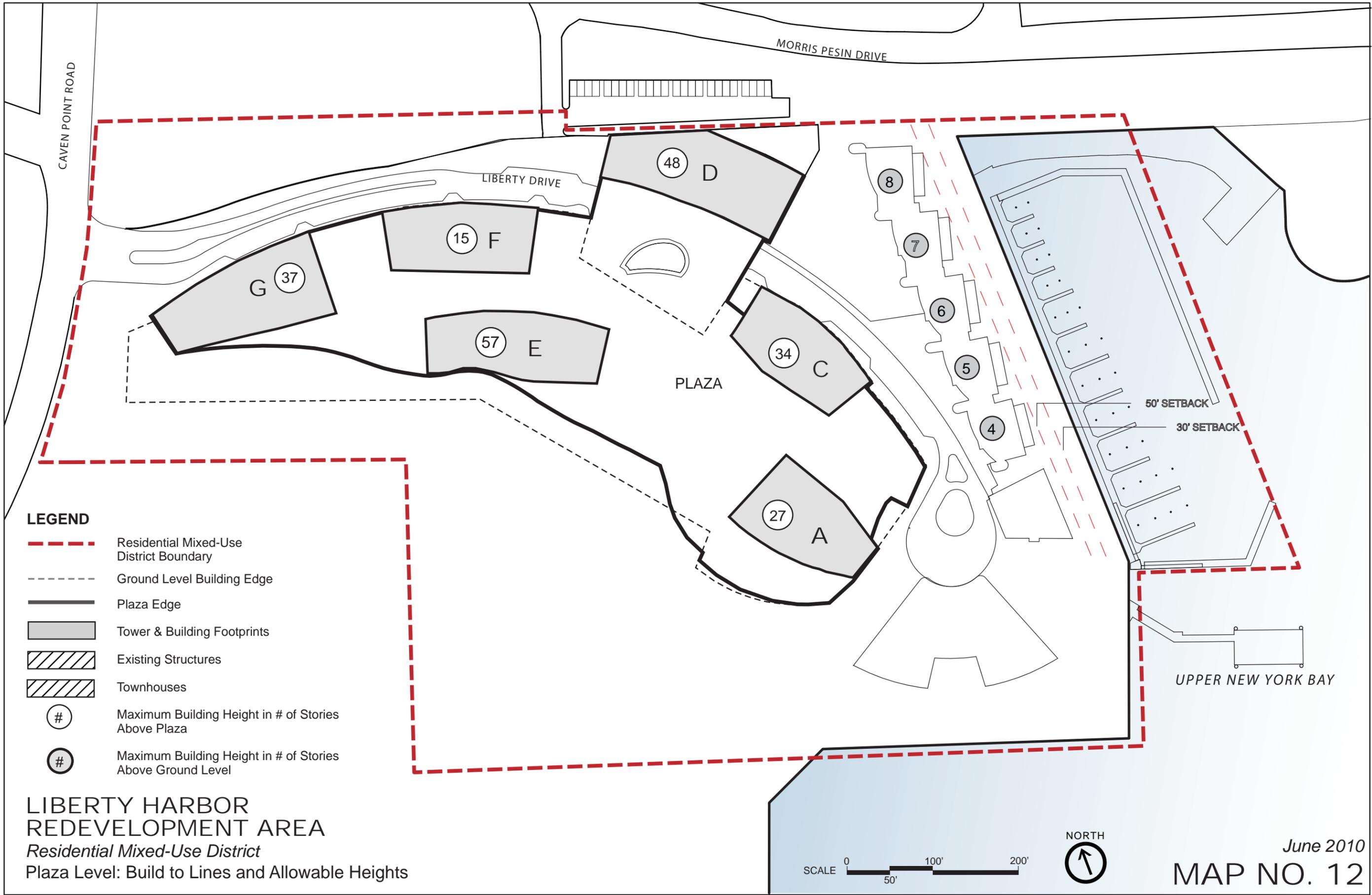
-  Residential Mixed-Use District Boundary
-  Plaza Edge
-  Tower - Building Footprints
-  Existing Structures
-  Permitted Retail Frontages

LIBERTY HARBOR  
 REDEVELOPMENT AREA  
*Residential Mixed-Use District*  
 Plaza Level: Frontage Regulating Plan



UPPER NEW YORK BAY

June 2010  
 MAP NO. 11



**LEGEND**

- Residential Mixed-Use District Boundary
- Ground Level Building Edge
- Plaza Edge
- Tower & Building Footprints
- Existing Structures
- Townhouses
- # Maximum Building Height in # of Stories Above Plaza
- # Maximum Building Height in # of Stories Above Ground Level

**LIBERTY HARBOR  
REDEVELOPMENT AREA**  
*Residential Mixed-Use District*  
 Plaza Level: Build to Lines and Allowable Heights



