

***JACKSON AVENUE
REDEVELOPMENT PLAN***

JERSEY CITY, NEW JERSEY

Adopted December, 1958

Amended May, 1961

Amended April, 1970

Amended June, 1971

Amended February, 1975

Amended March, 1996

TABLE OF CONTENTS

A.	DESCRIPTION OF PROJECT	1
1.	Boundary Description	1
2.	Urban Renewal Objectives	1
3.	Types of Proposed Renewal Actions	1
B.	LAND USE PLAN	1
1.	Land Use Map	1
2.	Land Use Provisions and Building Requirements in the Clearance Segment of the Project	2
1)	Residential	2
2)	Mixed Use Areas	3
3)	Public and Quasi-Public Reuse Area	4
3.	Permitted Uses and Building Requirements in the Rehabilitation Segment of the Project	5
a.	Residential Reuse Areas	5
b.	Public Use Area	5
4.	General Provisions	5
5.	General Provisions: Rehabilitation Sections	6
C.	PROJECT PROPOSALS	7
1.	Land Acquisitions	7
2.	Public Improvements to be Provided	8
D.	OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	8
E.	CHANGES IN APPROVED PLAN	9
	BOUNDARY	10
	LAND USE MAP	11
	EXTENDED AREA BOUNDARY MAP	12

A. DESCRIPTION OF PROJECT

1. **Boundary Description** of *the original* Jackson Avenue Urban Renewal Project, City of Jersey City, Hudson County, New Jersey, is shown on the Boundary Map, URP Map No. 1, dated February, 1975 and the newly extended area is shown on the Extended Area Map. The 1995 amendments will change the name of this project to the Jackson Avenue Redevelopment Plan Area, in keeping with current New Jersey statutes.

2. **Urban Renewal Objectives**

The objectives of the Plan include the removal of structurally substandard buildings, the elimination of blighting influences, the removal of impediments to land disposition and new residential and commercial development, the rehabilitation of unsound and deficient structures, and the achievement of changes in land use. The successful execution of the redevelopment plan will result in the creation of new and rehabilitated housing units for low, moderate and middle income families, and the development of new neighborhood commercial facilities. Land will also be available for public use for the development of new open space recreational facilities related to the residential redevelopment. Impediments to land disposition and development such as an antiquated street pattern with small blocks, frequent intersections, and conflicting and inefficient traffic movements will be eliminated. This objective will be accomplished by changes in the street pattern, the major realignment of one street, the closing of certain other local streets and the creation of a superblock to foster more productive use of the land, better site design and a viable residential area.

3. **Types of Proposed Renewal Actions:**

The proposed renewal actions begun in 1975 within the Project Area include acquisition and demolition or clearance of all properties, with the exception of certain properties in the Rehabilitation segment of the Project and those properties designated as "Not to be Acquired" on the attached Boundary Map URP Map No. 1. In the 1995 amendments to the Jackson Avenue Redevelopment Plan, Block 1950, Lots 2B, 4B, 40B and 40C are added to the Redevelopment Plan Area and are mapped to be acquired. Rehabilitation activities will also be undertaken on properties located within the project area. Public improvements will be provided including the installation of new streets, sidewalks, storm and sanitary sewers, water mains, traffic lights, traffic control and name signs, street lights, and the underground placement of electric and telephone facilities.

B. LAND USE PLAN

1. **Land Use Map**

The Land Use Map, designated URP Map No. 2, dated February, 1975, shows the following:

- a. Thoroughfare and street rights-of-way
- b. Public Uses
- c. Quasi-Public Uses
- d. Residential Uses
- e. Commercial Uses
- f. Mixed Uses

Map No. 2 does not show the difference between the Clearance Segment of the Project and the Rehabilitation Segment of the Project. For this information please refer to the Boundary Map, URP Map No. 1.

2. Land Use Provisions and Building Requirements in the Clearance Segment of the Project

a. Uses to be permitted in the Project Area within each of the re-use areas are as follows:

1) Residential

The permitted uses shall be townhouses, multiple dwellings such as garden apartments and medium-rise apartments not to exceed fifteen stories or a combination of these types. Recreational and Commercial uses designed to serve immediately residential needs are also permitted. Commercial uses shall include, but not be limited to, pharmacies, eating facilities, retail establishments and professional offices.

Density: Residential density shall not exceed fifty (50) dwelling units per acre of net site area excluding streets.

