

1 Exchange Place

Redevelopment Plan

as presented to the Jersey City Municipal Council
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I. INTRODUCTION

The 1 Exchange Place Redevelopment Area (hereinafter the Redevelopment Area or the Area) was determined to be “an area in need of redevelopment”, pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.) by resolution of the Jersey City Municipal Council following a recommendation by the Jersey City Planning Board.

The 1 Exchange Place Redevelopment Area consists of a single tax lot on the south side of the Exchange Place Plaza in downtown Jersey City in close proximity to the Exchange Place PATH and Light Rail stations. The lot is approximately 16,000 square feet and contains a single 10 story office building built in 1920.

While the exterior of the building is in good condition, the interior is fully dilapidated and untenable. The building is entirely vacant (except for ground floor retail) with many building systems in a dilapidated state, obsolete, and non-working. The Jersey City Fire Department issued a Building Vacate Order on April 28, 2011 along with a list of violations prompting the order after a ceiling collapse on the ground floor, revealing unstable plaster finishes. Other violations are also on file. The Jersey City Building Department issued a Notice of Imminent Hazards and a Notice of Unsafe Structure on October 17, 2011.

It would now appear to be appropriate for the City to take a more pro-active approach to redevelopment in this Area, so as to bring the Area into greater compliance with the recommendations of the Master Plan and redevelop the Area in a manner that is more consistent with redevelopment activities in the surrounding community. The Master Plan calls for “station areas” around the PATH stations to be up-zoned to include higher density residential, neighborhood retail, restaurants and other uses compatible with a mixed use transit oriented station area. In addition, parking requirements are to be reduced “to capitalize on the availability of high quality mass transit” and to increase building coverage, floor-area-ratios, and residential density which can be supported by nearby transit facilities.

II. BOUNDARIES

The Redevelopment Area consists of a single Tax Lot on Block 14502, Lot 1 on Jersey City's Hudson River waterfront, also known as 1 Exchange Place, and adjacent rights-of-way.

The boundary of the Redevelopment Plan Area is also depicted on the Boundary Map.

III. REDEVELOPMENT PLAN OBJECTIVES

- A. The planning and redevelopment of the Redevelopment Area as a primarily mixed-use building with ground floor commercial uses.
- B. Prohibit on-site parking and maximize the use of mass transit in order to take advantage of local bus routes and the PATH and Light Rail systems which are adjacent to the site.
- C. To integrate new development within the Area into the surrounding community by encouraging the creation of a mixed use building that will complement the existing historic and proposed new development in adjacent redevelopment areas and historic district.
- D. The improvement of the pedestrian environment and traffic circulation for the contemplated new development by the provision of new sidewalks, street trees and other pedestrian amenities within the existing street right-of-way and plaza.
- E. Renovation of the historic bank building at 1 Exchange Place, built in 1920, and provide standards for a vertical addition.

IV. GENERAL ADMINISTRATIVE REQUIREMENTS

The following provisions shall apply to all property located within the 1 Exchange Place Redevelopment Area.

- A. Prior to the commencement of any new construction, reconstruction, or rehabilitation: a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No temporary or permanent Building Permit (excluding demolition and abatement permits) shall be issued for any work associated with any of the above actions, without prior site plan review and approval of such work by the Planning Board. Nothing in this section is intended to require site plan review and approval for minor modifications to the interior floor plan, such as the relocation or modification of non-bearing partition walls, which are commonly done to accommodate new tenancies or during lease renewals.
- B. 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.
- C. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Land Development Ordinance and this Plan.

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 Corporation Counsel or 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 two (2) years of final site plan approval, or such other time period as determined by the Planning Board if particular circumstances dictate a longer time frame.

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

- E. The Planning Board may grant deviations from the regulations contained within this Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted which will result in permitting a use that is not a permitted use within this Plan. An application requesting a deviation from the requirements of this Plan shall provide public

notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.

- F. This Plan shall supersede all provisions of the Jersey City Land Development Ordinance (hereinafter referred to as the “LDO”) on matters that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the LDO for clarification. No variance/deviation from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant development decisions and /or deviations from the requirements of this Plan, as provided herein. Upon final adoption of this Plan by the Jersey City Council (“City Council”), the City’s Zoning Map shall be amended to show the boundary of the Redevelopment Area.
- G. No building shall be constructed over an easement in the Redevelopment Area without site plan review and approval of the Jersey City Planning Board and prior written approval of the Division of Engineering.
- H. 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.

V. GENERAL DESIGN REQUIREMENTS AND RESTRICTIONS

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

- A. All utility distribution lines; utility service connections from such lines to the Redevelopment Area's individual uses; and utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted on sidewalk areas or exterior to the building. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- B. Chain link fencing shall be prohibited within the Redevelopment Area, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- C. No Billboards shall be permitted on any property contained within the Redevelopment Area.
- D. No signage shall be permitted within the Redevelopment Area that includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants,

reflective materials, which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations. All signs are subject to site plan review.

- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture.
- F. All trash dumpsters and/or compactors shall be located within the buildings. All outdoor storage shall be prohibited.
- G. The building must display the street address of the building such that it is clearly visible from the adjoining street right of way

VI. URBAN DESIGN REQUIREMENTS

A. Building Design Requirements

- 1. The redevelopment plan consists of an existing historic bank building at 1 Exchange Place with street frontage along the Exchange Place pedestrian plaza, along Hudson Street and the north bound Exchange Place Light Rail station platform, and along York Street in the rear.

This redevelopment plan requires the preservation and restoration of the original bank building facades. All rehabilitation and new construction shall be guided by The Secretary Of Interior's Standards for the Treatment of Historic Properties. Restoration work on this property shall include a professional who meets the minimum qualifications in historic architecture or architectural history in accordance with the professional standards outlined in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. All original brick work, windows, cornices, and other architectural details must be restored and or replicated to the greatest extent feasible.

- 2. Renovated buildings shall be designed to be attractive from all vantage points, with each street façade being of equal importance. The building's finish materials and details on facades may be similar or may change in order to create appropriate, interesting and contemporary facades that clearly indicate that the buildings are a product of their own time and location.
- 3. On street frontages where commercial uses are provided, at least seventy (70) percent of the frontage shall be dedicated to commercial uses and/or pedestrian access areas such as retail sales of goods and services, restaurants, building entrances and lobbies; which shall have direct access from the sidewalk area. Main-building entries shall be prominent and easily identifiable, and shall not occur simply as voids within or between buildings. Canopies may be provided at

main entrances and must be constructed of materials similar to or compatible with the overall building design.

4. Tops of buildings and any vertical additions shall be designed to create architectural interest through the use of a cornice element.
5. 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 should be broad and expansive providing views into the store and display areas, and to the greatest extent possible restore or replicate the original window systems.
6. EIFS (Exterior Insulating Finishing Systems), artificial stone and artificial brick veneer (“Permastone” & “Brickface”) materials vinyl siding, or aluminum siding, may not be used on any visible façade within this Redevelopment Area.
7. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable standards as defined by the State of New Jersey.
8. All mechanical equipment shall be screened from view, both from the street and existing neighboring buildings, on all sides including the top to screen views from taller buildings looking down on the roof. 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. Interior locations must be utilized where mechanically possible.
9. Wherever possible, ventilation equipment required for commercial uses shall be vented through the roof of the building and within the building, especially in new construction. All such equipment ventilated through the roof shall be screened. The necessary incorporation of ventilation grillwork within the storefront façade system shall be limited to no more than 15% of the possible glazing area. Such grillwork shall be architecturally incorporated within the storefront design so as to compliment and add to the overall aesthetic affect of the commercial façade. Exposed ventilation pipes and risers are prohibited.
10. Sidewalk areas must be provided along the street rights of way and shall be properly sized for the safe and convenient movement of pedestrians through and around the Redevelopment Area.
11. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Sidewalk concrete must be tinted an appropriate color to match the recent sidewalk improvements along adjacent streets. White concrete is not permitted.

12. Lighting shall sufficiently illuminate all areas to prevent "dark corners". All lighting sources must be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot-candles.
- B. Off-street Parking Design and Loading Requirements
 1. Off street parking is strictly prohibited in this Redevelopment Plan.

VII. SPECIFIC LAND USE REGULATIONS

1. Principal Permitted Uses within the 10 original stories:
 - a. Offices, including financial institutions and brokerage houses.
 - b. Retail sales of goods and services.
 - c. Restaurants.
 - e. Bars.
 - f. Hotels.
 - g. Appropriate mixes of the above.
2. Uses incidental and accessory to the principal use, including:
 - a. Signs.
3. Above the original 10 stories, a vertical addition bonus of up to 3 stories shall be permitted for hotel use only, provided the top floor level must include a publicly accessible restaurant and bar area with publicly accessible views of the Manhattan skyline. Hotel rooms are not permitted on the top level. The top floor level must be directly accessible to the general public during operating hours via elevator to a separate lobby area on the ground floor. The top public level must be accessed via a separate entryway into the building and must provide signage separate from the hotel use. This is to indicate to the public that the roof top level is open to the general public and not reserved for hotel guests.
4. Bulk and Density Standards
 - a. Minimum lot size: the existing lot at the time of adoption of this plan is conforming and shall not be reduced in size.
 - b. All yard setbacks : zero. Portions of a building façade may be set forward (with a franchise) or back up to 5 feet for entryways.
 - c. Maximum building height: 13 stories and 181 feet.
 - d. Maximum building coverage: 100%
 - e. Maximum lot coverage: 100%
 - f. Maximum parking requirement: no parking is permitted.

- g. Minimum bicycle parking requirement: bike room required sufficient to store bikes for approximately 20% of planned employees. Outdoor bike parking is also required where feasible.
5. Design Standards:
- a. All original exterior architectural elements such as windows openings, cornices, storefronts and ground floor windows, entryways, canopies, lighting, brick detailing, stone veneers, mechanical vents, and stone columns, shall be restored. The top parapet may be removed to accommodate a vertical addition to the building. Architectural elements on non-street fronting facades may be removed.
 - b. Vertical additions must be 90% glass. Each additional level must be separated by a cornice element, complementing the 4 existing cornices at various levels of the existing building.

