

BOYD MC GUINNESS STUDY AREA

REDEVELOPMENT PLAN

JERSEY CITY REDEVELOPMENT AGENCY

OCTOBER, 1978

Update Block & Lot – July 20, 2012

KENNEDY BOULEVARD SENIOR HOUSING RENEWAL AREA

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A. PROJECT DESCRIPTION

1. Project Area Boundary

The Kennedy Boulevard Senior Housing Renewal Area is a 1.73 acre site in the northern edge of the Bergen section of the City of Jersey City, as shown in Map No. 1 “Boundary Description”. The site, lying on the west side of Kennedy Boulevard, is several blocks south of the intersection of the Boulevard with Montgomery Street.

2 Boundary Description

Blocks and lots included in the area:

Block: 16302; Lots 37, 40 (partial), 41, 42, 43

Block: 16502; Lots 47, 48

Block: 16601; Lot 1

BEGINNING at the point of the intersection of the centerline of Kennedy Boulevard and Fairview Avenue, thence in a westerly direction along the centerline of Fairview Avenue to the point at its intersection with the western lot line of Lot 43, Block 16302, thence in a northerly direction along the western lot line of Lot 43, Block 16302 to the point at its intersection with the southern lot line of Lot 37, Block 16302, thence in a westerly direction along the southern lot line of Lot 37, Block 16302 to the point at its intersection with the western lot line of Lot 37, Block 16302, thence in a northerly direction along the western lot line of Lot 37, Block 16302 to the point at its intersection with the centerline of Duncan Avenue, thence in an easterly direction along the centerline of Duncan Avenue to the point at its intersection with the eastern lot line of Lot 37, Block 16302, thence in a southerly direction along the eastern lot line of Lot 37, Block 16302 to the point at its intersection with the northern lot line of Lot 41, Block 16302, thence in an easterly direction along the northern lot line of Lot 41, Block 16302 for 69 feet, thence in a northerly direction through Lot 40, Block 16302 to the point at its intersection with the centerline of Duncan Avenue thence in an easterly direction along the centerline of Duncan Avenue to the point at its intersection with the centerline of Kennedy Boulevard, thence in a southerly direction along the centerline of Kennedy Boulevard to the point at its intersection with the extension of the northern lot line of Lot 48, Block 16502, thence in an easterly direction along the northern lot line of 48 Block 16502 to a point at its intersection with the eastern lot line of Lot 48 Block 16502, thence in a southerly direction along the eastern lot line of lot 48 and 47 Block 16502 to a point at its intersection with the centerline of Fairview Avenue, thence in an easterly direction along the centerline of Fairview Avenue to a point at its intersection with the extension of the eastern lot line of Lot 1 Block 16601, to a point at its intersection with the southern lot line of Lot 1 Block 16601, thence in a westerly direction along the southern Lot line of Lot 1 Block 16601 to a point at its intersection with the centerline of Kennedy Boulevard, thence in a northerly direction along the centerline of Kennedy Boulevard to a point at its intersection

with the centerline of Fairview Avenue, the POINT AND PLACE OF BEGINNING.

B. STATEMENT OF REDEVELOPMENT OBJECTIVES

1. The elimination of deteriorated, obsolete, or poorly laid out structures and land uses as well as the removal of blighting influences such as those land uses presently at variance with the present zoning ordinance in effect for the area to be redeveloped.
2. The improvement of the physical design and layout of the area for the projected new development and the removal of impediments to land disposition necessary for undertaking that development.
3. The improvement of traffic circulation through the simplification of the traffic patterns, compliance with those performance standards related to auto service (Zoning Ordinance), Article 410-A. Page 29), and support increased uses of adjacent public transportation lines.
4. The provision for parking over and above that parking required by those residents of the proposed development, in an effort to reduce congestion of the surrounding residential streets due to the large number of apartment units in that section of the Bergen neighborhood.
5. The construction of residential housing units over and above the number of units acquired as a result of this project, in order to provide needed housing for the residents of Jersey City in general and the project area in particular.

