City Clerk File No. Ord. 09-012

Agenda No. 3.A 1st Reading

Agenda No. 2nd Reading & Final Passage

ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 09-012

TITLE: **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY TO ADOPT THE GREATER JOURNAL SQUARE REDEVELOPMENT PLAN**

WHEREAS, the Local Redevelopment and Housing Law, NJSA 40A:12A-1et seq. permits municipalities to adopt and amend regulations dealing with areas declared to be "in need of redevelopment" and "in need of rehabilitation"; and

WHEREAS, the Municipal Council of the City of Jersey City directed the Planning Board to review a Resolution designating the Greater Journal Square as an "area in need of rehabilitation"; and

WHEREAS, the Planning Board, at its meeting of November 13, 2008, recommended that the Municipal Council designate the Greater Journal Square Study Area as "an area in need of rehabilitation;" and

WHEREAS, the Municipal Council of the City of Jersey City designated the Greater Journal Square as "an area in need of rehabilitation" by Resolution 08-879 on November 25, 2008; and

WHEREAS, the Planning Board, at its meeting of January 13, 2009, recommended that the Municipal Council adopt the Greater Journal Square Redevelopment Plan to guide and regulate future redevelopment within the redevelopment plan area; and

WHEREAS, the Greater Journal Square Redevelopment Plan is the product of extensive outreach and neighborhood charettes and discussions which were conducted to develop the vision and plan for the future of the City's Central Business District; and

WHEREAS, said Redevelopment Plan is attached and made a part hereof and is available for public inspection at the Office of the City Clerk in City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the attached Greater Journal Square Redevelopment Plan be, and hereby is, adopted.

BE IT FURTHER ORDAINED THAT:

A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
C. This ordinance shall take effect at the time and in the manner as provided by law.
D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.

Robert D. Cotter, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: Carl Zaplicki

APPROVED:

Business Administrator

Certification Required ☐

Not Required ☐

Date Submitted to B.A._____

ORDINANCE FACT SHEET

1. **Full Title of Ordinance:**

   ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY TO ADOPT THE GREATER JOURNAL SQUARE REDEVELOPMENT PLAN

2. **Name and Title of Person Initiating the Ordinance, etc.:**

   Carl Czaplicki, Director of Housing, Economic Development, and Commerce

3. **Concise Description of the Program, Project or Plan Proposed in the Ordinance:**

   The Greater Journal Square Redevelopment Plan is a plan to guide and regulate the future redevelopment of the Greater Journal Square Area, mainly consisting of the City's Central Business District and Office/Residential zones.

4. **Reasons (Need) for the Proposed Program, Project, etc.:**

   The proposed Plan regulates the future vision of the Central Business District.

5. **Anticipated Benefits to the Community:**

   The Plan area is centrally located in the City and provides guidelines and regulations for future development. The Plan calls for public amenities as well as growth in development of residential, office and commercial uses. The Greater Journal Square area will benefit the community within the area through new opportunities for job growth, homes and recreation.

6. **Cost of Proposed Plan, etc.:**

   $0.00. No Cost to the City. Financed through grant funds of JCRA.

7. **Date Proposed Plan will commence:**

   Upon Adoption.

8. **Anticipated Completion Date:** N/A

9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**

   Robert D. Cotter, Director, City Planning 547-5050

10. **Additional Comments:**

I Certify that all the Facts Presented Herein are Accurate.

Robert D Cotter
Division Director

FEB 9, 2009
Date

Carl Czaplicki
Department Director Signature

2/4/09
Date

City Clerk File No. Ord. 09-013

Agenda No. 3.B 1st Reading

Agenda No. _____ 2nd Reading & Final Passage

ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 09-013

TITLE: **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING A REVISED GRAND JERSEY REDEVELOPMENT PLAN**

WHEREAS, the Local Redevelopment and Housing Law, (NJSA 40A:12A-1 et seq.) permits municipalities to adopt and amend regulations dealing with areas declared to be "in need of redevelopment," and "in need of rehabilitation;" and

WHEREAS, the Grand Jersey Redevelopment Plan was adopted on March 24, 1993 by Council Ordinance 93-029; and

WHEREAS, the Grand Jersey Redevelopment Plan has been amended by Ordinances 02-110 and 08-158; and

WHEREAS, the Planning Board of Jersey City, at its meeting of January 27, 2009, recommended that the Municipal Council adopt the revised Grand Jersey Redevelopment Plan to regulate future development within the Plan Area; and

WHEREAS, these amendments incorporate a totally revised redevelopment plan to regulate and guide future development with a new proposed street grid to create a connection to the adjacent re-developing New Urbanist neighborhood at Liberty Harbor and the true urbanist neighborhood of Van Vorst Park; and

WHEREAS, the revised Grand Jersey Redevelopment Plan is attached hereto and made a part hereof, which amendments are available for public inspection in the Office of the City Clerk, City Hall, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the revised Grand Jersey Redevelopment Plan be, and hereby is, adopted.

BE IT FURTHER ORDAINED THAT:

A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
C. This ordinance shall take effect at the time and in the manner as provided by law.
D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.

Robert D. Cotter, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: Carl Czaplicki

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

Date Submitted to B.A._____

ORDINANCE FACT SHEET

1. **Full Title of Ordinance:**

   ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING A REVISED GRAND JERSEY REDEVELOPMENT PLAN

2. **Name and Title of Person Initiating the Ordinance, etc.:**

   Carl Czaplicki, Director of Housing, Economic Development, and Commerce

3. **Concise Description of the Program, Project or Plan Proposed in the Ordinance:**

   These amendments incorporate a totally revised redevelopment plan to regulate and guide future development with a new proposed street grid to create a connection to the adjacent re-developing New Urbanist neighborhood at Liberty Harbor and the true urbanist neighborhood of Van Vorst Park

4. **Reasons (Need) for the Proposed Program, Project, etc.:**

   The proposed amendments will allow for environmental remediation and development of New Urbanist neighborhood.

5. **Anticipated Benefits to the Community:**

   These amendments are beneficial to the community within the Plan as well as the adjacent neighborhoods by implementing environmental remediation and allowing for the city's future growth.

6. **Cost of Proposed Plan, etc.:**

   $0.00. No Cost to the City. Financed through grant funds of JCRA.

7. **Date Proposed Plan will commence:**

   Upon Adoption.

8. **Anticipated Completion Date:** N/A

9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**

   Robert D. Cotter, Director, City Planning 547-5050

10. **Additional Comments:**

I Certify that all the Facts Presented Herein are Accurate.

Robert D. Cotter — **Division Director**

Feb 4, 2009 — **Date**

Carl Czaplicki — **Department Director Signature**

2/4/09 — **Date**

SUMMARY

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING A REVISED GRAND JERSEY REDEVELOPMENT PLAN

These amendments incorporate a totally revised redevelopment plan to regulate and guide future development with a new proposed street grid to create a connection to the adjacent re-developing New Urbanist neighborhood at Liberty Harbor and the true urbanist neighborhood of Van Vorst Park.

Grand Jersey Redevelopment Plan

Adopted by the Municipal Council
City of Jersey City
March 24, 1993 – Ord 93-029
Amended Sept. 25, 2002 – Ord 02-110
Amended Nov. 25, 2008 - Ord 08-158
Proposed Amendments – February 2, 2009

Division of City Planning

City of Jersey City

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I. Introduction

The following is a redevelopment plan for the Grand Jersey Redevelopment Plan Area (hereinafter the "Area), an area of Jersey City which has been the subject of much study and planning over the past several decades. The Area is just north of Liberty State Park and just east of the New Jersey Turnpike. This redevelopment plan considers these adjoining and significant assets of the State of New Jersey as influential and critical to the future use of the land at Grand Street and Jersey Avenue. In addition, this plan takes the existing historic and newly emerging neighborhoods surrounding this area into consideration, to assure that the new uses in the Grand Jersey Redevelopment Plan are compatible with these neighborhoods.

The original redevelopment planning for this area began in the 1960's, as reflected in the 1966 Master Plan for Jersey City, A Time for Change. The 1966 Master Plan envisioned an area from the northern shore of Caven Point to Grand Street to be redeveloped with a mix of new uses, including a major park along the waterfront. A quarter of a century later, the park is evident; its boundaries are set but only a fraction of its master plan has been developed. The other new uses envisioned in the City's planning – residential, office, recreational, civic and commercial – have only recently begun to emerge.

The Jersey City Medical Center has relocated within the Redevelopment Area at the corner of Grand Street and Jersey Avenue, a new medical office building has been constructed on Grand Street just west of the hospital and a second office building is planned for a location on Jersey Avenue just south of the hospital. A new mixed-use neighborhood is emerging in the Liberty Harbor North area, just east of the Grand-Jersey Redevelopment Area. Currently under construction and planned for Liberty Harbor North are a combination of residential, hotel and commercial buildings; along with parks and open space, an extension of the Hudson River Waterfront Walkway, a marina and other ancillary and support uses. Further to the south, the Caven Point area has seen substantial redevelopment as a primarily residential mixed-use development known as Port Liberte and a new "world class" golf course has also been constructed. Yet the majority of the Grand-Jersey Redevelopment Area lies vacant, undeveloped and blighted.

The Grand-Jersey Area is a victim of previous environmental contamination, the lack of a viable street grid and access to other more developed areas of Jersey City, and an overall generally deficient infrastructure system. The current Jersey City Master Plan, adopted in May of 2000, discusses the Grand-Jersey Area within the Waterfront Planned Development portion of the Land Use Plan. The Master Plan discusses the Grand-Jersey Area as a "planned mixed-use redevelopment area". It further states that no redevelopment activity has occurred in this area at present and that the "primary issues as they relate to Grand Jersey include addressing potential environmental concerns and future access, including the use of Jersey Avenue". The Circulation Plan Element of the Master Plan specifically recommends the extension of Jersey Avenue in order to "improve local circulation while increasing access to Liberty State Park".

This amended plan is based, then in the hope that it will help, through the use of governmental authority and powers not available to the private sector, to redevelop this Area and bring to fruition the long envisioned new community rising in the backdrop of the Statue of Liberty, Ellis Island and Liberty State Park by addressing the lack of access, environment contamination and deficient infrastructure endemic within the Grand-Jersey Area. This amended plan seeks to utilize the principals of Smart Growth and New Urbanism planning techniques to incorporate the Grand-Jersey Area into the existing street grid and neighborhood patterns of the Lafayette and Downtown communities to the north and south of the Area; as well as the emerging new community within the Liberty Harbor North Redevelopment Area.

II. Redevelopment Plan Area Boundary Description

BEGINNING at a point at the intersection of the centerline of Grand Street and Jersey Avenue, thence in a southerly direction along the centerline of Jersey Avenue, as same would extend to the point of its intersection with the centerline of Audrey Zapp Drive, thence in a westerly direction along the centerline of Audrey Zapp Drive to the point of its intersection with the centerline of Johnston Avenue, thence in a westerly direction along the centerline of Johnston Avenue to the point of its intersection with the easterly right-of-way line of the New Jersey Turnpike, thence in a northerly direction along the easterly right-of-way line of the New Jersey Turnpike to its intersection with the centerline of Pacific Avenue, thence in a northerly direction along the centerline of Pacific Avenue to the point of its intersection with the centerline of Grand Street, thence in an easterly direction along the centerline of Grand Street to the point and place of the BEGINNING.

III. Redevelopment Plan Objectives

A. To redevelop the Grand Jersey Redevelopment Area in a manner that will exemplify the principles of New Urbanism and implement traditional neighborhood development techniques that recognize this unique inner-city location in a street grid pattern that is open to the public.

B. To encourage development with a mixture of uses, high quality building design and an intensity of development that will allow for a self-sufficient and vibrant new community serving as a model for healthy urban growth.

C. To provide a variety of housing types, both rental and for sale, suitable to meet the need of varying family types and income levels.

D. To provide for an intensity of development suitable to support the implementation of needed infrastructure improvements.

E. To provide for the redevelopment of brownfield sites through innovative mixed-use development.

F. To encourage innovative mixed-use development through new construction of low rise, mid-rise and high rise structures, thereby allowing greater variety in building type and design.

G. To provide land for the development of a modern health care complex to serve the people of Jersey City and the surrounding area.

H. To require the interconnection of uses, blocks, and streets to create integrated neighborhoods and a greater sense of community through the establishment of a traditional urban street grid pattern as described herein.

I. To provide a layout of streets and open spaces that encourage pedestrian interconnections to the light rail stations, civic buildings, and commercial uses with the intent to provide safe pedestrian connections among all uses.

J. To require the interconnection of the new Grand Jersey Neighborhood with existing neighborhoods to the north and south-west, as well as the emerging Liberty Harbor North Redevelopment Area to the east, through the extension of the existing and proposed street grid systems into the redevelopment area.

K. To encourage the greater use of the light rail system by providing improved access to the light rail stations in Liberty Harbor North and the construction of a new light rail station west of Jersey Avenue.

L. Provide an appropriate intensity of development to support the proposed improvements within the Redevelopment Area including environmental cleanup of contaminated sites and infrastructure improvements.

M. To provide a new major public open space through the remediation and redesign of the Mill Creek outfall area, consisting of passive naturalized areas, paths, sitting areas, and other similar facilities.

N. To foster public access to the waterfront and promote improved access to Liberty State Park.

O. To provide a more efficient use of land and public services by directing development in a pattern that resembles traditional blocks of mixed and multiple-use development with varied housing types.

P. To construct new infrastructure including: netting chambers, regulator and trunk sewer lines for the Mill Creek outfall area, streets, as well as provide, open space and other public improvements in order to benefit this new neighborhood as a whole and the residents of Jersey City in general.

Q. To alleviate undue traffic congestion by reducing the excessive sprawl of development and the segregation of land uses, which result in the inefficient use of land, encourages the use of private vehicles, and is counter to the protection of the public health, safety, and welfare.

R. To implement the creation of places which are oriented to the pedestrian, promote citizen security social interaction and provision for public art.

S. To implement developments where the physical, visual, and spatial characteristics are established and reinforced through the consistent use of thoroughfare, urban and architectural design elements.

T. To promote the principles of "Smart Growth" and "Transit Village" development i.e. sustainable economic and social development, including a variety of housing choices, providing pedestrian friendly streets and public rights-of-way, minimize automobile use by maximizing the appeal and access to mass transit, encourage reduced parking and shared use parking solutions, and creating a livable community with convenient access to commercial facilities.

U. To identify and preserve significant historic features in the Redevelopment Plan Area and incorporate appropriate informational signage.

V. Development of municipal/governmental facilities, including the construction of parking structures to serve the surrounding community.

IV. Proposed Redevelopment Actions

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

A. Clearance of dilapidated structures.

B. Remediation of contaminated areas.

C. Assembly into developable parcels the vacant and underutilized land now in scattered and varied ownership.

D. Construction of new structures and complementary facilities.

E. Construction of a street grid system to service and support the new development as well as the surrounding areas.

F. Construction of a full range of public infrastructure necessary to service and support the new development.

G. Construction of a new light rail station within the Redevelopment Area.

V. District Improvement Fund

A developer contribution of Ten Thousand Dollars ($10,000.00) per dwelling unit and Ten Dollars ($10.00) per square foot of commercial space to a dedicated trust fund established by the City of Jersey City shall be required as a pro-rata share contribution for the purpose of paying for the construction of street, utility, other infrastructure and open space improvements within the Redevelopment Area. The developer contribution of Ten Thousand Dollars ($10,000.00) per dwelling unit is not required for low, moderate or work force housing units. The required improvements shall include: all new streets (as indicated on the proposed street grid, street network plan and as further defined and described in the Thoroughfare Standards section of this Plan); all necessary underground utilities and infrastructure, such as electric, gas, water and sewer; the filling and piping of Mill Creek between the New Jersey Turnpike Right-of-Way and Jersey Avenue; the remediation of certain contaminated "brownfield" sites within the Redevelopment Area; and the construction of such public parkland and open space as approved in and around the Mill Creek vicinity and elsewhere within the Redevelopment Plan Area. Developers acquiring dwelling units (i.e. density) from City owned parcels as described in Section VIII Paragraph 6.b. below shall be responsible for the developer contribution for all units so acquired.

VI. General Administrative Requirements

The following provisions shall apply to all property located within the Grand Jersey Redevelopment Area.

A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change in the use of any structure or parcel, or (e) any change in the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No Building Permit shall be issued for any work associated with a. through e. above, without site plan review and approval of such work by the Planning Board.

B. Duration - The provisions of this Plan specifying the redevelopment of the 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. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.

C. Approval requirements of the Planning Board - Site plan review shall be conducted by the Planning Board, pursuant to NJSA 40:55D-1 et. seq. Site plan review shall consist of a preliminary and final site plan application. Submission of a site plan and site plan application shall conform to the requirements of the

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

D. Performance Guarantees - As part of final site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, and be in a form approved by the Planning Board attorney. The amount of any such performance guarantees shall be determined by the City Engineer in conformance with applicable law, and shall be sufficient to assure completion of site improvements within one (1) year of final site plan approval, or such other time period as determined by the Planning Board if particular circumstances dictate a longer time frame.