Land Coverage: Land coverage of dwelling structures on each lot shall not exceed forty (40%) percent of the lot area excluding streets.

Building Height: The maximum building height shall not exceed fifteen (15) stories or one hundred and fifty (150) feet.

Building Setback: The minimum setback of structures from the property lines shall be twelve (12) feet.

Off-street Parking: A minimum of one (1) automobile parking space shall be provided for each family dwelling unit. A minimum of four (4) automobile parking spaces shall be provided for each ten (10) dwelling units of Senior Citizens housing. Each off-street parking area should be at least one hundred and eighty (180) square feet in area and have proper access.

Landscaping: A minimum of twenty-five (25%) percent of the developable parcel, exclusive of parking area, shall be used for landscaping of open space, or active or passive recreation facilities.

The following special controls shall apply only to one (1) and two (2) family row houses:

Yards: A rear yard having a minimum depth of fifteen feet shall be required on each lot.

Lot Size: Each lot shall have an area of not less than one thousand four hundred and fifty (1,450) square feet.

Regulations for Accessory Commercial Uses:

- a) Non-residential uses shall not occupy more than fifteen (15%) percent of the gross interior floor area of any residential structure.
- b) Accessory commercial uses shall meet the setback requirements of the principal use.
- c) The land covered by accessory commercial structures shall, unless otherwise noted, be included in the land covered by principal uses in computing land coverage.
- d) Plans for the location and design of accessory commercial structures shall accompany plans for the principal structure(s) and shall be subject to the design review process enunciated below.

2) Mixed Use Areas

The permitted uses shall be residential uses as permitted in Paragraph a., 1) of this Section 2; limited neighborhood commercial shopping and office uses which shall include, but not be limited to, retail and service establishments such as clothing stores, food stores, barber shops, beauty salons, dry cleaning establishments, pharmacies, stationary stores, restaurants, governmental regulated utilities, and office space for neighborhood and professional services (medical, legal, etc.)

Land Coverage: Coverage of land by buildings shall not exceed eighty (80%) percent of the net site area excluding streets.

Building Height: The maximum building height shall be twelve (12) stories or one hundred and twenty (120) feet.

Parking: For offices over five thousand (5,000) square feet in floor area, one (1) space for every five hundred (500) square feet of floor area. For offices under five thousand (5,000) square feet, four (4) parking spaces will be required.

For retail stores, personal or business service establishments over two thousand (2,000) square feet in floor area, one (1) space for every four hundred (400) square feet of floor area in excess of two thousand (2,000) square feet. For retail stores of two thousand (2,000) square feet or less, three (3) spaces shall be required.

Each off-street parking space shall be at least one hundred and eighty (180) square feet in size and shall have proper access.

Off-Street Loading: For the retail or office uses, every establishment shall have access to an off-street loading driveway or space at least twelve (12) feet wide and having at least fourteen (14) feet of height clearance.

Off-street loading requirements shall be as follows for retail uses, office and service establishments:

Square Feet of Gross Floor Area	Required No. of Loading Spaces
1,000 - 25,000	1
25,000 - 40,000	2
For each additional 15,000 sq ft over 40,000 sq ft	1

Signs: Signs on buildings in the mixed use areas shall not exceed twenty-five (25) square feet in area. No more than one (1) sign shall be permitted for each separate use on a parcel. Said sign may be free standing or attached to the building, but in no event shall a sign be placed in the required setback area.

3) Public and Quasi-Public Reuse Area

- a) Public. The permitted uses shall be public facilities, including, but not limited to, recreational facilities, sitting areas, local parks, public parking (restricted to non-commercial vehicles only), pedestrian walks, publicly operated health or educational facilities and uses related thereto.
- b) Quasi-Public. The permitted uses shall be private, non-profit, health, educational and/or religious institutional uses or uses by governmentally regulated utility companies and all uses related thereto such as parking and recreation.

Site Development: Parking areas adjacent to residential property shall be fenced off and suitably screened with plant or fencing materials to a minimum height of six (6) feet along contiguous residential property lines.

Land Coverage: The maximum coverage of land by building shall not exceed eighty (80%) percent.

Building Height: The maximum building height shall not exceed twelve (12) stories or one hundred and twenty (120) feet.

Building Setback: The minimum setback of structures from the property line shall be ten (10) feet.

Yards: Rear yards having a minimum depth of twenty (20) feet shall be provided on each lot.