C. GENERAL LAND USE PLAN

1. Land Use Map

Proposed land uses; including public uses, are explained through the use of Map No. 2 as follows: those areas of the Study Area shown as Park will remain in use as Park; those parcels or areas of Map 2 shown as Residential use will remain as residential; those Vacant and Commercial parcels shall be changed to residential uses in accordance with the land use provisions and building requirements as follows:

2. Land Use Provisions and Building Requirements

- a) Permitted Principal Uses: townhouses, row-houses, garden apartment, medium rise and high rise apartments (limited to Senior citizen housing) off-street parking, parks and playgrounds.

- b) Regulation and Attendant Land use controls with Specific Project Area Application.
 - (1) Urban design objectives, as combined with the land use and building requirements laid out in this Redevelopment Plan, attempt to improve the man-made environment of the City of Jersey City. The following outline of design, open space, off-street parking and landscape requirements shall be met by the redeveloper's proposal.
 - a) All structures within the project area shall be properly sited in relation to nearby structures as regards light, open space, access to public rights of way, ease of parking and the creation of useable outdoor space.
 - b) Groups of buildings shall be designed to relate well to the street, to be set back to the extent practicable to provide an interplay between buildings and to be varied in height.
 - (2) Open Space Design
 - a) Open spaces shall be refurbished to provide for optional usability and to create a balanced relationship between Buildings and open space.
 - b) Streetscape shall include concrete sidewalks, with trees, planted near curblines on forty (40) foot centers.
 - (3) Off-Street Parking and Deliveries
 - a) Off-Street parking and all loading shall be coordinated with the public street system.
 - b) Surface parking areas shall be extensively landscaped large parking areas shall be landscaped with berms, shrubs and trees, or they shall be decked to reduce the overall area devoted to surface parking.
 - 4) Landscape Design
 - a) All new projects, as well as those subject to site plan review, shall devote five (5) percent of the total project area to landscaping, along with landscaping of the parking areas, at minimum three (3) percent. Plants, trees, and shrubbery shall be in accordance with the then

current list approved by the Division of Forestry.

- b) Landscaped areas shall be well maintained. Lacking such maintenance at any time after the issuance of an occupancy certificate, the Superintendent of Buildings shall serve written notice to impel correction of such deficient maintenance. Failure to correct such deferred landscape maintenance may thereafter lead to revocation of the aforementioned certificate of occupancy.
- c) Prior to commencement of construction, architectural drawings, specifications and site plans for the construction of any and all improvements shall be submitted by the redeveloper to the Planning Board, so that the Board may review and approve such drawings and plans in compliance with the Redevelopment Plan and these Design Objectives.

5) Adverse Influences

No use shall be permitted which, given proper safeguards, shall produce corrosive or toxic substances, smoke, odors or any other environmental effects detrimental to the health, safety, or general welfare of the public.

6) Restrictions of Occupancy and Use

In no part of the project area shall any restriction of occupancy or use on the basis of race, creed, gender, color, creed or national origin be entertained.

7) Signs and Graphics

Any signs and/or graphics visible on public rights-of-way within the project area shall conform to the appropriate City Zoning Ordinance.

2. Regulations and Controls Applying to Residential Use Areas are as follows:

a) Permitted Principal Uses

- 1) High rise apartments (limited to senior citizen housing)
- 2) Medium rise Apartments (limited to senior citizen housing)
- 3) Offices limited to the ground floor of any medium or high rise apartment
- 4) Off-street parking

b) Permitted Accessory Uses

- 1) Off-street parking as it relates to the principal permitted use
- 2) Fences and walls
- 3) Recreation areas as part of residential developments
- 4) Swimming pools as it relates to the principal permitted use

c) Conditional Uses

In accordance with the R-4 district regulations of the Zoning Ordinance of the City of Jersey City.

d) Maximum Heights

High rise apartments thirteen (13) stories
Medium rise apartments ten (10) stories

e) Zoning Requirements

Area, Yard and Bulk:

- 1) High rise apartment minimum; recreation space improved for residential use shall be not less than the equivalent of 2.5 percent of the gross floor area and may be located within the building or in a yard but shall not be less than one thousand five hundred (1,500) square feet, designed and improved for recreational use, which area, if located in a yard, shall be in addition to the minimum setback and yard requirements of this renewal plan. Said recreational area shall be in addition to the Boyd McGuiness Park which is to be restored.