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

F. 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.

G. Interim Uses - Interim uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall only permit uses that it finds will not have an adverse effect upon surrounding existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board. The Board shall establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional renewals of interim uses upon application, review, and approval.

H. Deviation Clause - The Planning Board may grant deviations from the regulations contained within this Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the

requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted which will result in permitting: (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a non-conforming use, (3) an increase in the permitted floor area ratio, (4) an increase in the permitted density. Further, no deviations shall be granted which would have the effect of varying the grid-like pattern of the Street Network Plan in relation to street location, street type, R-O-W width, and pavement width beyond normal adjustments encountered during survey synchronization.

An application requesting a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.

I. Severability Clause - If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

J. All development within this redevelopment area shall be undertaken by redevelopers so designated by the Jersey City Redevelopment Agency pursuant to the statute.

VII.General Regulations And Requirements

A. BUILDING DESIGN REQUIREMENTS

1. 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.

2. 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.

3. Buildings shall have a clear base, middle and top. Architectural devises, such as string courses, cornices, sub-cornices, lintels and sills, and/or horizontally differentiating surface treatments shall be used to achieve the necessary transitions.

4. Building face material to be used on all sides shall be primarily of brick (Standard Modular or Standard Norman sizes only), glass, 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.

5. 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.

6. 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.

7. 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.

8. Windows in residential portions of a building shall be arranged in a contemporary and organized manner. When architecture is of a traditional style, windows shall contain both lintels and sills. When a contemporary design is chosen lintels and sills may be inappropriate. 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.

9. 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.

10. 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.

11. 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.

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

13. All new rowhouse, townhouse and similar style residential liner buildings shall have a raised stoop to the front entrance of the dwelling unit. The stoop shall contain at least four (4) steps

14. The front yards of all new townhouse, rowhouse and similar style residential liner buildings shall provide decorative fencing along the property line a minimum of two (2) feet and a maximum of four (4) feet in height.

B. AFFORDABLE HOUSING REQUIREMENTS

1. Affordable housing and workforce housing shall be provided as part of any development within this Redevelopment Area. For every ten (10) residential units constructed, a residential development shall be obligated to include one unit that is affordable to households of low, moderate or work force income. In addition, a redeveloper shall be permitted to construct a "bonus" market rate unit for every low, moderate or work force income unit constructed. The developer contribution of Ten

Thousand Dollars ($10,000.00) per dwelling unit is not required for low, moderate or work force housing units. The result being that out of every eleven (11) units constructed, one will be an affordable or workforce unit. In order to accommodate the bonus market rate units additional incentives shall be provided including but not limited to a proportional increase in allowable height and a reduction or elimination of parking for the additional units.

2. Affordable housing shall be defined the same as affordable housing that is a part of a fair share plan housing element as approved by Superior Court and/or the Counsel On Affordable Housing (COAH) or the City of Jersey City. Workforce housing shall be defined as housing affordable to households with a gross household income equal to more than eighty percent (80%) but not more than one-hundred and twenty percent (120%) of the median gross household income for households of the same size.

3. Affordable housing units shall be distributed according to the following ratio:

- Not less than 20% of the required affordable housing units shall be Low Income Units.
- Not less than 30% of the required affordable housing units shall be Moderate Income Units.
- Not more than 50% of the required affordable housing units shall be Work Force Units.

C. SUSTAINABLE DESIGN REQUIREMENTS

1. All new buildings will be required to comply with the "LEED for New Construction Rating System" (LEED-NC) or other sustainable building programs acceptable to the Jersey City Planning Board. This system is designed for use during the design and construction phases of a building. LEED-NC addresses the environmental impacts of site and materials selection, demolition, and construction. LEED-NC facilitates and encourages project teams to use an integrated design approach from start to finish, resulting in buildings with lower impact on occupants and the environment, and a positive economic impact for owners. Additionally, the LEED-NC Rating System promotes improved practices in: site selection and development, water and energy use, environmentally preferred construction products, finishes, and furnishings, waste stream management, indoor environmental quality, innovation in sustainable design and construction.

2. All buildings will be required to achieve a minimum of a Silver LEED Certification level or other sustainable buildings programs acceptable to the Jersey City Planning Board. Silver credits will be awarded based on five (5) categories of performance: Sustainable Sites, Water Efficiency,

Energy & Atmosphere, Materials & Resources, and Indoor Environmental Quality. Projects can earn additional points under an Innovation in Design category, through demonstrating exceptional performance of LEED requirements.

3. Any single development comprising one block or more is required to comply with the "LEED for Neighborhood Development" rating system or other sustainable development programs acceptable to the Jersey City Planning Board. LEED for Neighborhood Development is intended to revitalize existing urban areas, reduce land consumption, reduce automobile dependence, promote pedestrian activity, improve air quality, decrease polluted storm water runoff, and build more livable sustainable communities for people of all income levels.

4. Neighborhood Developments will be required to achieve a minimum of a Silver LEED Certification level or other sustainable development programs acceptable to the Jersey City Planning Board. The project can achieve a variety of points from four separate categories: Smart Location and Linkage, Neighborhood Pattern Design, Green Construction and Technology, and Innovation and Design. Points are also available within the LEED for Neighborhood Development rating system for including LEED Certified buildings and for integrating green building practices within the buildings in the neighborhood.

D. PARKING & LOADING REQUIREMENTS AND DESIGN STANDARDS

1. Required Parking Provisions - All new construction shall provide parking as follows:

Use	Max. Parking
Residential	1.2 per unit
Office	1/1,000 sq. ft.
Medical Office	3/1,000 sq. ft.
Hospital	2 / per bed
Assisted Living / Nursing Home	0.5 per unit or bed
Senior Housing	1.0 per unit
Retail and Banks	2/1,000 sq. ft.
Restaurant, Bar, Nightclub, Theaters	3/1,000 sq. ft.
Hotel	1.0 per room
Civic/School/other	1/1,000 sq. ft.

2. Parking may be provided in the same building as the use or in another building within the Redevelopment Area.

3. 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. Parking structures located within the Medical District as well as municipal parking garages are not required to be masked by habitable building uses as described above. However, the structure shall be articulated to resemble a habitable building in a manner consistent with the architectural design of the other buildings in the district and surrounding area.

4. No mid-block parking structure shall be higher than the height of the shortest building masking it. All parking structures, other than municipal parking garages as well as those located in the Medical District shall be covered by a landscaped deck providing open space for residents of the building.

5. Parking under buildings may be placed directly against the street frontage where it is a minimum of three (3) feet below grade and hidden by a foundation wall articulated to appear as a basement, with small vertically-proportioned glazed openings.

6. All surface parking and loading areas shall be graded, paved with a durable surface, adequately drained, and well landscaped, including shade trees within the paved area.

7. All curbing shall be poured-in-place concrete or other suitable material such as Belgian block or granite curbing as approved by the Planning Board. Asphalt curbing and/or anchored railroad ties are not permitted. Curbs must run straight down to the asphalt roadway edge; gutter-pan type curbing is not permitted.

8. Pedestrian entrances/accessways from the public sidewalk into parking structures shall be separated from the vehicular entrance and located such that the pedestrian pathway is not shared with the vehicular access ramp.

9. Vehicular entrances to parking structures shall be designed as architecturally compatible openings in the façade of the building and shall not be merely gaps between buildings.

10. Loading areas shall be provided within the building as required and accessed through an access drive leading to the service area. If parking is provided within the building, access ramps shall share the loading ramp openings to the degree possible to produce the least number of breaks in the facade. Developers shall demonstrate to the satisfaction of the Planning Board that sufficient off-street loading will be provided to meet the needs of the proposed use.

E. SIGNAGE REQUIREMENTS

No signs or window graphics other than those specifically enumerated herein shall be permitted.

1. Under no circumstances shall fluorescent or glowing paint be permitted for any signage within the area.

2. All signage shall be subject to site plan review and approval by the Planning Board. Minor site plan review is permitted when proposed signage is not included as part of a major site plan application.

3. Billboards are expressly prohibited throughout the Redevelopment Area.

4. Rooftop, flashing moving or intermittently illuminated signs or advertising devices are prohibited, as are signs that may be mistaken for traffic control devices.

5. Kiosks listing tenants and giving direction may be provided but no advertising will be permitted. Such kiosks may not exceed eight (8) square feet of sign areas.

6. Freestanding signs are prohibited, except that way-finding identification as per City standards shall be permitted.

7. No sign shall be attached above the first story of any structure.

8. All signage shall be externally lit. Signs may be lit from gooseneck fixtures, backlit halo, and up-lights. Internally lit signs and sign boxes are prohibited.

9. Permitted signage material includes: 1.) Painted wood; 2.) Painted metals including aluminum and steel; 3.) Brushed finished aluminum, stainless steel, brass, or bronze; 4.) Carved wood or wood substitute.

10. All signs shall be flush mounted, although blade signs may be attached to and perpendicular to the first floor façade

11. Window signs (other than lettering as specifically permitted) shall be prohibited. Lettering shall be limited to decorative gold-leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / store front and shall cover no more than twenty (20%) of the window area.

12. All buildings within the Redevelopment Area shall display the street address of the building such that it is clearly visible from the adjoining street right of way.
13. The following additional signage restrictions shall apply to specific uses:

    a. Office, Civic/School: Total exterior signage shall not exceed fifty (50) square feet. One (1) use shall be permitted no more than one (1) sign. Buildings with multiple uses shall not have more than one (1) sign per use

and the aggregate of all signs shall not exceed the maximum area permitted. Uses located on a corner may have one (1) sign on each street frontage.

b. Residential: One (1) sign per building may be allowed, not to exceed twenty (20) square feet.

c. Retail, Restaurant, and all other commercial uses not specifically identified: Each establishment is allowed one sign and one blade sign per street frontage. (Establishments on corners are thus allowed two sets of signs.) Signage shall not exceed 30 inches in vertical dimension. Blade signage shall not exceed 18 inches in vertical dimension.

d. Accessory Parking –The location of parking facilities may only be indicated by use of the international parking symbol. Said signage may not exceed five (5) square feet and must be flush mounted to the building. Informational, pricing and directional signage may also be provided for municipal garages and/or parking garages within the medical district but must be flush mounted to the building.

14. The Planning Board at its discretion may waive some of the above regulations if a proposed sign is presented as a site-specific piece of civic art, or in order to address the specific signage requirements of hotel and/or hospital uses and/or civic uses.

15. Prohibited Signage: The following signs and devices shall not be permitted within the Grand Jersey Redevelopment Area:

    Monument signs and internally or externally illuminated box signs, flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle, roof signs, billboards, signboards, window signs, posters, plastic or paper that appear to be attached to the window, pole signs, free-standing signs, fluorescent and/or glowing paint for any signage or building within the redevelopment area, waterfall style awnings, plastic awnings, product advertising signage of any kind. Product advertising signage is defined here to include, but not be limited to signage on: parking meters, signage in windows, on light poles, benches or other street furniture within the redevelopment area. Nothing in this paragraph shall be deemed to prohibit signage (including advertisements) within New Jersey Transit Light Rail Stations or bus stop shelters; or either lamppost mounted seasonal banners or traditional residential holiday decorations.

VIII.Specific Use Standards

A. Planned Mixed-Use Development 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 consortium of developers operating in a coordinated manner, and who must all be designated redevelopers by the Jersey City Redevelopment Agency. Redevelopers shall be responsible for construction of the improvements necessary to support the permitted scale and scope of the proposed development.

1. Permitted Uses:

   a. Residential
   b. Offices
   c. Hotels
   d. Civic/Governmental, including municipal parking structures
   e. Schools, Colleges and related facilities.
   f. Mixed-use of the above
   g. The following uses shall be permitted when constructed as part of a mixed-use building containing one or more of the uses listed above and pursuant to the location requirements found in the Frontage Regulating Plan located in the appendix of this Plan:
      - Retail sales of goods and services
      - Restaurants, Bars and Nightclubs
      - Banks and financial institutions
      - Theaters and museums
      - Health Clubs
      - Day Care Centers
   h. Retail sales of goods and services, banks and/or restaurants which are not constructed as part of a mixed use building may be constructed on Block #2 only. If a standalone commercial use is proposed for Block #2, it is recognized that deviations related to building design and other site design criteria may be necessary and will be addressed as part of Site Plan Review and Approval.
   i. Open Space and Parks

2. Accessory Uses –

   a. Off street parking and loading

3. Permitted Height:

   a. See Height Regulating Plan in Section D- Regulating Plans and Table.

4. 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 25 feet.
c. The floor of all residential uses provided on the first floor of any building shall be located at least 48 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 20 feet.
e. Parapets and other roof-top appurtenances may exceed the permitted height within the limitations imposed by the City of Jersey City Land Development Ordinance.

5. Maximum Permitted Intensity of Development:

a. Maximum permitted intensity of development / density shall be as indicated on the Unit Count Summary Table located in Subsection D Regulating Plans and Table. Non-residential uses provided in areas where ground floor retail is required shall be allowed in addition to the permitted unit count / density. Where commercial uses are constructed above the ground floor or in areas where ground floor retail is optional, one (1) dwelling unit shall be deducted from the permitted density for every 1,000 square feet of commercial space constructed.

b. Dwelling units assigned to City Owned Property on Blocks 7 and 15 may be sold to a designated redeveloper and may be transferred to a parcel owned by said designated redeveloper within the Grand Jersey Redevelopment Area. The permitted unit count on the receiving parcel would then be increased to include the transferred units and the permitted height of the building located on the receiving parcel may also be increased proportionately to accommodate the transferred units. The additional height shall only be provided on the block portions that are designated as having a higher height requirement (i.e. if a block has both an S- Class and M-Class component, the additional height shall only be allowed on the M-Class component).

6. Minimum Unit Size: The minimum dwelling unit size (not average 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	Minimum Unit Size	Min. & Max. Percentage
Studio	525 Sq. Ft.	0% to 10 %
1 - Bedroom	700 Sq. Ft.	20% to 60%
2 - Bedroom	1,000 Sq. Ft.	20% to 60%
3 – Bedroom & over	1,250 Sq. Ft. Plus 150 Sq. Ft. per additional bedroom	0% to 30%

7. Required Lot Size: Traditional lot size requirements shall not apply within the Mixed Use District. Each development block shall be developed as a uniform whole.

8. Required Setbacks

a. Residential buildings of 6 stories or less shall be setback a minimum of 5 feet and a maximum of 10 feet from the street right-of-way line 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 along the retail frontage and the building shall meet the street line or located as necessary to provide the required sidewalk width. (See also the typical street cross sections provided within the Redevelopment Plan.)
c. Residential building walls shall not be closer than 60 feet to any other wall facing said wall in order to provide adequate air and light to interior portions of development blocks and to residential structures.

9. Required Stepbacks

a. A minimum stepback of 5 feet shall be required at the top of the base of any proposed structure above 6 stories.
b. For any structure taller than 18 stories, an additional minimum stepback of 5 feet shall be required between the 12th floor and no higher than 5 stories below the top of the building.

B. Medical District

This district is intended to provide for the development the Jersey City Medical Center; as well as ancillary and accessory support facilities and related uses and facilities.

1. Permitted Uses:

   a. Hospitals and related uses such as rehabilitation and convalescent facilities, ambulatory care facilities and other similar medical treatment facilities.
   b. Medical Office Buildings.
   c. Nursing Homes and Assisted Living Facilities.
   d. Residential uses are permitted for that portion of Parcel 8, as it stands undeveloped other than for a parking lot, with a maximum density of 100 units per acre.
   e. Civic/Governmental uses.
   f. Schools, Colleges and related facilities.
   g. Mixed-use of the above
   h. The following uses shall be permitted when constructed as part of a mixed-use building containing one or more of the uses listed above and pursuant to the location requirements found in the Frontage Regulating Plan located in the appendix of this Plan:
      - Retail sales of goods and services
      - Banks and financial institutions
      - Health Clubs
      - Day Care Centers
   i. Open Space and Parks

2. Accessory Uses:

   a. Off street parking and loading

3. Permitted Height: Maximum building height shall be ten (10) stories or one hundred fifty (150) feet.

4. Additional Height Requirements:

   a. Parapets and other roof-top appurtenances may exceed the permitted height within the limitations imposed by the City of Jersey City Land Development Ordinance.

5. Maximum Permitted Intensity of Development:

Maximum floor area ratio shall not exceed 4.0. Floor area shall not include areas dedicated to parking, loading, utility, equipment, mechanical rooms and other similar spaces; but shall include treatment areas and rooms and spaces containing medical equipment.

6. Required Setbacks

a. All buildings and structures shall be setback a sufficient distance to provide the required sidewalk widths adjacent to the building.
b. Other setbacks shall be indicated as necessary on all site plans and shall be subject to Site Plan Review and Approval by the Jersey City Planning Board.