Off-street parking: One (1) off-street parking space shall be provided for each forty (40) seats in main assembly halls. Each parking space shall be no less than one hundred-eighty (180) square feet in area and have convenient access. One (1) off-street parking space for every three (3) employees in quasi-public facilities (utilities).

Landscaping: A minimum of twenty-five (25%) percent of the developable parcel, exclusive of parking area, shall be used for landscaping, or active or passive recreation facilities.

3. Permitted Uses and Building Requirements in the Rehabilitation Segment of the Project

a. Residential Reuse Areas

Use: The permitted use shall be housing other than transient housing, rooming houses, or hotels. Transient housing, rooming houses, shall not be permitted.

Density: The maximum residential density for each parcel should not substantially exceed the density of the parcel prior to rehabilitation unless it has been determined by the Planning Board that the greater density meets the objectives of the plan.

Land Coverage: For new structures, land coverage on each lot shall not exceed fifty (50%) percent of the lot area.

Building Height: The maximum building height shall be four (4) stories or fifty (50) feet.

Building Setback: The setback of structures from the street right-of-way lines shall conform to that of structures on the majority of lots fronting on the same street.

Yards: For new structures, a rear yard having a minimum depth of twenty (20) feet shall be provided on each lot.

b. Public Use Area

Use: The permitted uses shall be local parks, sitting areas, pedestrian walks and landscaped areas. Parking facilities, other than for commercial vehicles, shall also be permitted.

Site Development: Public parcels shall be screened from adjoining residential lots by suitable fencing and landscaping, a minimum of six (6) feet in height.

4. General Provisions

- a. The regulations and controls in this Section 4 will be implemented where applicable by appropriate covenants or other provisions in agreements for land disposition and conveyance executed pursuant thereto or in loan or grant agreements.
- b. The Redeveloper shall devote the land only to the uses specified in this Redevelopment Plan and in accordance with the approved site plan which shall be considered a visual extension of said Redevelopment Plan.
- c. The Redeveloper shall begin and complete the development of the land for the uses required in the Plan and the construction of improvements agreed upon in the disposition contract within a reasonable time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the Redeveloper.

- d. The Redeveloper shall agree to retain the interest acquired in the project land until the completion of the construction and development in the area required by this Plan and the disposition instruments, and he shall further agree not to sell, lease or otherwise transfer the interest acquired or any part thereof without the prior written consent of the Jersey City Redevelopment Agency.
- e. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Jersey City Redevelopment Agency or by a Redeveloper or any of his successors or assignees, whereby land in the in the project area is restricted by the Jersey City Redevelopment Agency or the Redeveloper upon the basis of color, race, creed, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, which will prohibit such restrictions, shall be included in the disposition instruments.
- f. No building shall be constructed over an easement in the project area without prior written consent of the Jersey City Redevelopment Agency.
- g. The JCRA shall specifically reserve the right to review and approve the Redeveloper's plans and specifications with respect to their conformance with this Redevelopment Plan. Such a review shall be on the basis of a site plan submitted to the Redevelopment Agency. No additional construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction shall have been submitted to and approved by the Redevelopment Agency. This pertains to revisions or additions prior to, during and after completion of the improvements.
- h. The provisions of this Plan specifying the land uses for the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this Plan by the local governing body of the City of Jersey City.
- i. The use of any land to be acquired, cleared and redeveloped or any newly rehabilitated or constructed buildings for hotel or other transient housing accommodations is prohibited.

5. General Provisions: Rehabilitation Sections

In rehabilitation sections, existing City codes and ordinances shall be strictly enforced as a minimum through inspections of any properties. Owners who will not bring their properties up to the minimum property rehabilitation standards will be encouraged to sell their property to someone who will rehabilitate the structures in accordance with this Plan. If this fails, the Jersey City Redevelopment Agency may acquire properties for rehabilitation or demolish them. Where such acquisition and resale takes place, the instrument of resale shall specify minimum property rehabilitation standards as they may exist from time to time. Where a property is acquired by the Jersey City Redevelopment Agency, the Agency may also demolish and clear the structures on the property and sell the cleared site for the reuse indicated on the Land Use Plan.