June 2010  
**MAP NO. 12**

CAVEN POINT ROAD

MORRIS PESIN DRIVE

LIBERTY DRIVE

UPPER NEW YORK BAY

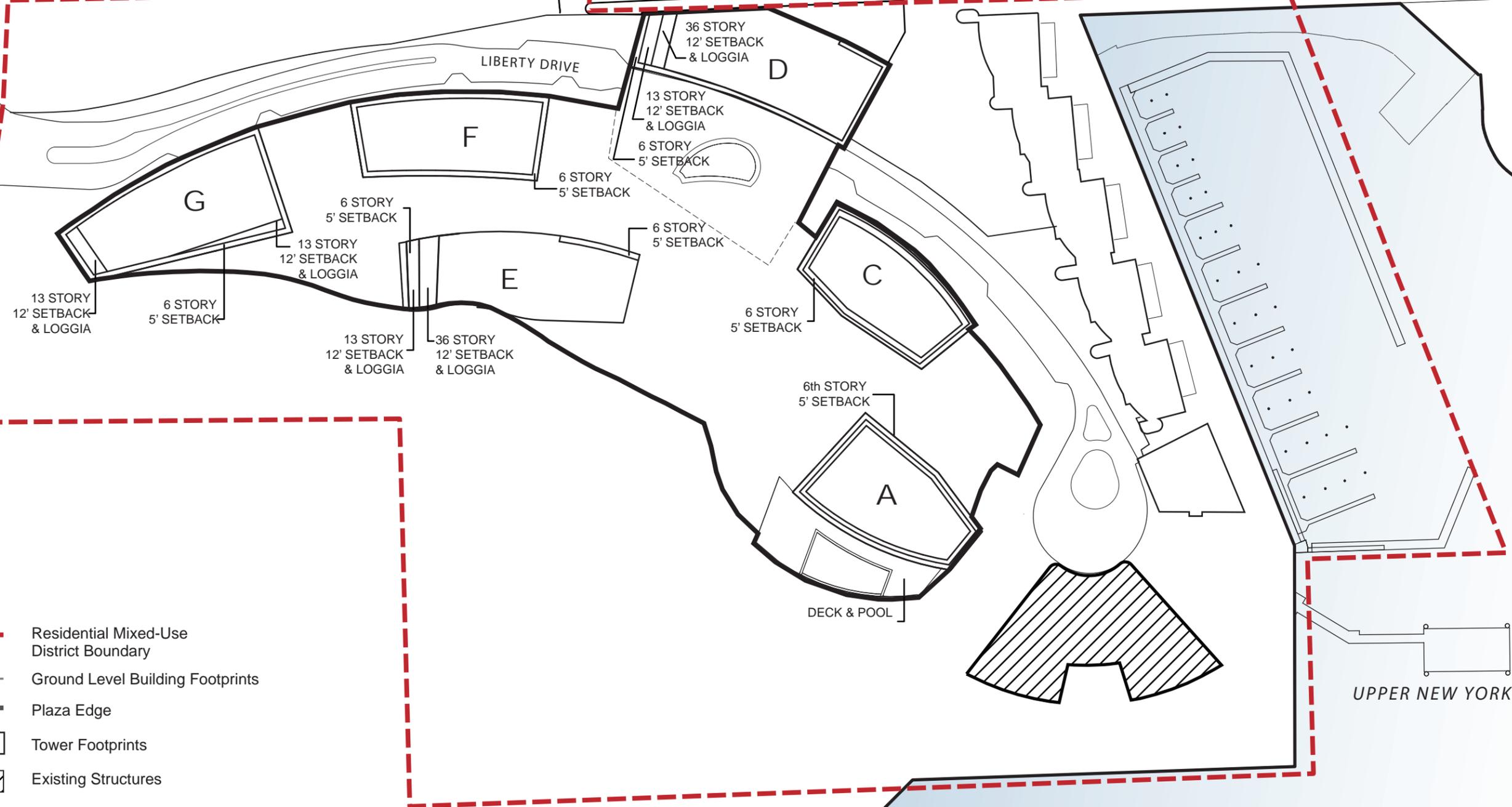
**LEGEND**

-  Residential Mixed-Use District Boundary
-  Ground Level Building Footprints
-  Plaza Edge
-  Tower Footprints
-  Existing Structures

**LIBERTY HARBOR  
REDEVELOPMENT AREA**  
*Residential Mixed-Use District*  
 Plaza Level: Stepback Regulations



June 2010  
**MAP NO. 13**



**THE RESIDENCES AT LIBERTY NATIONAL**

	Villas	Building A	Building B (2)	Building C	Building D	Building E	Building F	Building G	TOTAL
<b>Gross Square Footage Built to Maximums:</b>									
Maximum Allowable Plaza Level Baseplate (*1)	109,880 GSF	11,736 GSF	0 GSF	10,547 GSF	16,750 GSF	19,251 GSF	10,411 GSF	16,113 GSF	11,736 GSF
<b>Building Layout:</b>									
Number of Buildings	8	1	0	1	1	1	1	1	
Maximum Retail Floors Per Building	1.0	3.0	0.0	2.0	1.0	1.0	1.0	1.0	
Minimum Retail Floors Per Building	0.0	2.0	0.0	1.0	1.0	1.0	1.0	1.0	
Maximum Residential Floors Per Building	8.0	24.0	0.0	32.0	47.0	56.0	14.0	36.0	
Minimum Residential Floors Per Building	4.0	16.0	0 GSF	20.0	35.0	44.0	8.0	24.0	
Max. Floors Per Building (From Plaza Up / Excl.Garage)		27.0	0.0	34.0	48.0	57.0	15.0	37.0	
Min. Floors Per Building (From Plaza Up / Excl.Garage)		18.0	0.0	21.0	36.0	45.0	9.0	25.0	
Maximum Allowable Residential Units									2,015 units
Maximum Allowable Residential GSF									2,320,000 GSF
Maximum Allowable Retail / Commercial GSF									97,000 GSF

**Garage Project Notes:**

	VILLAS
Tandem Parking Spaces	
Regular Parking Spaces	76 spaces
Maximum Allowable Parking Spaces	
Existing - Garage & Infrastructure GSF	
Proposed - Garage & Infrastructure GSF	
Project Totals - Garage & Infrastructure GSF	

	PARKING DECK
	521
	1,779
	2,300
	78,345 GSF
	875841 GSF
	954186 GSF

(\*1) Except for villas  
 (\*2) Building eliminated to enhance views