C. Utility Support District

This district is intended to provide for the continued development and maintenance of the Public Service Electric and Gas Company Sub-Station located generally at the corner of Pacific Avenue and Grand Street. It is the intention of this district to promote the consolidation of this facility in the northwest section of the Redevelopment Area such that the facility will be defined and bordered by existing and proposed public rights of way.

1. Permitted Uses:

a. Public utilities: including transformers, electrical equipment and related equipment, structures and facilities.

2. Accessory Uses:

a. Such buildings, structures, equipment and uses which are customarily associated with, subordinate and incidental to, and necessary for the safe and efficient operation of the public utility facility; including off street parking and loading

3. Permitted Height: Maximum height shall be thirty (30) feet.

4. Required Lot Size: The required lot size shall be the entire parcel dedicated to the Utility Use within the Utility Support District as indicated on the Proposed Land Use Map. It is the intention that this district shall be developed as a single utility / sub-station facility.

5. Required Setbacks and Landscaping:

   a. All buildings, structures and equipment, not requiring immediate frontage on a street, shall be setback a sufficient distance to provide a dense landscaped buffer of evergreen and ornamental deciduous plant material along all property lines. Decorative fencing and/or a decorative masonry wall shall be provided along all street lines. Setbacks shall be indicated on all submitted site plans and shall be subject to Site Plan Review and Approval by the Jersey City Planning Board.

D. Regulating Plans and Table

The following plans and exhibits provided in the appendix indicate the location of permitted land use districts, the location of required and permitted commercial frontages and the permitted intensity of development.

1. Land Use Plan (A-3)

2. Frontage Plan (A-4)

3. Building Height Plan (A-5)

4. Unit Count Summary Table (A-6)

IX. Circulation Plan

A. It is the intent of the Circulation Plan to provide a street layout for the Redevelopment Area which will provide a sense of enclosure, enhance neighborhood connectivity, provide linkages to surrounding areas, provide convenient access to mass transit, and visual and physical access to public places both in and beyond the study area.

B. It is a primary purpose of this Redevelopment Plan to promote the principles of a "Transit Village". The intent of a "Transit Village" is to provide pedestrian friendly streets and public rights-of-way, to minimize automobile use by maximizing the appeal of mass transit and to encourage reduced parking and shared use parking solutions.

C. Street configurations and locations were designed to extend the existing grid network into the Redevelopment Area from adjacent neighborhoods. Each street type has been dimensioned and specified for: Type, Movement Directions, Traffic Lanes, Parking Lanes, Right-Of Way Width, Pavement Width, Sidewalk Width, Planter Treatment, and Planting Interval.

D. As part of the new street configuration, the following utility lines may be provided below these streets in the Right of Way: gas pipes, electric, telephone, fiber optic, cable television, electric duct banks, water mains, sanitary and storm sewer.

E. The names of the streets within this Redevelopment Plan as indicated on the Concept Map or elsewhere in this Redevelopment Plan are for identification purposes relative to this Plan only, and may be altered or renamed by the appropriate authority upon construction and dedication of the streets; although it is strongly suggested that streets which are logical extensions of existing streets should maintain the names of the streets of which they are extensions.

F. All Streets and Avenues, and other thoroughfares are required in order to implement the stated objectives of this plan. No building or structure shall be located within areas designated as street thoroughfares of this plan.

G. Sidewalk areas, including all light rail pedestrian crossings, shall be properly paved, landscaped and lighted consistent with the requirements of this plan and the approved design plans, and sound planning and design principles.

H. Traffic signalization shall be installed by the redeveloper, as determined necessary by the Planning Board.

I. In maintaining the interconnected and comprehensive nature of this plan, all streets adjacent to each block, on all sides, shall be constructed in conjunction with the development of any project or building within the block. The Planning Board may at its discretion, in an extreme case, waive this requirement and instead only require a portion of the street/streets required to develop the block if it finds that the ownership of the roadway area differs from the site plan applicant and the delay in the construction of roads around other portions of the block do not in any way inhibit access, circulation, and provision of required utilities, for either the project under consideration or the access of the overall development area and other projects within. Where a developer is required to construct a street or a portion of a street, that would otherwise be the responsibility of a developer(s) of an adjacent block(s) as part of the development of that block(s); then a mechanism shall be established to ensure that the initial developer is reimbursed for the pro-rata share of the cost of construction of said street(s) that would have otherwise been the responsibility of the adjacent developer.

J. Street signage (street names, traffic regulations, parking restrictions, etc.) shall be consolidated and affixed onto lamp posts wherever possible in order to reduce visual clutter.

K. All new streets, sidewalks, rights-of-way, roadways, driveways, and access easements constructed within the redevelopment area shall conform to the Street Network Map and Thoroughfare Standards as identified herein. Slight modifications may be necessary to accommodate specific conditions as they arise.

X. *Utility Plan*

A. All applicants shall satisfy the Municipal Engineer, JCMUA and the Planning Board that provisions for the necessary utilities is accomplished in a way that advances the health safety and welfare of the general public.

B. Utility Placement – All utility distribution lines and utility service connections from such lines to the project area's individual uses shall be located underground in a utility corridor. Utility appliances, such as transformers, regulators and metering devices (including gas, electric and water meters) shall be located underground or within the building. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.

C. If it becomes evident to the Planning Board, Municipal Engineer or JCMUA during the implementation of this development that a long term utility and infrastructure plan is needed and desired, a Utility Plan which shall include the on-tract and off-tract infrastructure improvements needed to serve the development shall be provided by the designated developer.

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

E. As part of any site plan application, all proposed water distribution systems shall be reviewed by JCMUA to ensure that the proposed improvements meet Jersey City Municipal Utility Standards.

XI. *Open Space Plan*

Public open space areas, streetscape and landscape improvements shall be developed as directed by this Plan and indicated on the Open Space Plan map and are subject to site plan approval by the Planning Board.

A. Prior to the commencement of any construction within this Redevelopment Plan Area, an overall open space design plan shall be presented for each project to and approved by the Jersey City Planning Board. This plan shall be prepared by a licensed landscape architect. The plan shall respect and incorporate the design parameters and right-of-way landscaping requirements provided within this Plan, but provide more detail to insure all roadway segments incorporate consistent design patterns and materials. Also included within these standards shall be standards for the Hudson Bergen Light Rail right-of-way design improvements, greenway improvements, and park improvements. The Planning Board shall assure that any such plan or plans are consistent with the design requirements of this Plan and compatible with other previously approved plans within the Redevelopment Area.

B. A unified streetscape plan shall be required. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval in conjunction with the project site plan application and implemented contemporaneously with the construction of the redevelopment project. The streetscape plan shall include all street frontages, existing and proposed. The plan shall identify, but not be limited to: decorative paving materials, curbing materials, colors, tree pit treatments, trash receptacles, benches, bicycle racks, decorative street lighting, planters and planting pots. The streetscape plan shall respect and incorporate the design requirements provided with this Plan. The Planning Board shall assure that any such plan or plans are consistent with the design requirements of this Plan and compatible with other previously approved plans with the Redevelopment Area.

C. Trees shall be planted as specified in the "Thoroughfare Standards" as included in this Plan. All tree pits shall be covered with metal grates, decorative fencing, tree guards, and/or decorative pavers. Open tree pits or planting strips in any street right of way are prohibited.

D. All open space, including yards, decks over parking structures and green rooftops shall be landscaped with trees, shrubbery, ground covers and other appropriate plant material unless said open space is specifically designated for other activities which require paving or other treatment. Screen planting shall consist of evergreen plant materials. Additional decorative plants may be incorporated into the design of the screen planting area to provide seasonal variety. Only species with proven resistance to the urban environment in this area will be acceptable.

E. All street lighting shall be of decorative design and comply with the approved standard fixture types. Street lights shall be located at the outer edge of all sidewalks, and shall correspond to the Regulating Plan as follows:

   Public Open Space and Civic Frontage: One lighting standard (no more than 15' tall) for every 30 linear feet of sidewalk average.

Required Retail Frontages: One lighting standard (no more than 15' tall) for every 30 linear feet of sidewalk average.
Optional Retail Frontages: One lighting standard (no more than 15' tall) for every 50' linear feet of sidewalk average.
Undesignated Frontages: One lighting standard (no more than 20' tall) for every 70 linear feet of sidewalk average.
Residential-Only Frontages: One lighting standard (no more than 25' tall) for every 90 linear feet of sidewalk average.
Where more than one use occurs along any frontage the more stringent requirement shall prevail. These requirements may be adjusted relative to one another in response to the photometric specifications of the chosen light standards. Street lights shall be placed beginning at corners (without blocking crosswalks) and then working inward to the block middle. Street lights shall produce a spectrum in the daylight-incandescent range. (Bluish and very yellowish lamps are not allowed.)

F. Mailboxes, bicycle racks, and other pedestrian impediments shall be located at the outer edge of the sidewalk. Exceptions: Sidewalk dining may encroach into the sidewalk providing that a 5' clear pedestrian aisle is maintained.

G. Where appropriate, the installation of public art is encouraged.

XII. Other Provisions Necessary to Meet State and Local Requirements

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

A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.

B. The Plan lays out the proposed land uses and building requirements for the redevelopment area.

C. The displacement of residents of the Area will be held to the barest minimum. There are only 2 or 3 families within the redevelopment plan area. They will be displaced by the acquisition of private property within the Area. It is estimated that there are decent, safe, and sanitary dwelling units affordable to these families within the local housing market. These families can be offered replacement housing at costs they can afford, through the services of the City of Jersey City's relocation assistance personnel. The City of Jersey City will provide relocation

assistance to all eligible businesses displaced by the redevelopment activity generated by this Plan, in accordance with all applicable state and federal regulations.

D. All property within the Area is to be acquired as a result of this Plan, if necessary, through the exercise of eminent domain pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. and the Eminent Domain Act of 1971, N.J.S.A. 20:3-1 et seq.

E. The Grand Jersey Redevelopment Plan is in compliance with the Jersey City Master Plan. The Jersey City Master Plan specifically calls out this area as mixed use. There is no significant relationship of this Plan to the Master Plan of any contiguous municipalities. The Master Plan of the County of Hudson is not contrary to the goals and objectives of the Jersey City Master Plan. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to rebuild the inner cities. Jersey City is recognized in the state plan as an "urban center" and is considered in the top priority for funding to help revitalize itself.

F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. In all situations where zoning issues are specifically addressed herein, the Jersey City Zoning Ordinance shall, however, remain in effect. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Final adoption of this Plan by the Municipal Council of Jersey City, shall be considered an amendment of the Jersey City Zoning Map.

XIII. Procedure for Amending the Approved Plan

This Redevelopment Plan may be amended from time-to-time upon compliance with the requirements of the law. A fee of $1,000 shall be paid by the party requesting such amendment, unless the request issues from an agency of the City. The Planning Board, at their sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a Professional Planner, licensed in the State of New Jersey.

XIV. Phasing

The Planning Board shall still have the discretion to require a suitable mechanism to insure a balanced development of planned open space, commercial services and infrastructure to service the redevelopment plan area.

Any applicant seeking to develop properties located within this redevelopment plan area shall be required to provide a Phasing Plan, for review and approval by the Jersey City Planning board, which shall establish parameters under which public improvements

within the property owned or controlled by the applicant shall be constructed in conjunction with permitted residential, retail and commercial development. The Plan shall set a schedule for completion of Public Improvements within the property owned or controlled by the applicant in which the percentage of completion of public improvement is approximately equal to or greater than the percentage of completion of all other development on property owned or controlled by the applicant.

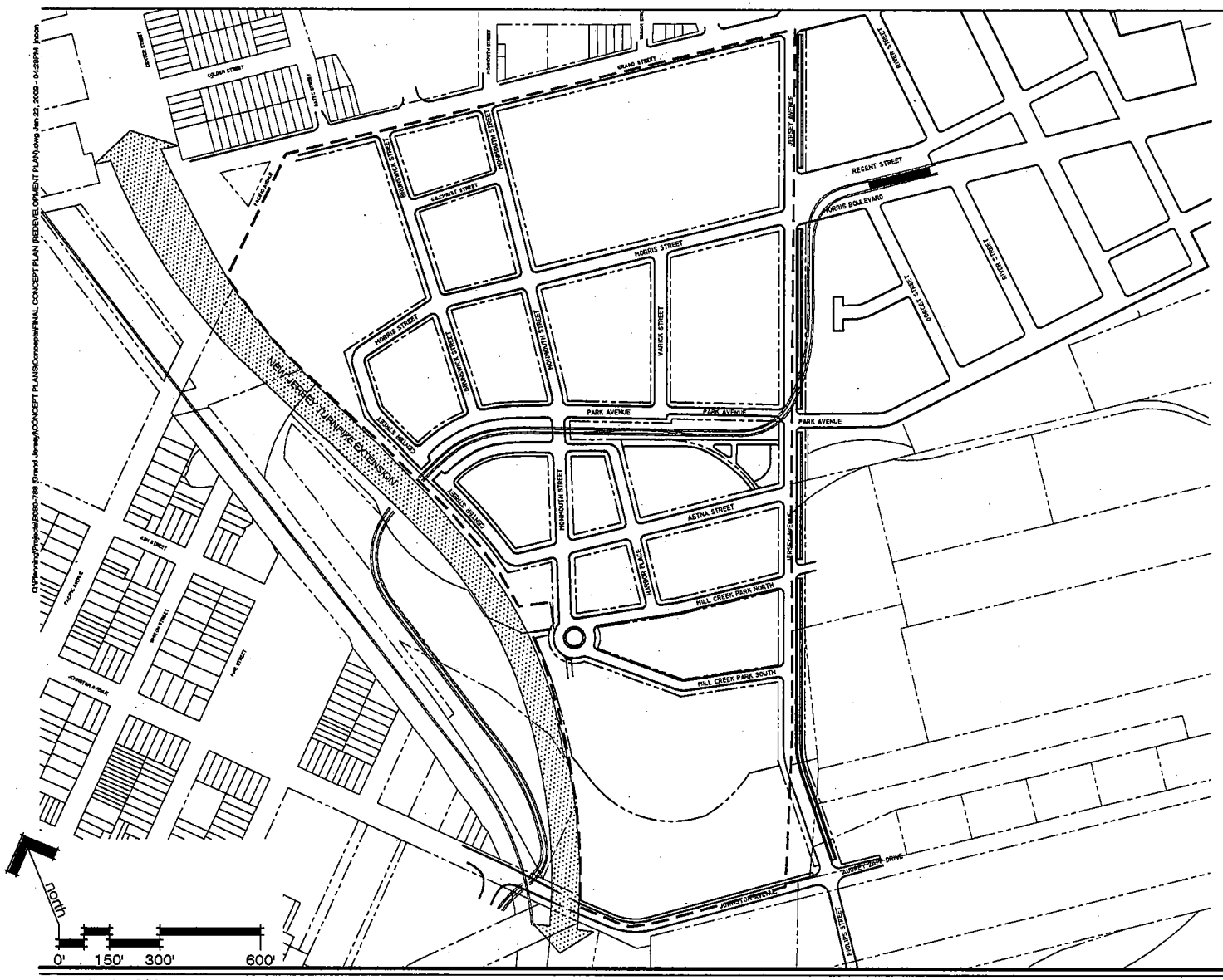
XV. Validity of Ordinance

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.