C. PROJECT PROPOSALS

1. Land Acquisitions

- a. Identification of Real Property to be Acquired. The Boundary Map, URP Map No. 1, dated February, 1975, shows properties included in the clearance section and the rehabilitation section.
- b. Conditions Under Which Real Property Not Identified on the Boundary Map, URP Map No 1, dated February, 1975) may be acquired.
 - 1) In the rehabilitation section, owners who do not or, for financial reasons, cannot bring their structures at least up to minimum standards of this plan and the City's existing property maintenance codes and ordinances will be encouraged to sell their property to someone who will rehabilitate in accordance with this Plan. The Jersey City Redevelopment Agency may also acquire the property and either rehabilitate it, or sell it for rehabilitation. In addition, properties which are not feasible for rehabilitation, as well as those whose existence is inconsistent with the objectives of the redevelopment plan, may be acquired by the Redevelopment Agency and demolished.
 - 2) Properties within the project designated for rehabilitation will not be acquired, provided that the owner, within a reasonable time, undertakes rehabilitation in conformance with the Redevelopment Plan and such State and local laws as may be applicable, unless acquisition is necessary to facilitate rehabilitation by the Jersey City Redevelopment Agency because:
 - a) Rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives of the Redevelopment Plan, and
 - b) It is necessary to make residential structures available for use of low- or moderate-income families and the properties to be acquired for such purpose are determined to be feasible for rehabilitation in accordance with the criteria set forth by the United States Department of HUD.
 - 3) Those properties which are not rehabilitated in conformance with the Property Rehabilitation Standards set forth in Exhibit "A" entitled "Minimum Property Rehabilitation Standards" will be subject to acquisition by the Jersey City Redevelopment Agency.

Upon the acquisition of such properties, the Jersey City Redevelopment Agency will either:

- a) Demolish the structure or structures thereon and dispose of the land for redevelopment at its fair value for uses in accordance with the Plan; or

- b) Sell or lease the property at its fair value subject to rehabilitation in conformance with the Minimum Property Rehabilitation Standards and objectives of this Plan; or
- c) Rehabilitate the property in conformance with the Minimum Property Rehabilitation Standards and objectives of this Plan and dispose of property in accordance with applicable regulations. If a sale cannot be consummated by the time rehabilitation is accomplished, units shall be rented pending continuing sale efforts.

2. Public Improvements to be Provided

Extensive public improvements will be constructed in the Project Area. These improvements include: the installation of new storm and sanitary sewer lines; the installation of new water lines; the underground relocation and/or improvement of gas, electric and telephone lines; the installation of new street electric and telephone lines; the installation of new street lighting; the reconstruction of streets, curbs and sidewalks; the widening of Jackson Avenue between Oak Street and Bramhall Avenue; the construction and realignment of a new street that will directly connect Jackson Avenue and Monticello Avenue at their intersection with Communipaw Avenue; the construction of two local parks as passive recreational and sitting areas.

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

In order to comply with State requirements, the following statement is made on provisions for the relocation of the persons living in the project area:

The Jersey City Redevelopment Agency will provide for the families and persons to be displaced in the project area the opportunity of being rehoused in accommodations which are decent, safe and sanitary and which are within their financial means.

Adequate rehousing accommodations have been made available or will be available during the thirty (30) month relocation period. It is anticipated that of the estimated four hundred forty-four (444) families to be displaced from the area, one hundred fifty-four (154) will be relocated in low-rent public housing, sixty-one (61) in private sales housing and two hundred twenty-nine (229) in private rental housing. It is expected that individual householders and roomers will relocate in satisfactory rooming accommodations and small apartments readily available outside the project area.