VIII. ACQUISITION PLAN

No property within this Redevelopment Plan is listed as “To Be Acquired.”

IX. RELOCATION PLAN

No acquisition is permitted within the Redevelopment Area. The site is uninhabited as of the writing of this plan.

X. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

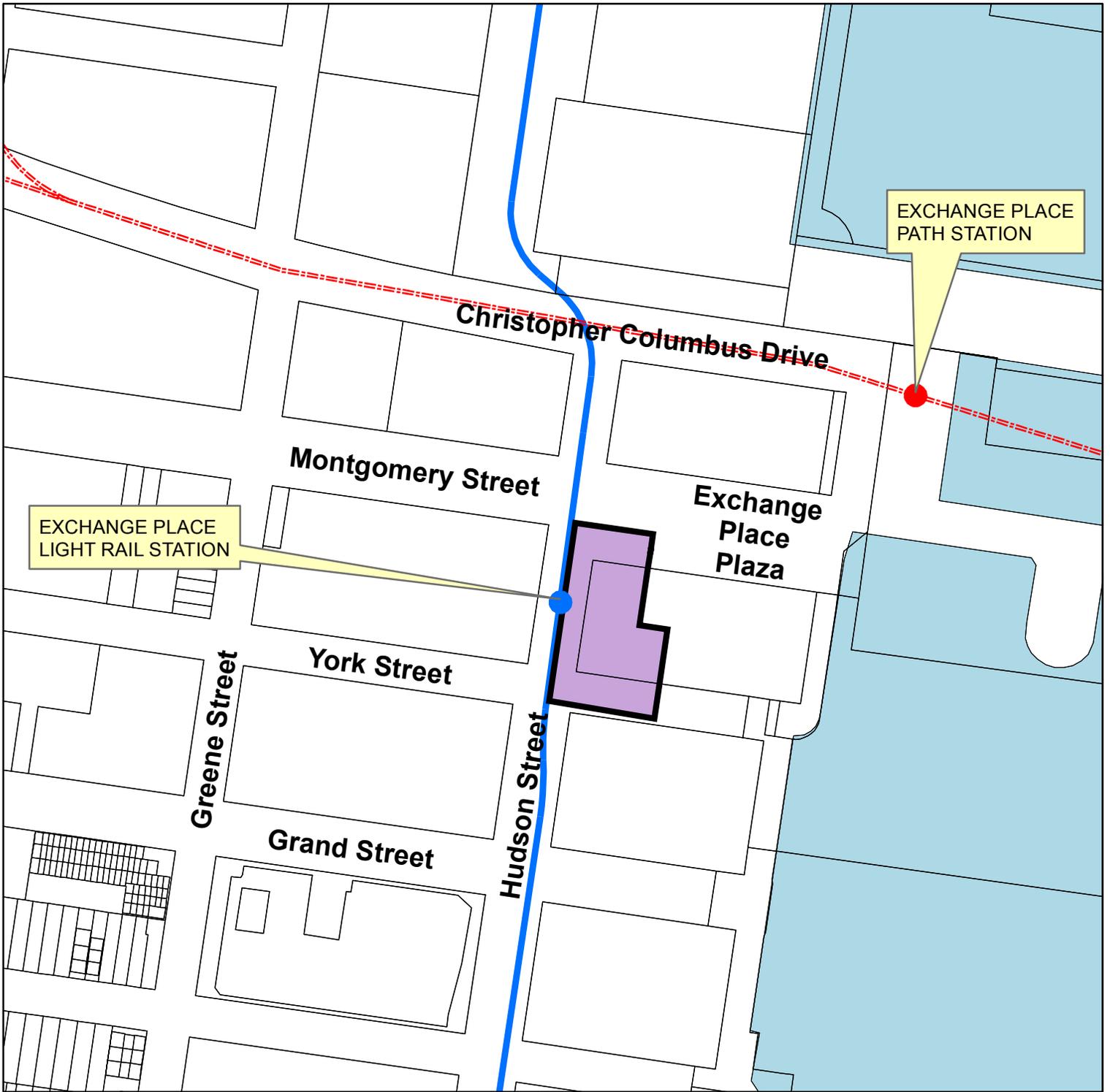
In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- C. The Plan has given proposed land uses and building requirements for the Redevelopment Area.
- D. There is no proposed acquisition in this plan.
- E. The Plan is in general compliance with the Master Plan of the County of Hudson. It is not contrary to the goals and objectives of the Jersey City Master Plan or the Zone Plan. The Zone Plan permits hotel and office uses above the ground floor and commercial uses on the ground floor as this Redevelopment Plan does. However, this Redevelopment Plan introduces additional height in keeping with

- the Master Plan recommendations for “station areas.” The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

XI. PROCEDURE FOR AMENDING THE PLAN

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



1 EXCHANGE PLACE REDEVELOPMENT PLAN
BOUNDARY MAP

MAY 23, 2012



Legend

 Redevelopment Plan Area Boundary



1 inch = 200 feet