XVI. Definitions

TO BE ADDED AS NECESSARY

CONCEPT PLAN



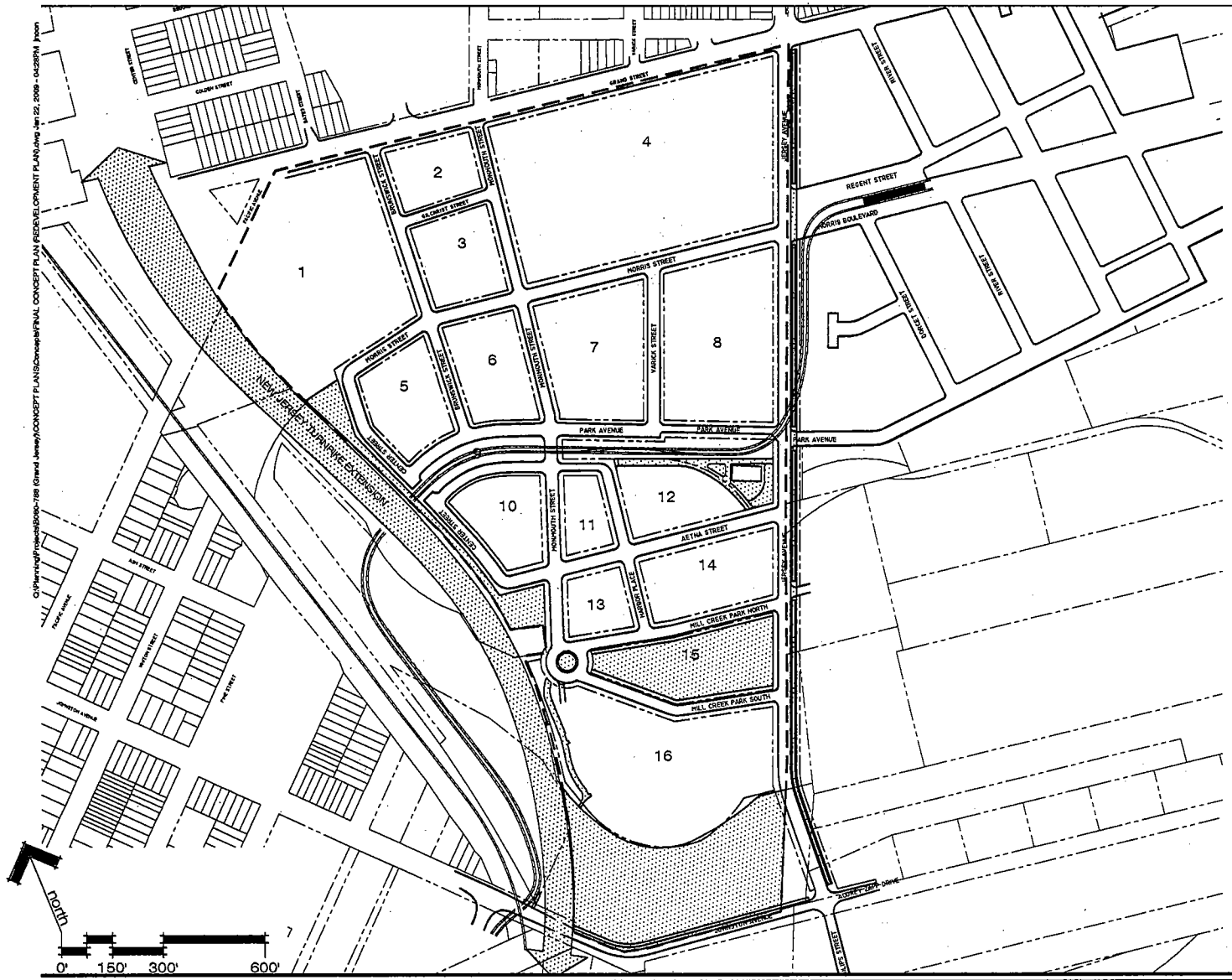
NOTE: STREET NAMES ARE FOR REDEVELOPMENT PLAN REFERENCE ONLY. HOWEVER, IT IS STRONGLY RECOMMENDED THAT EXISTING STREETS WITHIN THE REDEVELOPMENT AREA RETAIN THEIR CURRENT NAMES AND THAT NEW STREETS WHICH ARE EXTENSIONS OF EXISTING STREETS, EITHER WITHIN OR OUTSIDE THE REDEVELOPMENT AREA, SHOULD RETAIN THE NAMES OF THE STREETS OF WHICH THEY ARE EXTENSIONS

scale: 1"=300'

GRAND JERSEY

1/27/09 A-1

BLOCK IDENTIFICATION PLAN



PARK

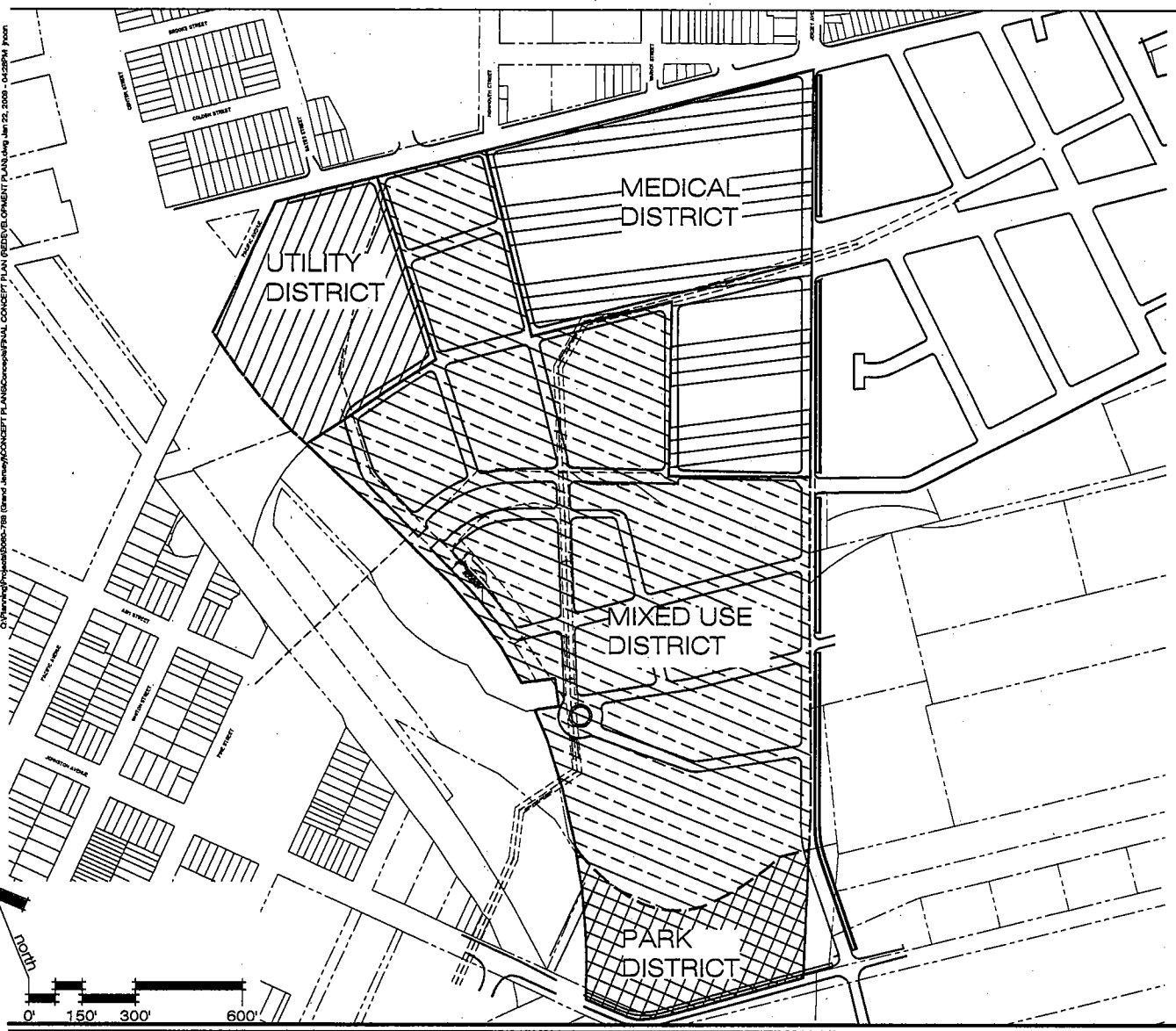
NOTE: THE BLOCK NUMBERS SHOWN HERE ARE FOR REDEVELOPMENT PLAN REFERENCE ONLY.

scale: 1"=300'

GRAND JERSEY

1/27/09 A-2

LAND USE MAP



LEGEND

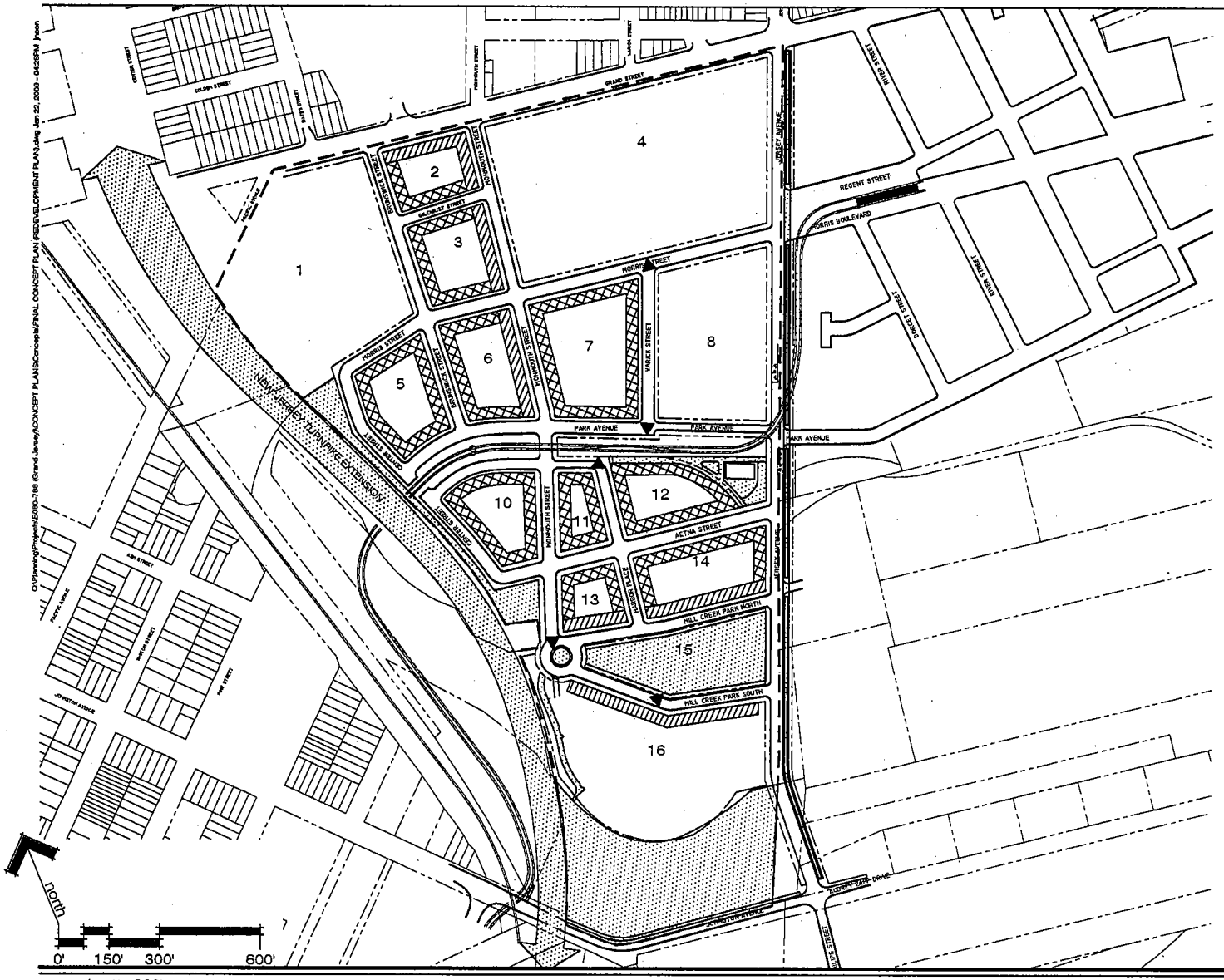
- UTILITY DISTRICT
- MEDICAL DISTRICT
- MIXED USE DISTRICT
- PARK DISTRICT

scale: 1"=300'

GRAND JERSEY

1/27/09 A-3

FRONTAGE REGULATING PLAN



scale: 1"=300'

RETAIL FRONTAGE REQUIRED

THOSE GROUND FLOOR AREAS DESIGNATED ON THE FRONTAGE REGULATING PLAN THAT ARE REQUIRED TO PROVIDE A STOREFRONT AT SIDEWALK LEVEL FOR RETAIL USE.

RETAIL FRONTAGE OPTIONAL

THOSE GROUND FLOOR AREAS DESIGNATED ON THE FRONTAGE REGULATING PLAN THAT ARE ALLOWED TO PROVIDE A STOREFRONT AT SIDEWALK LEVEL FOR RETAIL, OFFICE OR COMMERCIAL USES. WHERE RESIDENTIAL USES ARE PROVIDED IT IS RECOMMENDED THAT THESE SPACES BE DESIGNED WITH HIGHER CEILING HEIGHT TO ACCOMMODATE THE POTENTIAL FOR FUTURE CONVERSION TO RETAIL USE.

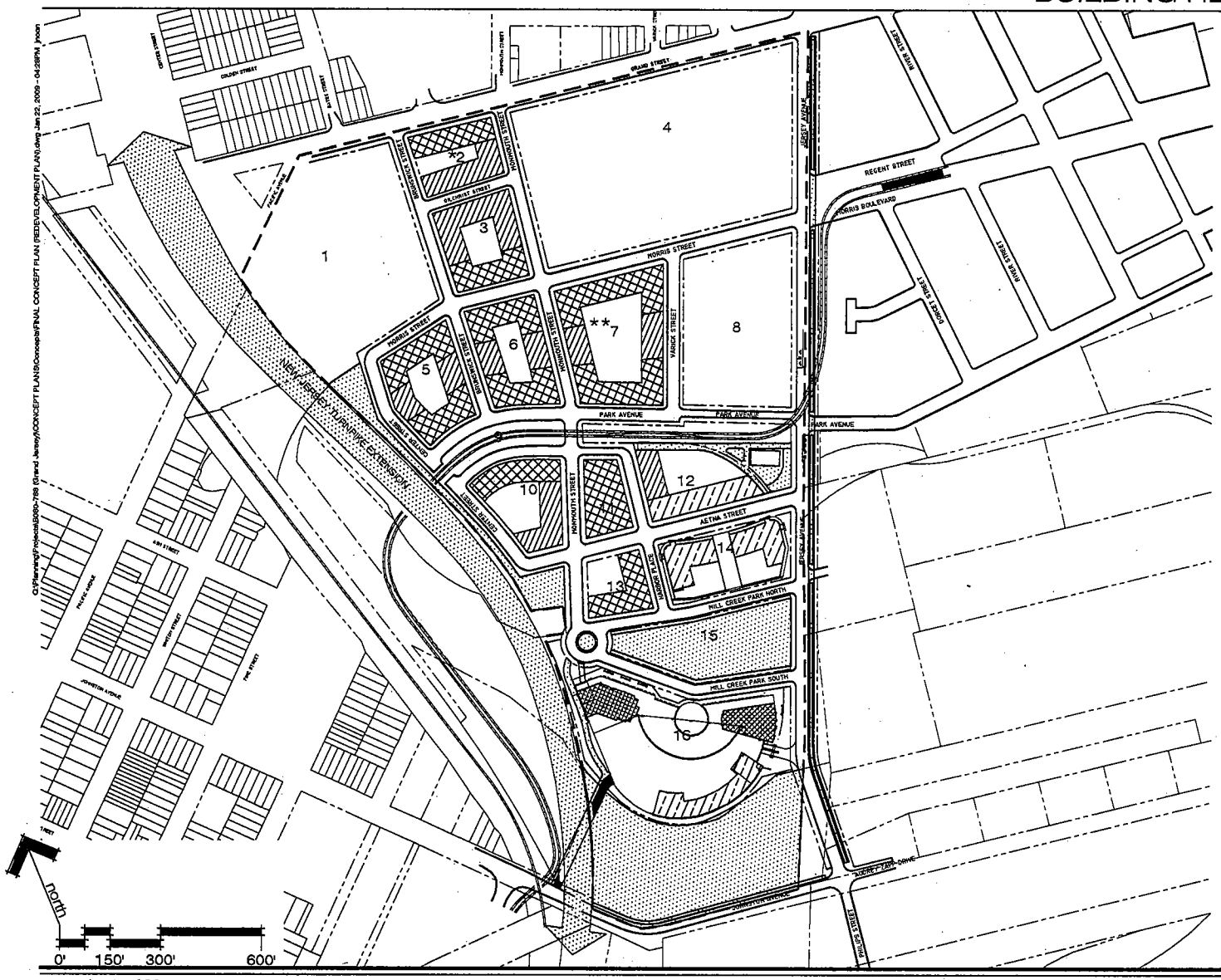
▲ TERMINATED VISTA

A LOCATION AT THE AXIAL TERMINATION OF A THOROUGHFARE. A BUILDING LOCATED AT A TERMINATED VISTA MUST RECEIVE THE AXIS WITH AN APPROPRIATELY SCALED ARTICULATION OF THAT FACADE AND/OR ROOFLINE.

GRAND JERSEY

1/27/09 A-4

BUILDING HEIGHT REGULATING PLAN



S - CLASS BUILDINGS 3 - 6 STORIES

M - CLASS BUILDINGS 8 - 12 STORIES

L - CLASS BUILDINGS 14 - 18 STORIES

XL - CLASS BUILDINGS 22 - 28 STORIES

PARK

*2 - IF BLOCK #2 IS DEVELOPED FOR A COMMERCIAL USE WITHOUT ANY MIXED USES, THE MAXIMUM HEIGHT SHALL BE 30 FEET.