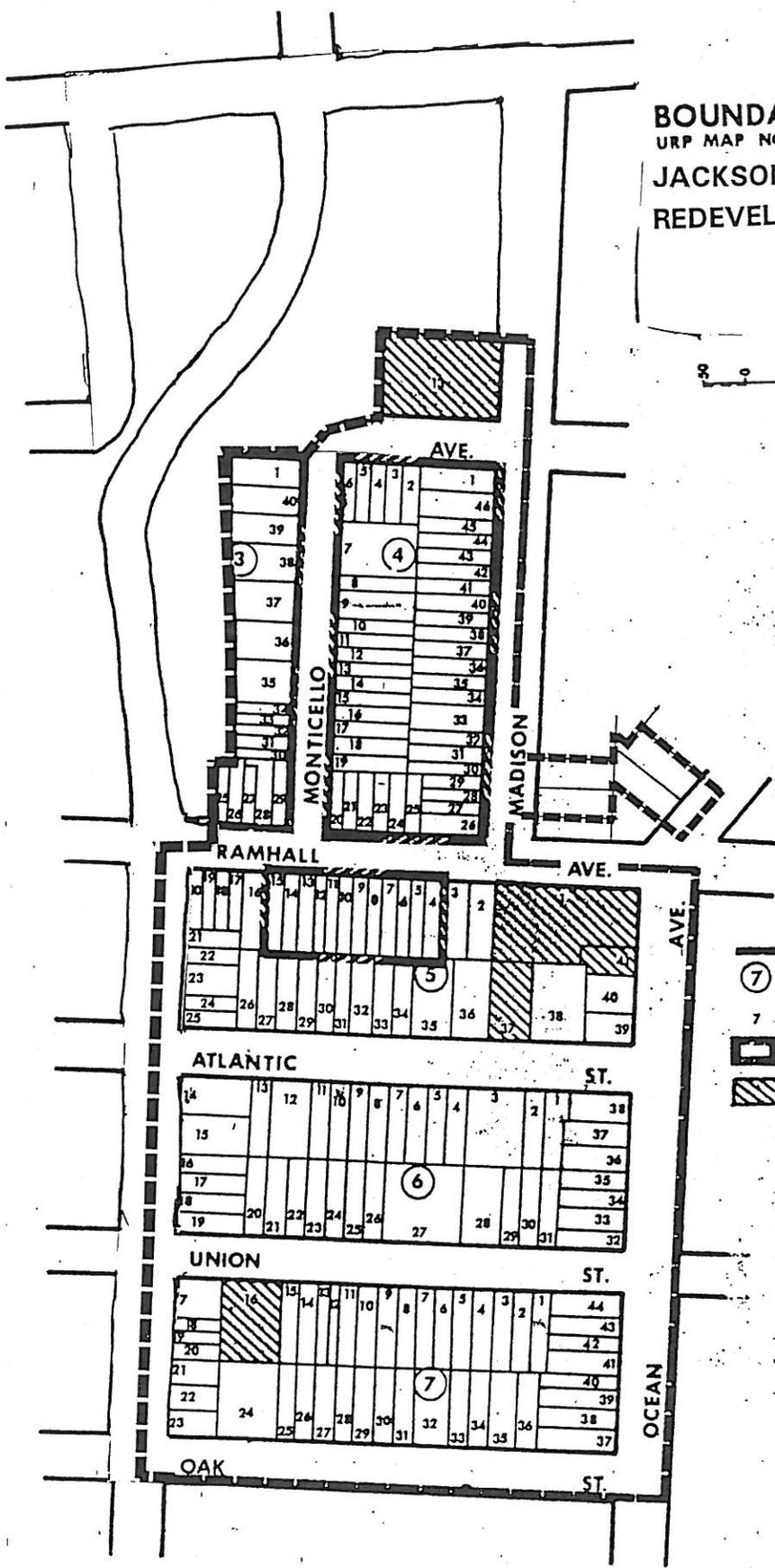
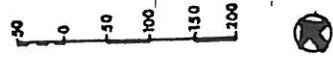
Local objectives as expressed in the General Plan for the City of Jersey City with respect to appropriate use of land, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements have been carefully analyzed and this Plan has been developed and formulated in accordance with those objectives. Land uses are based on those recommended in the Land Use Plan. Realignment and connecting Jackson Avenue and Monticello Avenue follows General Plan recommendations. This will provide for improved traffic circulation. Provision has been made for new recreational and community facilities such as public parking lots and play areas. Public utilities in the area have been analyzed and where necessary improvements are planned.

The various elements of the Redevelopment Plan set forth above are in compliance with the requirements of State and Local law and there are no additional requirements with respect to an Redevelopment Plan which have not been complied with.

E. CHANGES IN APPROVED PLAN

The Redevelopment Plan may be amended from time to time upon compliance with the requirements of law, provided that in respect to any land in the project area previously disposed of by the Jersey City Redevelopment Agency receives the written consent of the owner of such land whose interest therein are materially affected by such amendment.

