

Block 239, Lot 47

Redevelopment Plan

DIVISION OF CITY PLANNING
as adopted by the Jersey City Municipal Council - Ord 11-040
April 13, 2011



30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323

TABLE OF CONTENTS

SECTION	TITLE	PAGE
I	Introduction	2
II	Boundaries	2
III	Redevelopment Objectives and Requirements of any Development within the Plan Area	2
IV	General Administrative Requirements	3
V	General Design Requirements and Restrictions	5
VI	Urban Design Requirements	6
VII	Specific Land Use Regulations	8
VII	Acquisition Plan	9
IX	Relocation Plan	9
X	Other Provisions Necessary to Meet State and Local Requirements	10
XI	Procedures for Amending the Redevelopment Plan	10
XII	Maps: Boundary Map	

I. INTRODUCTION

The Block 239, Lot 47 Redevelopment Area (hereinafter the Redevelopment Area or the Area) was determined to be “an area in need of rehabilitation”, 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 Block 239, Lot 47 Redevelopment Area consists of a single tax lots on Columbus Drive in downtown Jersey City in close proximity to the Grove Street PATH station. To the south of the Redevelopment Area is Van Vorst Park Historic District.

During the last development cycle, construction was started on this site and a concrete foundation was completed. For several years now, the foundation has remained with no further construction, resulting in an unsightly parcel which periodically fills with water, snow and debris.

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 combatable 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 239, Lot 47 in the Downtown section of Jersey City, also known as 109 Christopher Columbus Drive.

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

III. REDEVELOPMENT PLAN OBJECTIVES

- A. The planning and development of the Redevelopment Area as a primarily residential 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 train station which is only 300 feet from 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.
- E. Finish construction of the partly built structure.

IV. GENERAL ADMINISTRATIVE REQUIREMENTS

The following provisions shall apply to all property located within the Bright Street 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 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 two (2) 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 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.

- 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 in 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.
- 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. All structures within the Redevelopment Area shall be situated with proper consideration of their relationship to other buildings, both existing and in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk. Buildings shall be designed to be attractive from all vantage points, with each street façade being of equal importance. A 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.
2. Buildings shall be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment, particularly where building lots front on multiple street. 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.
3. The base of all buildings shall meet the pedestrian level in a human scale and manner. The height of the base must relate to other buildings as well as existing historic architecture and design developed within this Area and must be proportional with the building's overall height.
4. Tops of buildings 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. At least seventy-five (75%) percent of the storefront façade shall be glass. If security gates are used on any part of the building or window, they shall be installed on the interior side of the window, within the building, hidden from view when closed, 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.
6. Street facades shall be articulated in a contemporary manner utilizing materials such as masonry, glass curtain walls, composite metal panel systems etc. Walls shall not be left blank. Frontages shall have at least one window appropriately proportioned per structural bay. Buildings may utilize various types of materials

and material changes for façade articulation, as long as the differentiating materials and details are well thought-out and integrated. The intent of this required articulation and modern design approach is to create appropriate, interesting and varied building façades such that the building facades do not read as uniform or continuous slabs along the streetscape.

7. Balconies and terraces may extend from the building when facing into rear yards. However, all balconies facing onto streets shall extend from the façade by no more than 12 inches and may be semi-recessed into the building.
8. 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.
9. 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.
10. All mechanical equipment shall be screened from view, both from the street and existing neighboring buildings. 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. The screening shall not impair the functioning of the equipment. Interior locations must be utilized where mechanically possible.
11. 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.
12. 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.
13. 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 Christopher Columbus Drive. White concrete is not permitted.

14. Street trees shall be planted along all curb lines of streets within the Redevelopment Area at a maximum of 35 feet on center. Each tree pit shall contain a decorative metal grate and/or decorative paving treatment. Tree species shall be selected which will achieve a mature height of 50 feet or above and a medium spread. Fast growing trees tend to be weak wooded and inappropriate for street planting. Therefore trees shall be selected that have a medium growth rate. The crown shape of the tree should be selected to compliment the architecture and setting of the buildings.
 15. 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 and loading is strictly prohibited in this Redevelopment Plan.

VII. SPECIFIC LAND USE REGULATIONS

1. Principal Permitted Uses
 - a. Residential, above the ground floor.
 - b. Retail sales of goods and services on the ground or basement floors.
 - c. Offices and medical offices in the basement or at the rear of the first floor, not within 30 feet of the sidewalk at grade.
 - d. Restaurants on the ground or basement floors.
 - e. Bars on the ground floor.
 - f. Art galleries.
 - g. Appropriate mixes of the above.
2. Uses incidental and accessory to the principal use, including:
 - a. Signs.
 - b. Residential storage rooms.
3. Bulk and Density Standards
 - a. Minimum lot size: all existing lots at the time of adoption are conforming and shall not be reduced in size.
 - b. Minimum lot width: all existing lots at the time of adoption are conforming and shall not be reduced in size.

- c. Minimum lot depth: all existing lots at the time of adoption are conforming and shall not be reduced in size.
 - d. Front yard setback: zero. Portions of a building façade may be set back up to 5 feet for entryways.
 - e. Rear yard setback: existing setback established by existing foundation.
 - f. Maximum side yard setback: 5 feet and 1 inch.
 - g. Maximum building height: 5 stories and 64 feet, provided that where a property is located within the 100 year Flood Plain, the number of feet required to reach the base flood elevation plus one shall be added to the maximum permitted height of the building. Maximum height exception for the elevator penthouse shall not exceed 25% of building height."
 - h. Maximum building coverage: existing coverage of the current foundation.
 - i. Maximum lot coverage: 100%
 - j. Maximum parking requirement: no parking is permitted.
 - k. Minimum bicycle parking requirement: 1 space per residential unit.
4. Design Standards:
- a. All buildings with a commercial first floor must include a cornice or decorative element above the first floor. Commercial first floors must be 14 feet floor to ceiling within the first 30 feet from the street facade, and include at least 70% glazing which must begin at no more than 18 inches above the sidewalk level.
 - b. All security gates must be inside any glass windows.
 - d. Roof top recreation space is required in lieu of a rear yard.
 - e. Washer/dryer facilities are required in the building.
 - f. Buildings over 4 stories must provide an elevator.
 - g. Signs must conform to the NC zone standards.
 - h. All facade vents for air conditioning or heating units must be incorporated into the window design such that vent grills and windows appear as a single unit. This is best achieved by lining up vent grills with the vertical or horizontal edge of the adjacent window and matching the window's length or width or using a spandrel panel to fill any voids.

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 residential land 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.



**BLOCK 239 LOT 47 REDEVELOPMENT PLAN
BOUNDARY MAP**



MARCH 10, 2011

1 inch equals 100 feet