**7 - IF BLOCK IS DEVELOPED AS A MUNICIPAL PARKING GARAGE THE MAXIMUM HEIGHT SHALL BE 8 STORIES.

scale: 1"=300'

GRAND JERSEY

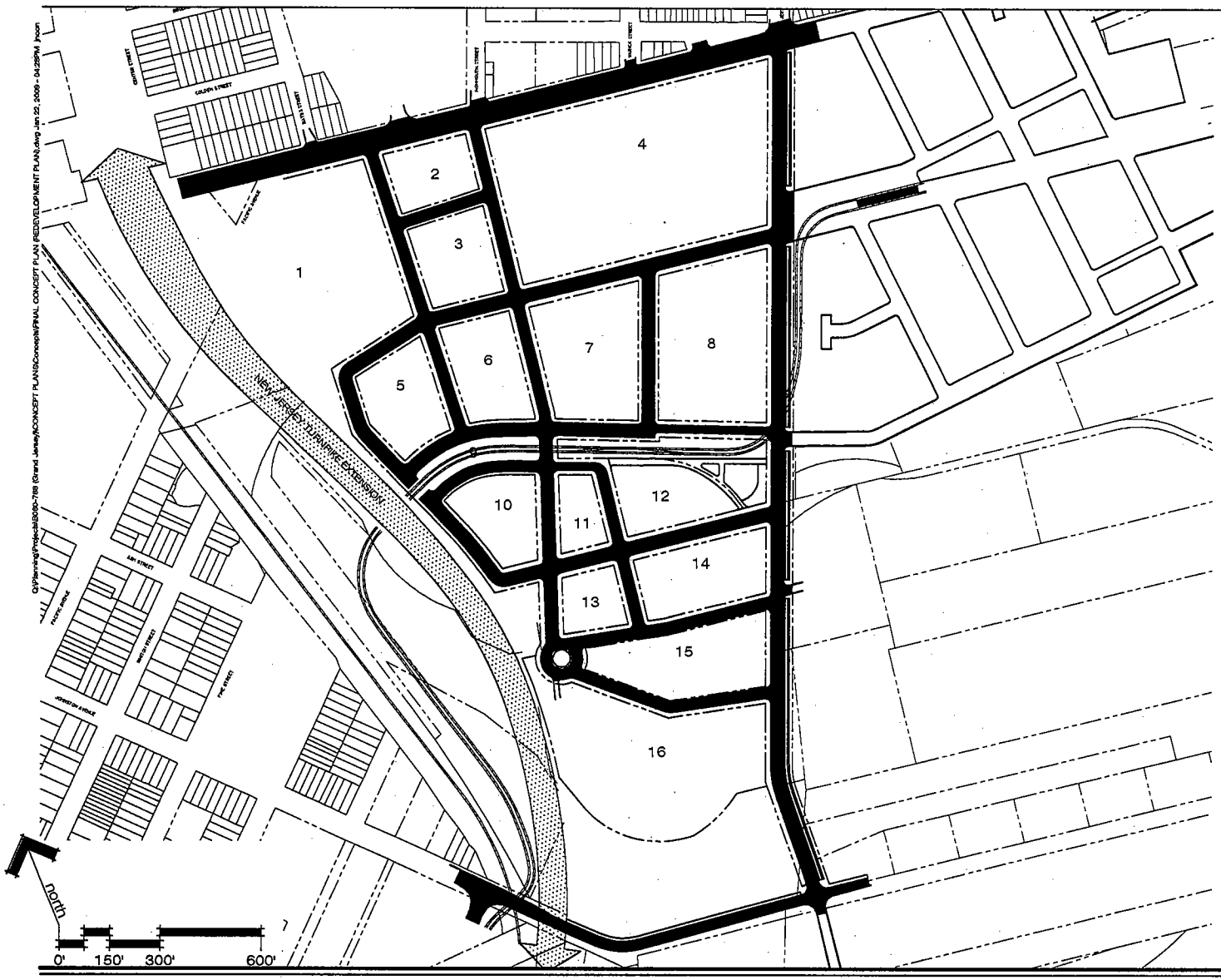
1/27/09 A-5

GRAND JERSEY REDEVELOPMENT PLAN
UNIT COUNT SUMMARY TABLE

Block Number	Size in Square Feet	Size in Acres	Max Housing
	Net	Net	# Units
1	-	-	
2	44,302	1.02	175
3	58,577	1.34	240
4	389,599	8.94	
5	60,411	1.39	240
6	63,815	1.46	275
7	108,911	2.50	435
8	153,868	3.53	
10	52,840	1.21	205
11	26,467	0.61	110
12	60,827	1.40	280
13	30,632	0.70	130
14	73,190	1.68	310
15	93,028	2.14	375
16	227,216	5.22	910
Total			**3685**

Note: Block number 1 is within the Utility District and Block numbers 4 and 8 are within the Medical District. Therefore, no residential units are permitted.
The total unit count provided does not include affordable housing bonus units.

STREET NETWORKS



scale: 1"=300'

CONSISTENT WITH THE PRINCIPALS OF SMART GROWTH AND SOUND URBAN DESIGN, THE PLAN CALLS FOR A POROUS STREET NETWORK CONSISTING OF NUMEROUS NEIGHBORHOOD SCALE STREETS, AND AVENUES. THIS NETWORK PROVIDES FOR MULTIPLE OPTIONS FOR VEHICULAR TRAFFIC WITHIN THE REDEVELOPMENT AREA SUCH THAT VEHICULAR TRAFFIC IS MORE EVENLY DISTRIBUTED THROUGHOUT THE REDEVELOPMENT AREA.

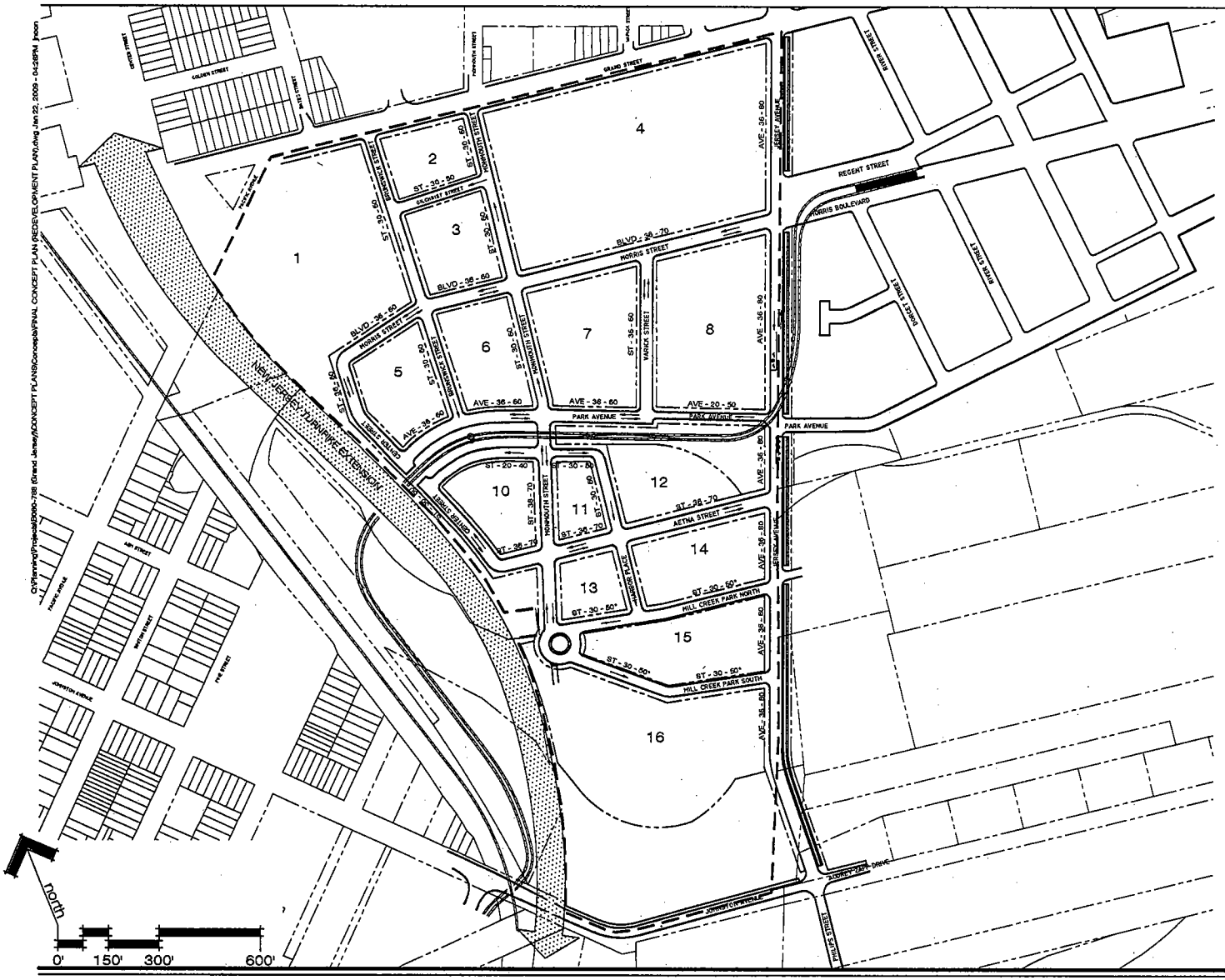
TRAFFIC CALMING TECHNIQUES HAVE ALSO BEEN EMPLOYED TO KEEP TRAFFIC MOVING SLOWLY SO THAT PEDESTRIANS FEEL SAFE. THE STREET NETWORK, COMBINED WITH STRATEGICALLY PLACED PEDESTRIAN PLAZAS, PARKS AND WALKWAYS, WILL ALSO PROVIDE FOR MULTIPLE AND VARIED PATHS OF PEDESTRIAN TRAVEL DESTINATIONS THROUGHOUT THE REDEVELOPMENT AREA.

* R.O.W. INCLUDES 15' SIDEWALK ON BUILDING SIDE AND 5' SIDEWALK WIDTH ON MILL CREEK PARK SIDE. REMAINING SIDEWALK WIDTH ON PARK SIDE TO BE INCORPORATED INTO PARK.

GRAND JERSEY

1/27/09 A-7

VEHICULAR CIRCULATION



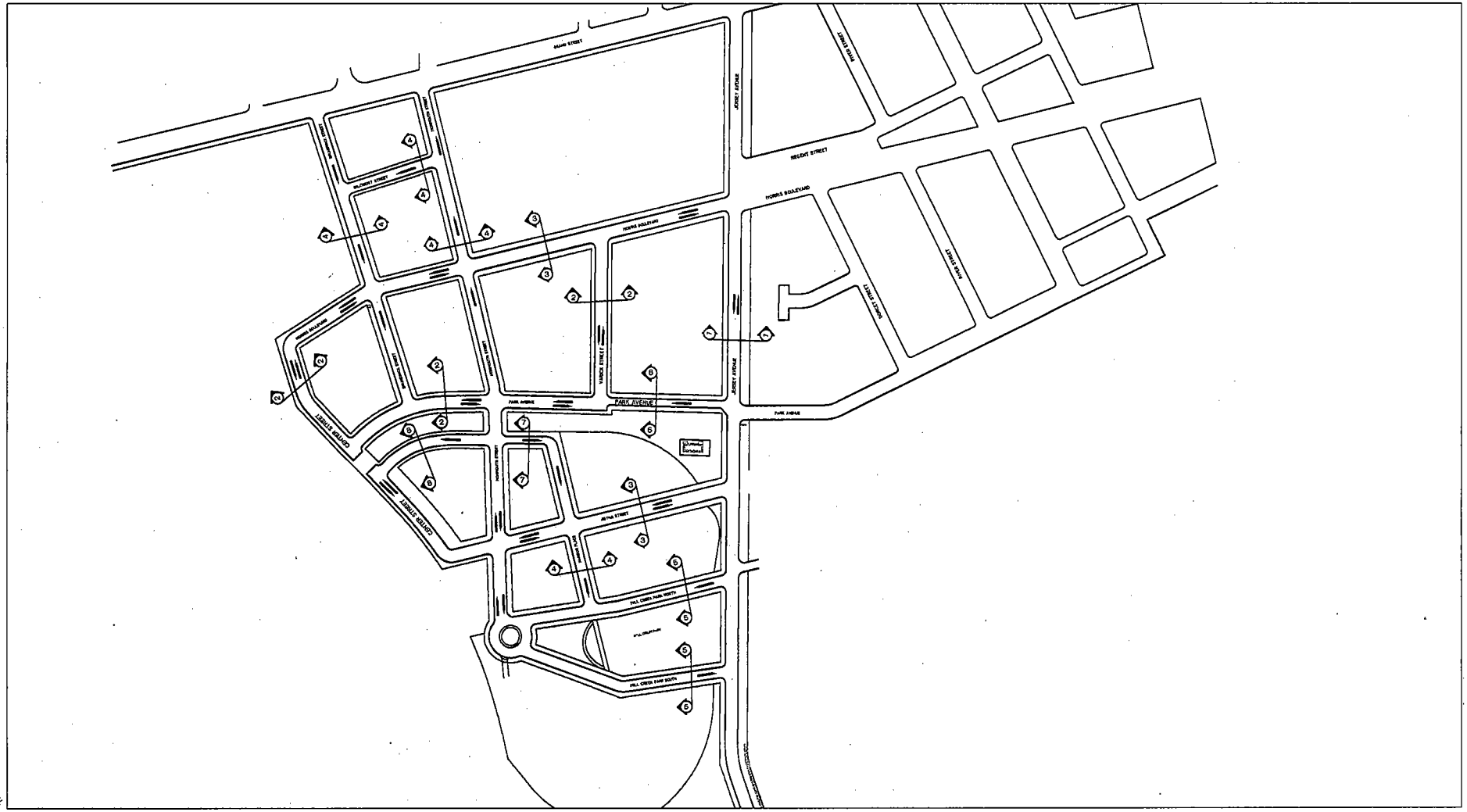
THE STREET GRID SYSTEM HAS BEEN DESIGNED WITH A COMBINATION OF TWO-WAY STREETS AND ONE-WAY STREETS, TYPICALLY PROVIDED IN PAIRS WHERE STREETS WITH OPPOSITE VEHICULAR DIRECTION ARE LOCATED NEAR EACH OTHER IN ORDER TO AVOID LENGTHY CIRCUITOUS ROUTES.

scale: 1"=300'

GRAND JERSEY

1/27/09 A-8

THOROUGHFARE SECTION REFERENCE



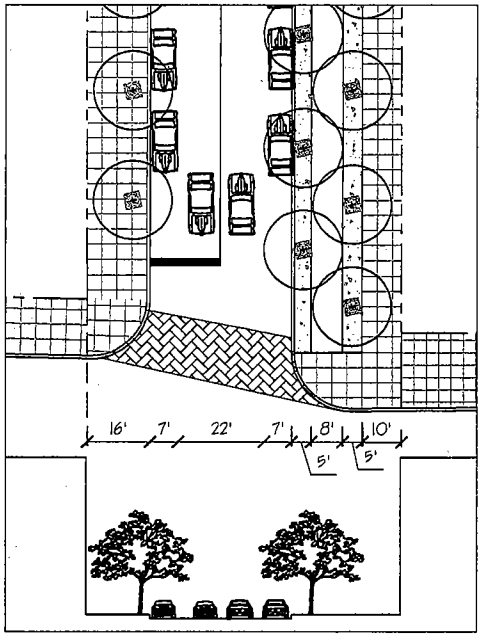
GRAND JERSEY

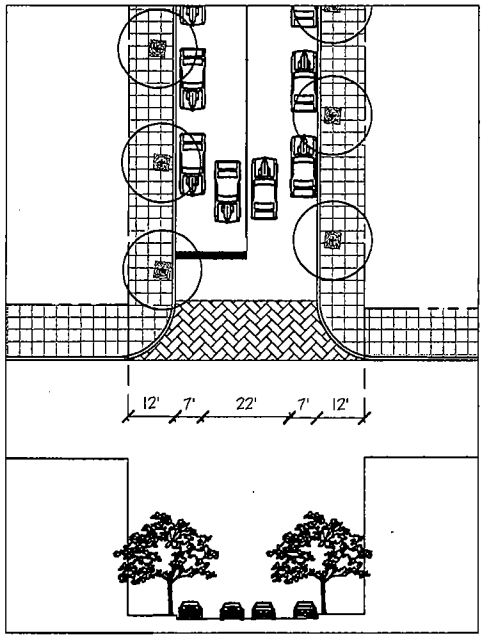
1/27/09 A-9

ROADWAY DESIGN STANDARDS

TYPE
AVENUE = AVE
BOULEVARD = BLVD
STREET = ST

EXAMPLE: ST-30-50
(ROADWAY TYPE - PAVEMENT WIDTH - R.O.W)





ROADWAY TYPE
TRAFFIC LANES
PARKING LANES
R.O.W WIDTH
SIDEWALK WIDTH
CURB RADIUS

SECTION 1
AV : 36 : 80
TWO ONE-WAY LANES
BOTH SIDES
80'
16' / 28'
15'