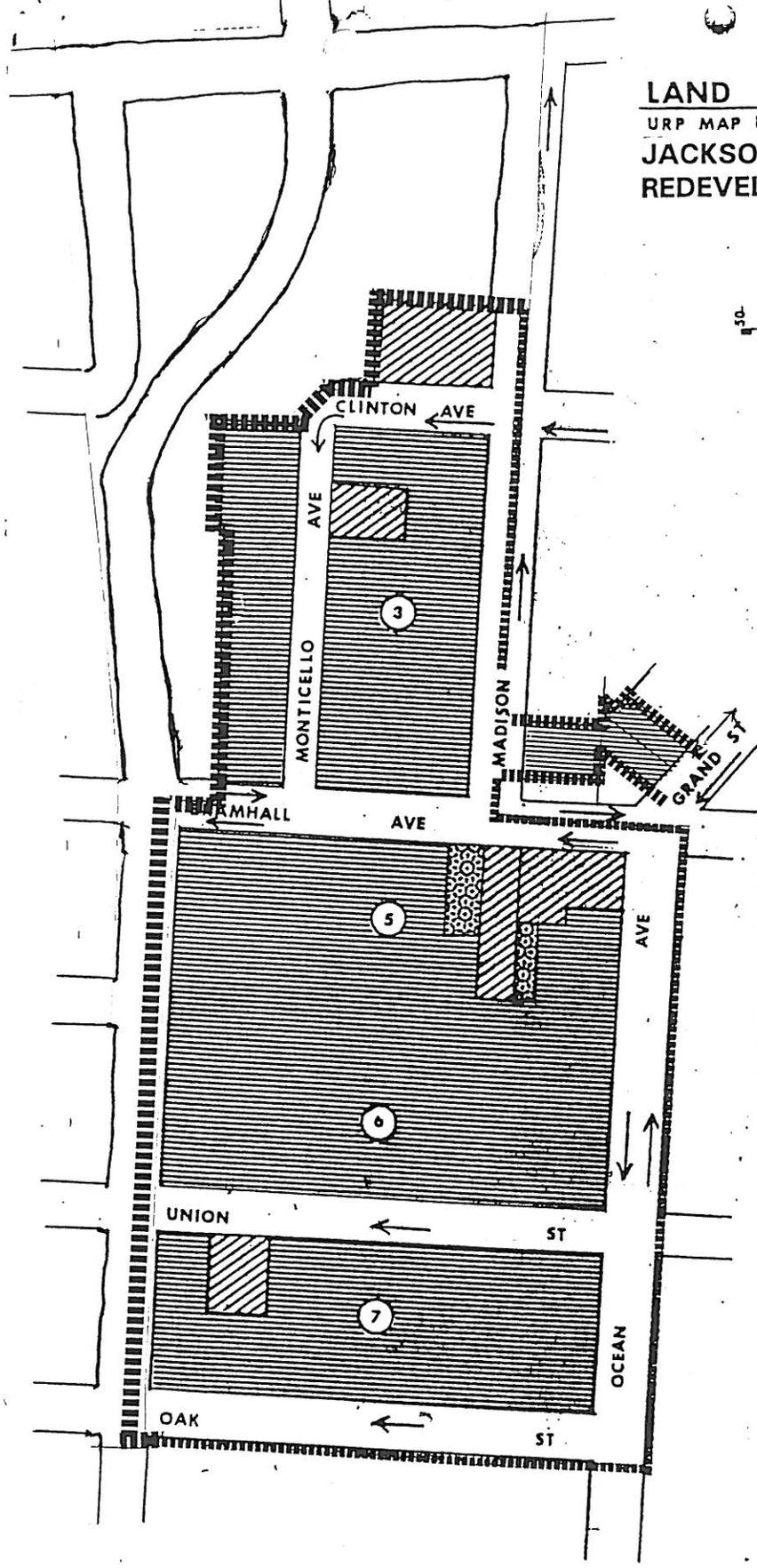
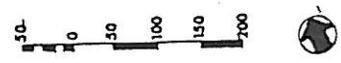
BOUNDARY MAP
 URP MAP NO.1
JACKSON AVENUE
REDEVELOPMENT PLAN