SECTION 2
ST : 36 : 60
TWO ONE-WAY LANES
BOTH SIDES
60'
12' / 12'
15'

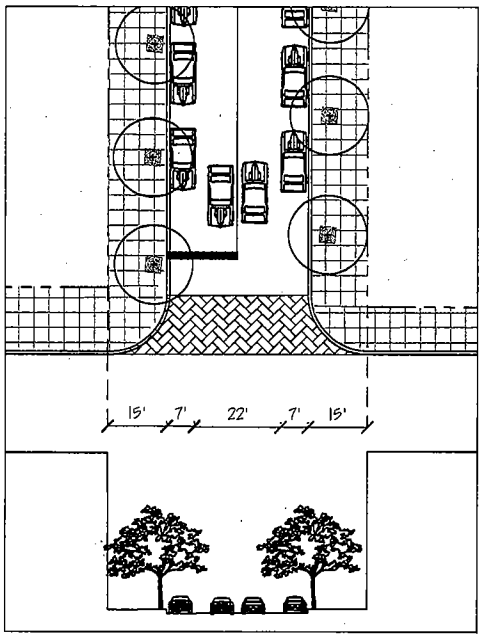
30 15 0 30 60
HORIZONTAL SCALE: 1"=30'-0"

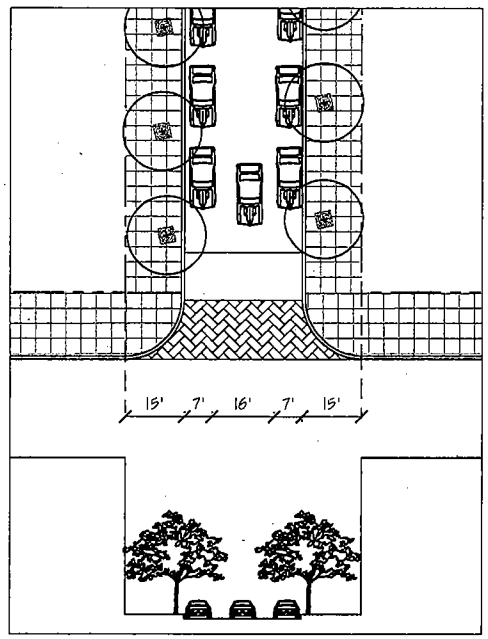
GRAND JERSEY

ROADWAY DESIGN STANDARDS

TYPE
AVENUE - AVE
BOULEVARD - BLVD
STREET - ST

EXAMPLE: ST-30-50
(ROADWAY TYPE - PAVEMENT WIDTH - R.O.W)





ROADWAY TYPE		
	SECTION 3	SECTION 4
TRAFFIC LANES	ST : 36 : 70	ST : 30 : 60
PARKING LANES	TWO ONE-WAY LANES	ONE WAY LANE
R.O.W WIDTH	BOTH SIDES	BOTH SIDES
CURB TO CURB WIDTH	70'	60'
CURB RADIUS	15' / 15'	45' / 15'
	15'	15'

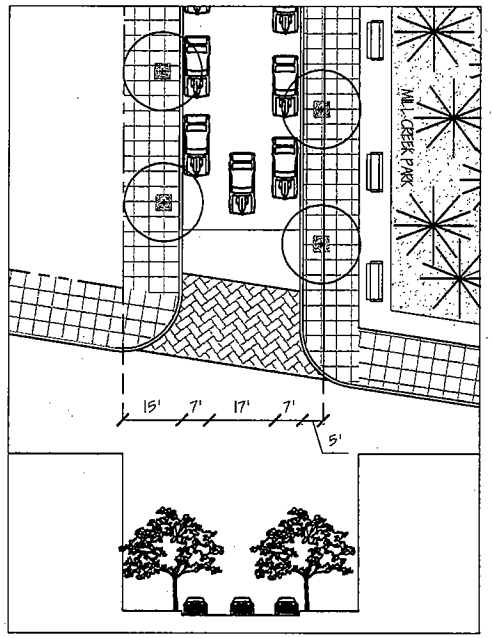
30 15 0 30 60
HORIZONTAL SCALE: 1"=30'-0"

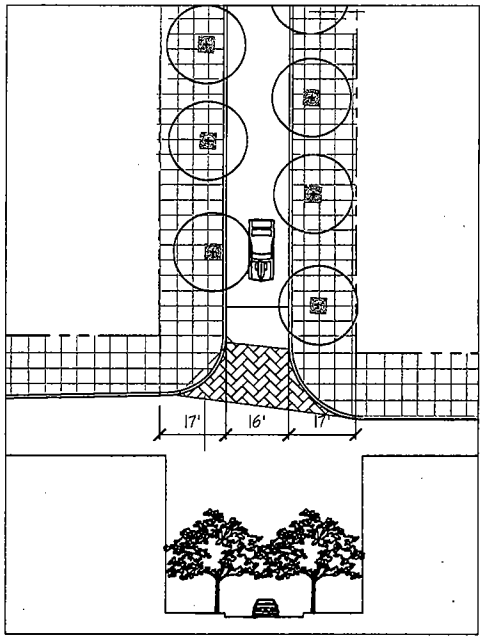
GRAND JERSEY

ROADWAY DESIGN STANDARDS

TYPE
AVENUE - AVE
BOULEVARD - BLVD
STREET - ST

EXAMPLE: ST-30-50
(ROADWAY TYPE - PAVEMENT WIDTH - R.O.W)





ROADWAY TYPE		
TRAFFIC LANES	SECTION 5	SECTION 6
PARKING LANES	ST : 30 : 50	ST : 20 : 50
R.O.W WIDTH	ONE WAY LANE	ONE WAY LANE
SIDEWALK WIDTH	BOTH SIDES	NONE
CURB RADIUS	15' / 5'	50'
	15'	15' / 15'
		15'

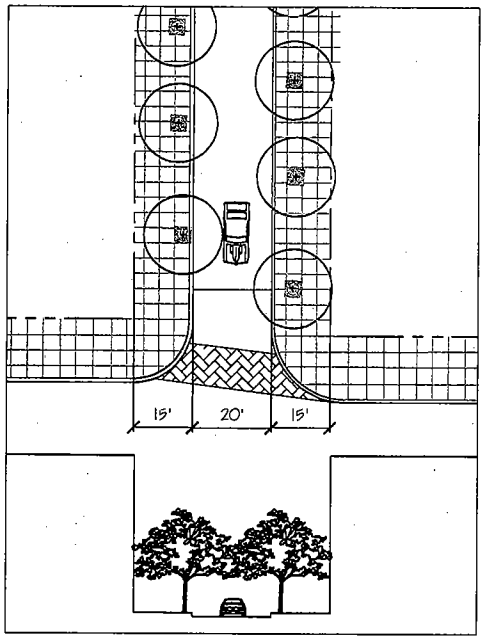
30 15 0 30 60
HORIZONTAL SCALE: 1"=30'-0"

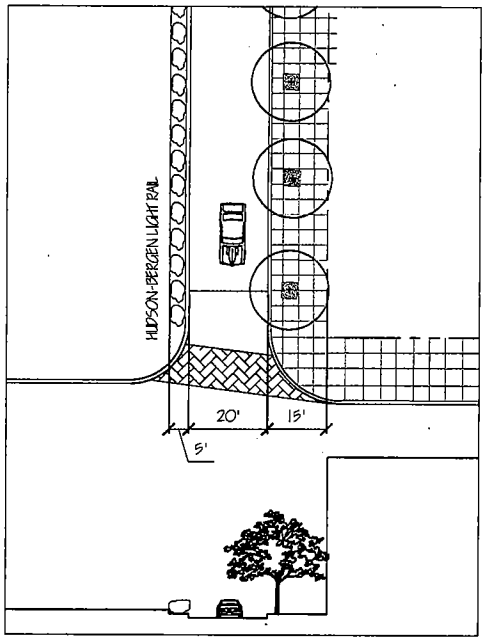
GRAND JERSEY

ROADWAY DESIGN STANDARDS

TYPE
AVENUE = AVE
BOULEVARD = BLVD
STREET = ST

EXAMPLE: ST-30-50
(ROADWAY TYPE - PAVEMENT WIDTH - R.O.W.)





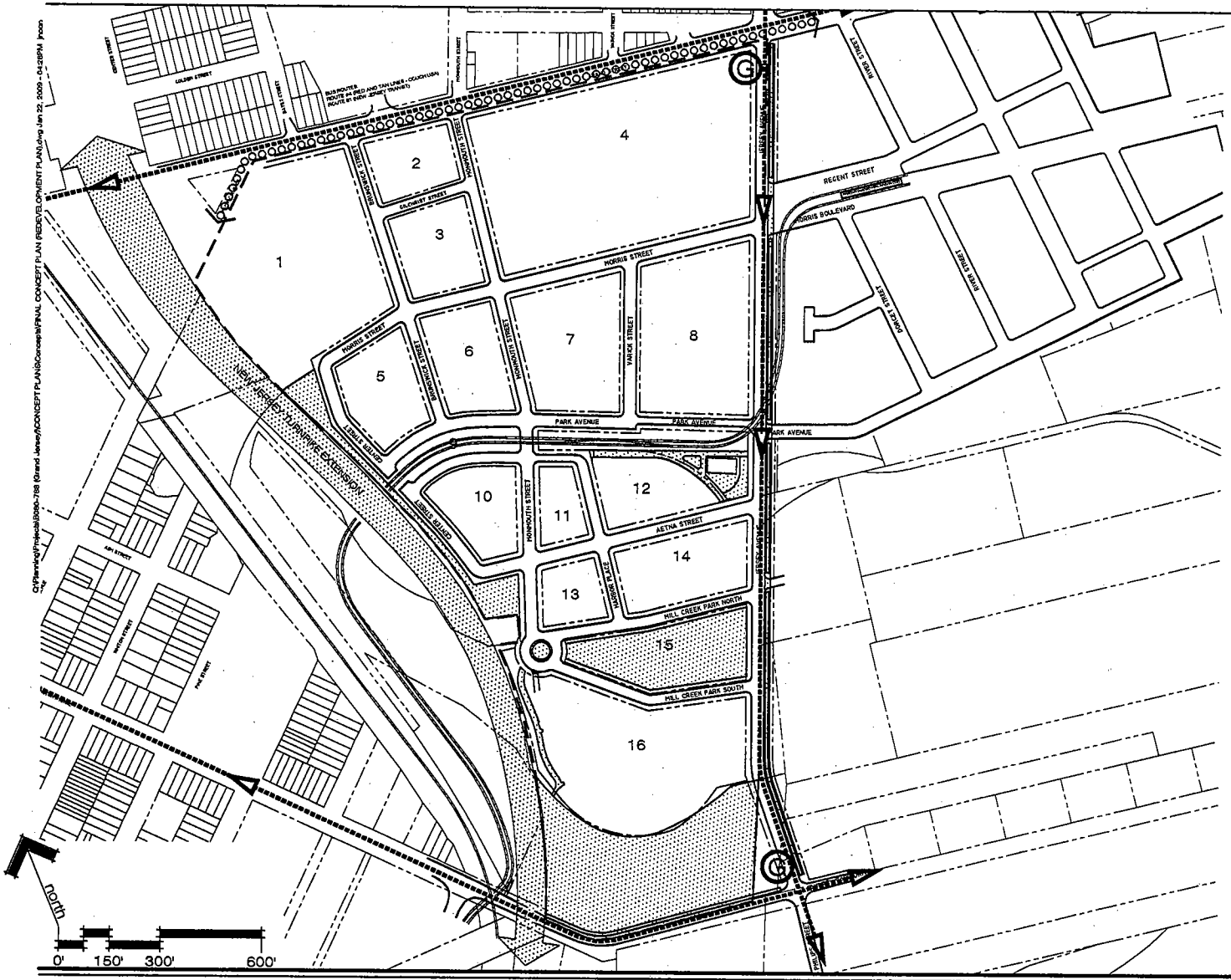
ROADWAY TYPE
TRAFFIC LANES
PARKING LANES
R.O.W WIDTH
SIDEWALK WIDTH
CURB RADIUS

SECTION 7
ST : 20 : 50
ONE WAY LANE
NONE
15' / 5'
15'

SECTION 8
ST : 20 : 40
ONE WAY LANE
NONE
40'
15' / 15'
15'

30 15 0 30 60
HORIZONTAL SCALE: 1"=30'-0"

TRANSIT PLAN



scale: 1"=300'

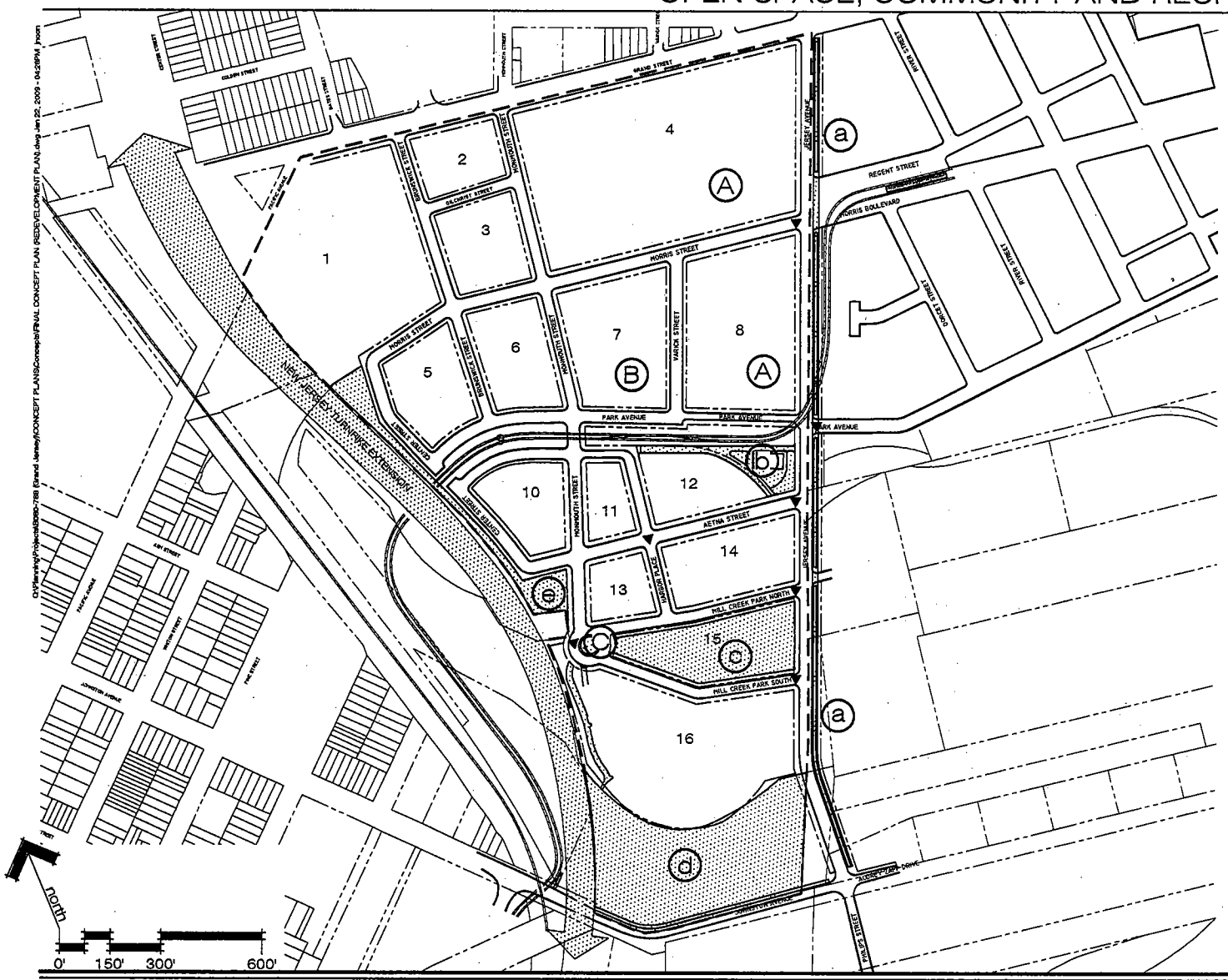
LEGEND

- APPROXIMATE LOCATION OF EXISTING LIGHT RAIL STATION
- APPROXIMATE LOCATION OF PROPOSED LIGHT RAIL STATION
- EXISTING BUS ROUTE
- EXISITNG BICYCLE ROUTE
- GATEWAY
- PARK

GRAND JERSEY

1/27/09 A-14

OPEN SPACE, COMMUNITY AND RECREATION FACILITES PLAN



THE CIVIC BUILDINGS AND STRUCTURES ARE AS FOLLOWS:

A. JERSEY CITY MEDICAL CENTER
B. MUNICIPAL PARKING FACILITY
C. MILL CREEK PARK MONUMENT

THE CIVIC SPACES ARE AS FOLLOWS:

a. JERSEY AVENUE BIKE WAY
b. PLAZA
c. MILL CREEK PARK
d. LIBERTY STATE PARK
e. CENTER STREET GREENWAY

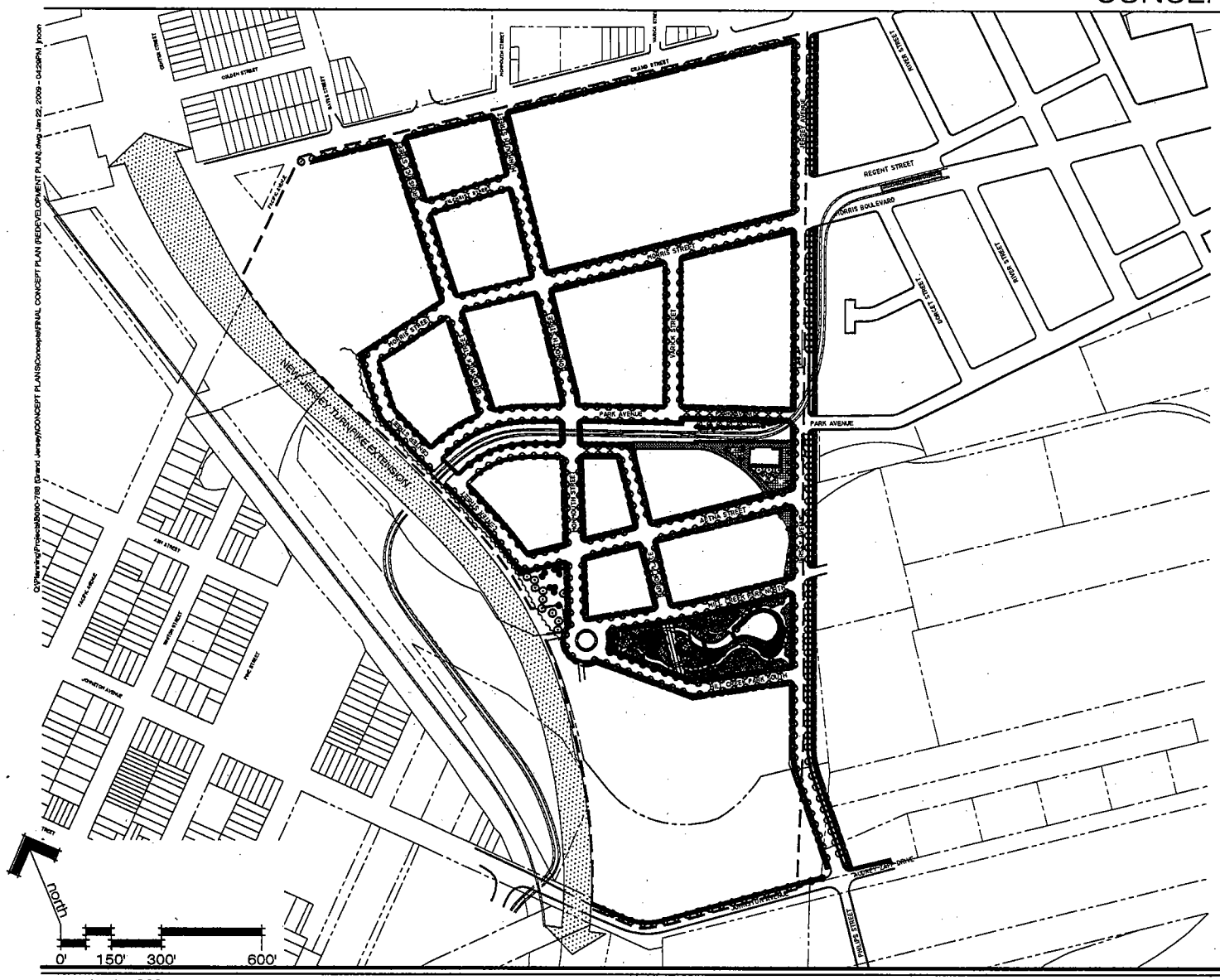
THIS PLAN ILLUSTRATES THE GENERAL LOCATION AND DESCRIPTION OF THE VARIOUS CIVIC BUILDINGS, RECREATIONAL SPACES, COMMUNITY FACILITIES AND OPEN SPACES WITHIN THE CANAL CROSSING NEIGHBORHOOD.

▲ DECORATIVE PAVEMENT FEATURES TO ACT AS TRAFFIC CALMING DEVISES AND EMPHASIZE PEDESTRIAN CHARACTER OF THESE AREAS.

GRAND JERSEY

1/27/09 A-15

CONCEPTUAL LANDSCAPE PLAN



scale: 1"=300'

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY, AND IS NOT INTENDED TO SHOW THE PRECISE LOCATION OF STREET TREES OR THE DESIGN OF THE PARKS AND PLAZAS.

IT IS INTENDED TO DEMONSTRATE THAT ALL STREETS, WHETHER COMMERCIAL OR RESIDENTIAL IN NATURE, MUST CONTAIN STREET TREES AND THE CONCEPTUAL LANDSCAPE TREATMENT OF THE PARKS AND PLAZAS.

GRAND JERSEY

1/27/09 A-16

City Clerk File No. Ord. 09-014

Agenda No. 3.C 1st Reading

Agenda No. _____ 2nd Reading & Final Passage

ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 09-014

TITLE:

AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY

WHEREAS, the City of Jersey City is the owner of a certain parcel of real property known and designated as:

BLOCK	LOT	STREET ADDRESS
2058	S	Bishop Street

situated in the City of Jersey City, Hudson County, New Jersey; and as more particularly shown on the Official Assessment Map and referenced in the designation assigned to individual tax lot n the records of the Tax Assessor (hereinafter "Property"); and

WHEREAS, the Municipal Council of the City of Jersey City has declared, that the Property contained within the Morris Canal Study Area is an area deemed "in need of redevelopment" pursuant to **N.J.S.A.** 40A:55-12 et. seq.; and

WHEREAS, the Municipal Council adopted, by Ordinance No.99-035 at its meeting of March 22, 1999, the Morris Canal Redevelopment Plan; and

WHEREAS, the Property lies within the legally established boundaries of the Morris Canal Redevelopment Plan Area; and

WHEREAS, the Jersey City Redevelopment Agency has the responsibility of acquiring property within the Morris Canal Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization of the Morris Canal Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency has deemed it necessary to acquire the Property from the City of Jersey City to accomplish the objectives of the Morris Canal Redevelopment Plan; and

WHEREAS, the City of Jersey City may transfer the Property to the Jersey City Redevelopment Agency pursuant to N.J.S.A. 40A:12A-39(a) & (f).

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. Pursuant to N.J.S.A. 40A:12A-39(a) & (f) the transfer of Property known as

BLOCK	LOT	STREET ADDRESS
2058	S	Bishop Street

to the Jersey City Redevelopment Agency is hereby authorized.

2. That the Mayor, Business Administrator and appropriate Division of the municipality are hereby authorized and directed to execute a deed and all necessary or appropriate instruments to convey and effectuate the transfer of the aforesaid Property to the Jersey City Redevelopment Agency.

   A. All Ordinances and part of Ordinances inconsistent herewith are hereby repealed.

   B. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.

   C. This Ordinance shall take effect at the time and in the manner as provided by law.

   D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of the Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repealers of existing provisions.

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

APPROVED: B O'Reilly
Business Administrator

Certification Required ☐
Not Required ☐

Date Submitted to B.A. _____

ORDINANCE/RESOLUTION FACT SHEET

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The department, division or agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. **Full Title of Ordinance/Resolution/Cooperation Agreement:**
   AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY

2. **Name and Title of Person Initiating the Ordinance/Resolution, etc.:**
   Franklyn Ore, Project Manager, Jersey City Redevelopment Agency, 201-547-4560

3. **Concise Description of the Program, Project or Plan Proposed in the Ordinance/Resolution:**
   This Ordinance will authorize the City of Jersey City, to transfer City owned property within the Morris Canal Redevelopment Area for development purposes.

4. **Reasons (Need) for the Proposed Program, Project, etc:**
   The Jersey City Redevelopment Agency has been charged with the responsibility of acquiring property in the Morris Canal Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization initiatives of the Morris Canal Redevelopment Plan.

5. **Anticipated Benefits to the Community:**
   Vacant land

6. **Cost of Proposed Program, Project, etc. (Indicate the dollar amount of City, State and Federal Funds to be used, as well as match and in-kind contributions.):**
   N/A

7. **Date Proposed Program or Project will Commence:**
   Upon adoption of this Ordinance

8. **Anticipated Completion Date:**
   The completion date is November 2010

9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**
   Robert P. Antonicello, Executive Director, JCRA

10. **Additional Comments:**

I certify that all the Facts Presented Herein are Accurate.

Signature of ROBERT P. ANTONICELLO
Executive Director
Jersey City Redevelopment Agency

2/4/09
Date

Carl Czaplicki
Signature of CARL CZAPLICKI
Director, Department of Housing, Economic Development and Commerce

2/4/09
Date

City Clerk File No. Ord. 09-015

Agenda No. 3.D 1st Reading

Agenda No. _____ 2nd Reading & Final Passage

ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 09-015

TITLE:

AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED PROPERTY WITHIN THE MONTICELLO AVENUE REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY

WHEREAS, the City of Jersey City is the owner of a certain parcel of real property known and designated as:

BLOCK	LOT	STREET ADDRESS
1920	90 & E	167-169 Monticello Avenue

situated in the City of Jersey City, Hudson County, New Jersey; and as more particularly shown on the Official Assessment Map and referenced in the designation assigned to individual tax lot n the records of the Tax Assessor (hereinafter "Property"); and

WHEREAS, the Municipal Council of the City of Jersey City has declared, that the Property contained within the Monticello Avenue Redevelopment Avenue Area is an area deemed "in need of redevelopment" pursuant to N.J.S.A. 40A:55-12 et. seq.; and

WHEREAS, the Municipal Council adopted, by Ordinance No.08-099 at its meeting of November 1987, the Monticello Avenue Redevelopment Plan; and

WHEREAS, the Property lies within the legally established boundaries of the Monticello Avenue Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency has the responsibility of acquiring property within the Monticello Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization of the Monticello Avenue Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency has deemed it necessary to acquire the Property from the City of Jersey City to accomplish the objectives of the Monticello Avenue Redevelopment Plan; and

WHEREAS, the City of Jersey City may transfer the Property to the Jersey City Redevelopment Agency pursuant to N.J.S.A. 40A:12A-39(a) & (f).

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. Pursuant to N.J.S.A. 40A:12A-39(a) & (f) the transfer of Property known as

BLOCK	LOT	STREET ADDRESS
1920	90 & E	167-169 Monticello Avenue

to the Jersey City Redevelopment Agency is hereby authorized.

2. That the Mayor, Business Administrator and appropriate Division of the municipality are hereby authorized and directed to execute a deed and all necessary or appropriate instruments to convey and effectuate the transfer of the aforesaid Property to the Jersey City Redevelopment Agency.

   A. All Ordinances and part of Ordinances inconsistent herewith are hereby repealed.

   B. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.

   C. This Ordinance shall take effect at the time and in the manner as provided by law.

   D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of the Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repealers of existing provisions.

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

APPROVED: B. O'Neill
Business Administrator

Certification Required ☐

Not Required ☐

Date Submitted to B.A. _____

ORDINANCE/RESOLUTION FACT SHEET

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The department, division or agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. **Full Title of Ordinance/Resolution/Cooperation Agreement:**
   AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED PROPERTY WITHIN THE MONTICELLO AVENUE REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY

2. **Name and Title of Person Initiating the Ordinance/Resolution, etc.:**
   Franklyn Ore, Project Manager, Jersey City Redevelopment Agency, 201-547-4560

3. **Concise Description of the Program, Project or Plan Proposed in the Ordinance/Resolution:**
   This Ordinance will authorize the City of Jersey City, to transfer City owned property within the Monticello Avenue Redevelopment Area for development purposes.

4. **Reasons (Need) for the Proposed Program, Project, etc:**
   The Jersey City Redevelopment Agency has been charged with the responsibility of acquiring property in the Monticello Avenue Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization initiatives of the Monticello Avenue Redevelopment Plan.

5. **Anticipated Benefits to the Community:**
   Removal of a dilapidated building located in Block 1920, Lots 90 & E.

6. **Cost of Proposed Program, Project, etc. (Indicate the dollar amount of City, State and Federal Funds to be used, as well as match and in-kind contributions.):**
   N/A

7. **Date Proposed Program or Project will Commence:**
   Upon adoption of this Ordinance

8. **Anticipated Completion Date:**
   Building will be completed in July 2010.

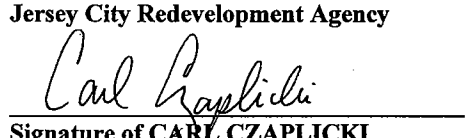
9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**
   Robert P. Antonicello, Executive Director, JCRA

10. **Additional Comments:**

I certify that all the Facts Presented Herein are Accurate.

Signature of ROBERT P. ANTONICELLO
Executive Director
Jersey City Redevelopment Agency

2/4/09
Date



Signature of CARL CZAPLICKI
Director, Department of Housing, Economic Development and Commerce

2/4/09
Date

City Clerk File No. Ord. 09-016

Agenda No. 3.E 1st Reading

Agenda No. _____ 2nd Reading & Final Passage

ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 09-016

TITLE: **AN ORDINANCE AUTHORIZING A ONE (1) YEAR EXTENSION OF THE LEASE WITH ESSEX PLAZA MANAGEMENT, L.L.C., FOR A PORTION OF 361 MONTGOMERY STREET FOR USE BY THE CITY AS A SENIOR CITIZEN CENTER**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City [City] has a need for space to provide senior citizen services; and

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-5(a), the City of Jersey City is authorized to lease property for a public purpose; and

WHEREAS, the provision of senior citizen services is such a public purpose; and

WHEREAS, Essex Plaza Management, LLC, is the owner of 361 Montgomery Street, Jersey City, a portion of which is suitable for such use and has agreed to lease the property for $1.00 a year; and

WHEREAS, pursuant to Ordinance 07-091 adopted on May 23, 2007, the City entered into a lease agreement with Essex Plaza Management, LLC, for certain space within the Property, more particularly described in Exhibit A attached hereto, to enable the City to provide senior citizen services at the Property; and

WHEREAS, the City agreed to a term of one (1) year, commencing on or about December 1, 2007, and ending one year thereafter, unless renewed; and

WHEREAS, the City now desires to renew and or extend the lease for a period of one (1) year, and subject to annual renewals by mutual consent of the parties; and

WHEREAS, the rent shall be at the rate of $1.00 a year and shall be subject to certain other terms and conditions.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The following Lease Agreement between the City of Jersey City and Essex Plaza Management, LLC, are hereby approved.

A. **Property**: A portion of 361 Montgomery Street, Jersey City, more specifically described in Exhibit A, attached hereto.

B. **Use**: The City will use the Property to provide senior citizen services and will not allow the Property to be used for any political activities.

AN ORDINANCE AUTHORIZING A ONE (1) YEAR EXTENSION OF THE LEASE WITH ESSEX PLAZA MANAGEMENT, L.L.C., FOR A PORTION OF 361 MONTGOMERY STREET FOR USE BY THE CITY AS A SENIOR CITIZEN CENTER

C. **Term**: The Lease shall be renewed or extended for one (1) year commencing on or about December 1, 2007 and terminating one year thereafter, unless renewed with the mutual consent of the parties.

D. **Rent**: Essex Plaza Management, LLC, shall be entitled paid a rent of $1.00 per year, plus the cost of utilities. With the consent of the landlord, the City shall also install a sink on the premises at its sole cost and expense.

2. The Mayor or Business Administrator shall execute a Lease Agreement with Essex Plaza Management, LLC, to secure its right to exercise an option at the expiration of the Lease.

3. The form of the Lease Agreement shall be in substantially the form attached hereto as Exhibit A, subject to such modification as the Corporation Counsel deems appropriate or necessary.

4. The award of this contract is subject to the availability and appropriation of sufficient funds in the 2010 fiscal year budget.