LEGEND

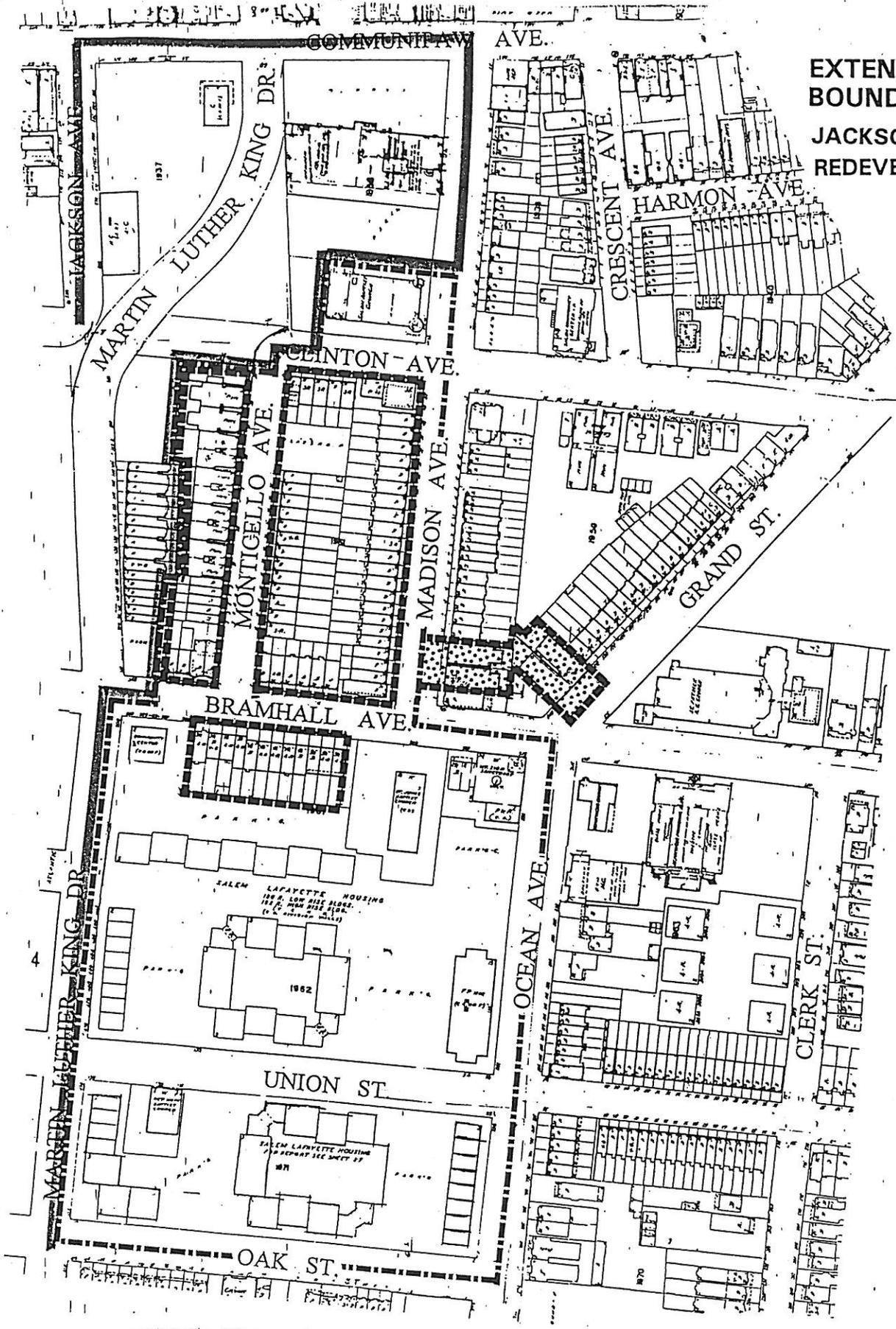
- PROJECT BOUNDARY
- BLOCK NUMBER
- PARCEL NUMBER
- REHABILITATION
- NOT TO BE ACQUIRED

LAND USE MAP
 URP MAP NO.2
JACKSON AVENUE
REDEVELOPMENT PLAN



LEGEND	
	MIXED USE AREA
	RESIDENTIAL
	PUBLIC AND QUASI-PUBLIC
	MIXED USE AND PUBLIC OR QUASI-PUBLIC
	PUBLIC, QUASI-PUBLIC OR RESIDENTIAL
	VEHICULAR TRAFFIC CIRCULATION
	PROJECT BOUNDARY
	BLOCK NUMBER

**EXTENDED AREA
BOUNDARY MAP
JACKSON AVENUE
REDEVELOPMENT
PLAN**



-  MARTIN LUTHER KING DRIVE REDEVELOPMENT PLAN
-  JACKSON AVENUE URBAN RENEWAL AREA
-  JACKSON AVENUE URBAN RENEWAL PLAN EXPANSION AREA
-  REHABILITATION AREA