A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

B. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

C. This ordinance shall take effect at the time and in the manner as provided by law.

D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore, underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic.*

JM/he
2/03/09

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

APPROVED:

Business Administrator

Certification Required ☐
Not Required ☐

City Clerk File No. Ord. 09-017

Agenda No. 3.F 1st Reading

Agenda No. _____ 2nd Reading & Final Passage

ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 09-017

TITLE: **AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE XI(SCHEDULES) OF THE JERSEY CITY CODE AMENDING SCHEDULE XVI(PARKING PROHIBITED DURING CERTAIN HOURS, DAILY, EXCEPT SATURDAYS, SUNDAYS AND HOLIDAYS) DESIGNATING 25 FEET ON THE EAST SIDE OF NELSON AVENUE, NORTH OF J.F. KENNEDY BOULEVARD, AS NO PARKING SCHOOL DAYS, 7:30 A.M. TO 4:00 P.M.**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article XI (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 332-10 SCHEDULE XVI
PARKING PROHIBITED CERTAIN HOURS

No person shall park a vehicle between the hours specified any day (except Saturdays, Sundays and Holidays) upon any of the streets or parts of streets described

Name of Street	Sides	Hours	Location
Nelson Avenue	East	7:30 a.m. to 4:00 p.m. School Days	Beginning at a point approximately 348 feet north of the northeast corner of J.F. Kennedy Boulevard and extending to a point 25 feet northerly therefrom.

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material to be inserted is new and underscored.

JDS:pcl
(01.16.09)

APPROVED: _____
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

_____
Corporation Counsel

APPROVED: _____
City Engineer

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1.Full title of ordinance/resolution/cooperation agreement:

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article VI(Schedules) of the Jersey City Code amending Schedule XVI (Parking Prohibited During Certain Hours, Daily, Except Saturdays, Sundays and Holidays) designating 25 feet on the east side of Nelson Avenue, north of J.F. Kennedy Boulevard, as no parking School Days, 7:30 a.m. to 4:00 p.m.

2.Name and title of person initiating the ordinance/resolution, etc.:

Joao D'Souza, Director of Traffic & Transportation, Division of Engineering, Traffic and Transportation

3.Concise description of program, project or plan proposed in the ordinance/resolution:

Prohibit parking on the east side of Nelson Avenue beginning 348 feet north of the northeast corner of J.F. Kennedy Boulevard and extending 25 feet northerly, school days, 7:30 a.m. to 4:00 p.m.

4.Reasons (need) for the proposed program, project, etc.:

The parking prohibition is necessary to facilitate parents and school buses dropping off and picking up students in attendance at St. Ann's Grammar School.

5. Anticipated benefits to the community:

Improve traffic safety, reduce the risk of accidents and safeguard the students of St. Ann's School.

6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, state, and Federal Funds to be used, as well as match and in-kind contribution:

At approximately $200.00 per sign/post installation, $400.00, (2 channels & 2 signs required)

7.Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8.Anticipated completion date:

Twenty days after adoption by the Jersey City Municipal Council

9.Person responsible for coordinating proposed program, project, etc.:

Patricia Logan, Supervising Traffic Investigator, Division of Engineering, Traffic and Transportation

10.Additional comments:

Ordinance proposed at the request of Mrs. Gina Iacona, Principal of Saint Anne's School, 255 Congress Street, JCNJ 07307, 201.659.0450

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.

City Engineer	**Date** 1/22/09
Signature of Department Director	**Date**

Saint Anne's School
255 Congress Street
Jersey City, New Jersey 07307
201-659-0450
www.stannesjc.com

"Your Pathway to Learning"

September 12, 2008

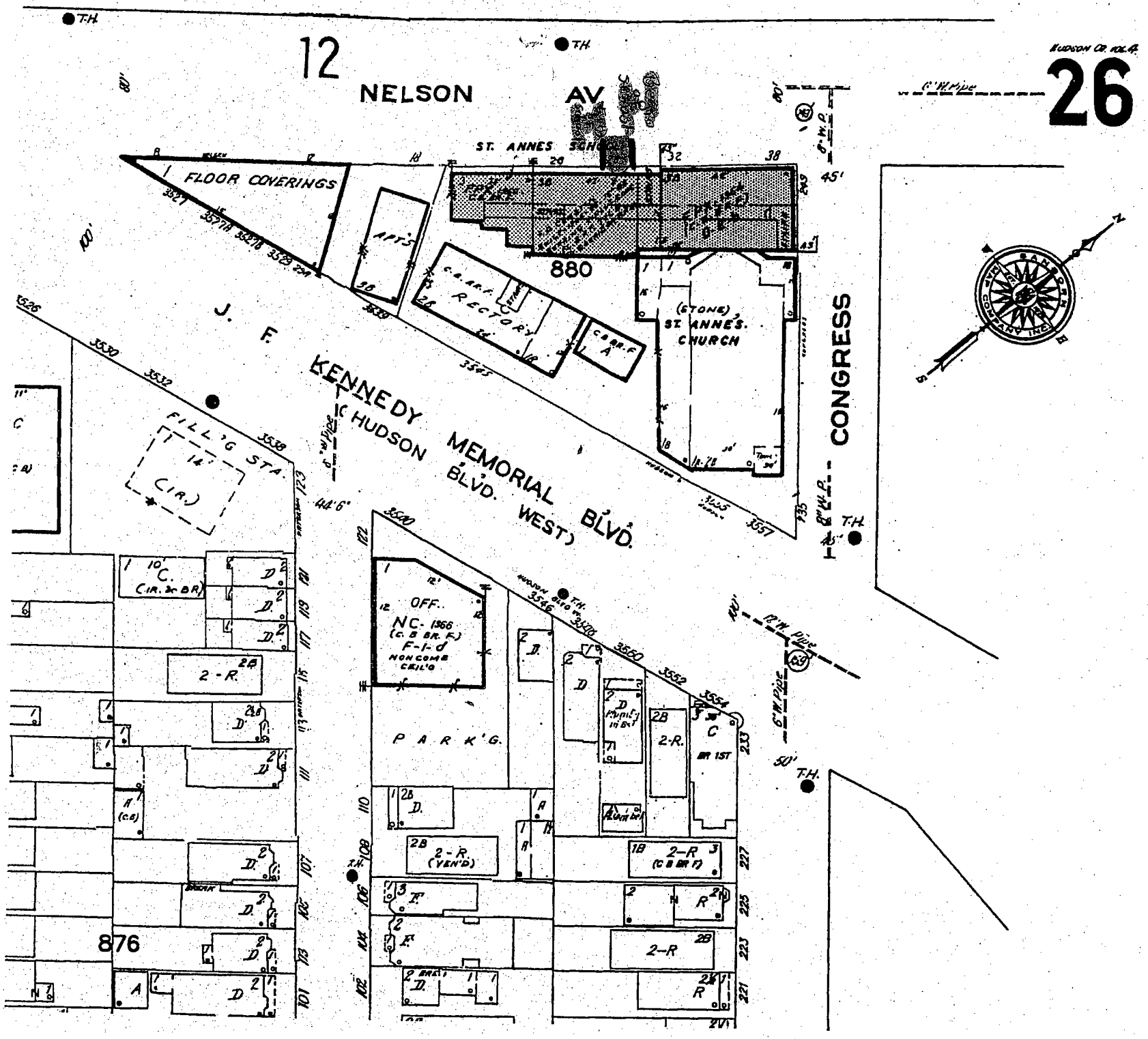
To: Department of Traffic and Transportation
Attn: Daniella

I would like to bring a safety issue to your attention. I am requesting that the north side of Nelson Ave. (school side) between Kennedy Blvd. and Congress St. be designated a No Parking During School Hours area. This block is where the parents and buses drop off and pick up the students. Currently, parking is allowed and cars double and triple park. This makes for a very hazardous situation.

I am requesting for the maximum allowable footage of 50 ft. This will allow us to dismiss the students quickly and safely.

Sincerely,
Mrs. Gina Iacona
Mrs. Gina Iacona
Principal

SEP 22 AM 9:42


12
NELSON AV
26
HUDSON CO. VOL. 4
ST. ANNES SCHOOL
FLOOR COVERINGS
APT'S
C.B. BR. F.
RECTORY
C.B. BR. F.
A
880
(STONE) ST. ANNE'S CHURCH
J. F. KENNEDY MEMORIAL BLVD.
(HUDSON BLVD. WEST)
CONGRESS
FILL'G STA.
14'
(IR.)
OFF.
NC-1366
(C.B. BR. F.)
F-1-d
NON COMB CEIL'G
PARK'G.
2-R.
2-R. (VEN'D)
2-R (C.B. BR. F)
2-R
876
T.H.
6" W. Pipe
12" W. Pipe
8" W.P.
45'
50'
100'
44'6"

City Clerk File No. Ord. 09-018

Agenda No. 3.G 1st Reading

Agenda No. _____ 2nd Reading & Final Passage

ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 09-018

TITLE:

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MODERATE INCOME AND MARKET RATE HOUSING PROJECT TO BE CONSTRUCTED BY THE WHITON STREET ASSOCIATES, LLC, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, Whiton Street Urban Renewal, LLC, is the owner of certain property known as: Block 1910, Lots A, A1, A2, A3, C, D1, D2, 1, 2, 3A, 3B, 4A, 4B, 5A, 12 and 13, on City's Tax map and more commonly known by the street addresses of 220, 222, 224, 226, 230, 234, 236 & 238 Monticello Avenue; 221, 223, 225 and 227 Fairmount Avenue; and

WHEREAS, the property will be subject to a master deed from which two (2) condominium units will be created, one residential (Unit A) and one commercial (Unit B); and

WHEREAS, Whiton Street Associates, LLC, is a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq., will become the owner of Unit A, the Residential Condominium Unit to be known as Block 1910, Lot 14, Qualifier A [Property]; and

WHEREAS, Whiton Street Associates, LLC, proposes to construct a moderate income and market rate housing project to be regulated and financed pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law, N.J.S.A. 55:14K-1 et seq., to be known as Residential Unit A [Property]; and

WHEREAS, Whiton Street Associates, LLC, applied for a 30 year tax exemption to construct certain improvements on the Residential Unit A consisting of a total of 120 units of rental housing: 96 units of rental market rate housing, and 24 units of moderate income rental housing units and a 120 car parking garage [Project] on top of the commercial space, (Unit B), that is a separate condominium unit and the subject of a separate, independent tax exemption; and

WHEREAS, Whiton Street Associates, LLC, has agreed to pay a service charge estimated to be $83,783 or approximately $873 per unit, equal to 4% of Annual Gross Revenue for the first 15 years of the term and $136,147 or approximately $1,418 per unit, equal to 6.5% of Annual Gross Revenue for the final 15 years and to provide employment and other economic opportunities for City residents and businesses in accordance with a Project Employment Agreement; and

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption for the following reasons:

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MODERATE INCOME AND MARKET RATE HOUSING PROJECT TO BE CONSTRUCTED BY THE WHITON STREET ASSOCIATES, LLC, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.

1. The City will apply to receive credit for creating 24 units of moderate income family rental housing against the affordable housing needed within the City of Jersey City as determined by the New Jersey Council on Affordable Housing;

2. There is an especially compelling need for decent safe and affordable housing for moderate income families, who are currently paying over 30% of their income for housing; and

3. The construction of the improvements will stabilize the neighborhood; and

WHEREAS, the City hereby determines that the tax exemption is necessary to insure the success of the project for the following reasons:

1. The reduced tax payments allow the owner to stable its operating budget, allowing a high level of maintenance to the building over the life of the project;

2. The reduction in taxes makes the Project attractive to investors and makes the project eligible for financing from the New Jersey Housing and Mortgage Finance Agency, which is needed to fund the Project; and

3. The reduced tax payments will allow the owner to maintain the low and moderate income units at the lowest rents possible within the income guidelines; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application of Whiton Street Associates, LLC, a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq.; for a tax exemption is hereby approved subject to the following terms and conditions:

   (a) Term: no more than 30 years, co-terminous with the NJHMFA mortgage;

   (b) Service Charge: 4% of Annual Gross Revenue, estimated to be $83,783 or approximately $873 per unit for the first 15 years of the term and $136,147 or approximately $1,418 per unit, equal to 6.5% of Annual Gross Revenue for the final 15 years;

   (c) Project: 120 units of rental housing: 96 units of rental market rate housing, and 24 units of moderate income rental housing units and a 120 car parking garage; and

   (d) Property: a portion of Block 1910, Lots A, A1, A2, A3, C, D1, D2, 1, 2, 3A, 3B, 4A, 4B, 5A, 12 and 13, on City's Tax map and more commonly known by the street addresses of 220, 222, 224, 226, 230, 234, 236 & 238 Monticello Avenue; 221, 223, 225 and 227 Fairmount Avenue; and 4, 8, 10 & 12 Fairview Avenue, the Residential Condominium Unit to be known as Block 1910, Lot 14, Qualifier A .

2. The Mayor or Business Administrator is authorized to execute a tax exemption Financial Agreement, which includes a Project Employment Agreement in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator and Corporation Counsel deems appropriate or necessary.

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MODERATE INCOME AND MARKET RATE HOUSING PROJECT TO BE CONSTRUCTED BY THE WHITON STREET ASSOCIATES, LLC, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.

3. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

4. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

5. This ordinance shall take effect at the time and in the manner provided by law.

6. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he
2/05/09

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

APPROVED:

Business Administrator

Certification Required ☐
Not Required ☐

City Clerk File No. Ord. 09-019

Agenda No. 3.H 1st Reading

Agenda No. _____ 2nd Reading & Final Passage

ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 09-019

TITLE:

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A COMMERCIAL PROJECT TO BE CONSTRUCTED BY WHITON STREET ASSOCIATES URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, Whiton Street Urban Renewal, LLC [Entity], is the Owner of a portion of certain property known as Block 1910, Lots A, A1, A2, A3,C,D1,D2,1,2,3A,3B,4A,5A,12 & 13, on the City's Official Tax map, and more commonly known by the street addresses of 220, 222, 224, 226, 230, 234, 236 & 238 Monticello Avenue and 4, 8, 10 & 12 Fairview Avenue; and

WHEREAS, the property will be subject to a master deed from which two (2) condominium units will be created, one residential (Unit A) and one commercial (Unit B); and

WHEREAS, Whiton Street Associates Urban Renewal, LLC, an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq., will remain the owner of Unit B, the Commercial Unit to be also known as Block 1910, Lot 14, Qualifier B [Property]; and

WHEREAS, the Property is located within the Monticello Redevelopment Plan Area as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g).; and

WHEREAS, the Entity has applied for a 30 year long term tax exemption to develop a project consisting of a Commercial Unit B, consisting of one level of approximately 17,256 square feet of retail space and approximately 46 parking spaces [Project], below the four (4) story residential space (Unit A), that is a separate residential condominium unit and the subject of a separate, independent tax exemption; and

WHEREAS, Whiton Street Associates Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 10% of the Annual Gross Revenue, which sum is estimated to be $61,940 and which shall be subject to statutory staged increases over the term of the tax exemption; and

2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee; and

3. provide employment and other economic opportunities for City residents and businesses; and

4. pay to the City, for remittance to Hudson County, an amount equal to 5% of the Annual Service Charge upon receipt of that charge; and

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A COMMERCIAL PROJECT TO BE CONSTRUCTED BY WHITON STREET ASSOCIATES URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes generate revenue of approximately $10,893, whereas, the Annual Service Charge as estimated, will generate revenue of more than $61,940 to the City;

2. it is expected that the Project will create approximately 20 jobs during construction and 12 new permanent jobs;

3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;

4. the Project will further the overall redevelopment objectives of the Monticello Redevelopment Plan;

5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;

2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract tenants to the Project and insure the likelihood of the success of the Project; and

WHEREAS, Whiton Street Associates Urban Renewal, LLC has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The application of Whiton Street Associates Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for a portion of Block 1910, Lots A, A1, A2, A3, C, D1, D2, 1, 2, 3A, 3B, 4A, 4B, 5A, 12 and 13, on City's Tax map and more commonly known by the street addresses of 220, 222, 224, 226, 230, 234, 236 & 238 Monticello Avenue; 221, 223, 225 and 227 Fairmount Avenue; and 4, 8, 10 & 12 Fairview Avenue, to be known as Block 1910, Lot 14, Qualifier B, a Commercial Condominium Unit, is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement and a Project Employment and Contracting Agreement, provided that the Prepayment Agreement relating to this Property authorized by separate Resolution has been fully executed. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 35 years from the adoption of the within Ordinance or 30 years from the date the project is Substantially Complete;

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A COMMERCIAL PROJECT TO BE CONSTRUCTED BY WHITON STREET ASSOCIATES URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

2. Annual Service Charge: each year the greater of:

   (a) the Minimum Annual Service Charge; or

   (b) or 10% of the Annual Gross Revenue for the office space, for an estimated total of $61,940 which shall be subject to statutory increases during the term of the tax exemption.

3. Administrative Fee: 2% of the prior year's Annual Service Charge;

4. County Payment: 5% of the Annual Service Charge to the City for remittance by the City to Hudson County;

5. Project: A Commercial Condominium Unit (Unit B), consisting of approximately 17,256 square feet of retail space and approximately 46 parking spaces;

6. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.

C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.

D. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.

E. All ordinances and parts of ordinances inconsistent herewith, are hereby repealed.

F. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

G. This ordinance shall take effect at the time and in the manner provided by law.

H. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he
2/05/09

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

APPROVED:

Business Administrator

Certification Required ☐
Not Required ☐