Lot width two hundred (200) feet; lot depth one hundred seventy five (175) feet; lot area forty-five thousand (45,000) square feet; yard widths shall be the equivalent of one quarter (0.25) the building height; average front yard seven (7) feet, a side yard of twenty five (25) feet, and a rear yard of thirty (30) feet.

- 2) Medium Rise Apartments (4-6) stories Maximum Coverage for existing buildings to be rehabilitated shall be 100%. There shall be no minimum lot size except as regulated by the floor area ratio which shall not exceed 5.5 for existing medium rise buildings to be rehabilitated.
- 3) A floor area ratio of 4.0 with building coverage not to exceed thirty (30) percent and the density shall not exceed 200 units

per acre. For structures with eleven (11) or more stories, the following design considerations can be used to supersede the density of dwelling units, and floor area ratio.

- 4) For each additional one-half (0.5) percent added to the required two and one half (2.5) percent of the gross floor area devoted to improved recreation space (including the gross floor area of the additional units), an additional ten (10) dwelling units may be added to the building notwithstanding the maximum density and floor area ratio, but provided the parking, setback and other provisions of this ordinance are met. The recreation space may be located on top of the building, or in a yard, or both, but no one area shall be less than one thousand five hundred (1,500) square feet in area. If located in a yard, it shall be less than one thousand five hundred (1,500) square feet in area. If located in a yard, it shall be in addition to the minimum setback and yard requirements of this ordinance.
- 5) Minimum Off-Street Parking
 - a) High Rise Apartments: High rise apartments shall provide zero point twenty (0.20) spaces per dwelling unit or a minimum of fifty-one spaces. The balance of the urban renewal area shall contain a minimum of forty-nine (49) parking spaces. In either case all parcels shall conform to the Cooperation Agreement between the City of Jersey City and the developer.
 - b) All off-street parking lots, shall be provided with curbing of poured-in-place concrete so that vehicles cannot be driven onto landscaped areas, buffer zones, and street rights-of-way and so that each parking lot has controlled entrances and exits and drainage control. Curbing of poured-in-place concrete shall be located to prevent any part of the vehicle from overhanging the street right-of-way, property lines, landscaping, or internal sidewalks. Access to streets shall be limited to driveways and the number of driveways shall be controlled by the site plan.
 - c) All off-street parking lots shall adequately designate traffic flow and parking spaces.
 - d) Off-street parking for medium rise apartments shall be provided at a ratio of not less than 0.20 spaces per dwelling unit.

- e) Required off-street parking spaces shall be located on the same site as the use or complex served regardless of the number of spaces required by this ordinance. Parking and loading spaces may be above, on, or below the surface of the ground. When parking spaces are provided within a garage or other structure, it shall adhere to the proper accessory or principal building set-backs.
- f) Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light off the premises, and in accordance with the lighting requirements of the Zoning Ordinance of the City of Jersey City.
- g) Parking stall areas and other areas likely to experience similar light traffic shall be paved with not less than three (3) inches of compacted base course of plant mixed bituminous stabilized base course, prepared and constructed in accordance with Division 3, Section 24, of the New Jersey State Highway Department Standard Specifications for Road and Bridge Construction (1961) and amendments thereto. At least one and one half (1.5) compacted wearing surface of bituminous concrete (FABC) shall be constructed thereon in accordance with Division 3, Section 10, of the aforesaid New Jersey State Highway Department Specifications and amendments thereto.
- h) Parking lots of more than ten (10) vehicles and all loading areas shall provide a screen planting of dense evergreen material not less than three (3) feet high along all street lines and in addition thereto, but not in limitation thereof, along all property lines except those instances where a building intervenes and except in sight triangles at driveway and sidewalk access points.

5) Minimum Off-Street Loading

In accordance with Article IV Section 407 of the City Zoning Ordinance.

6) Maximum Sign Area

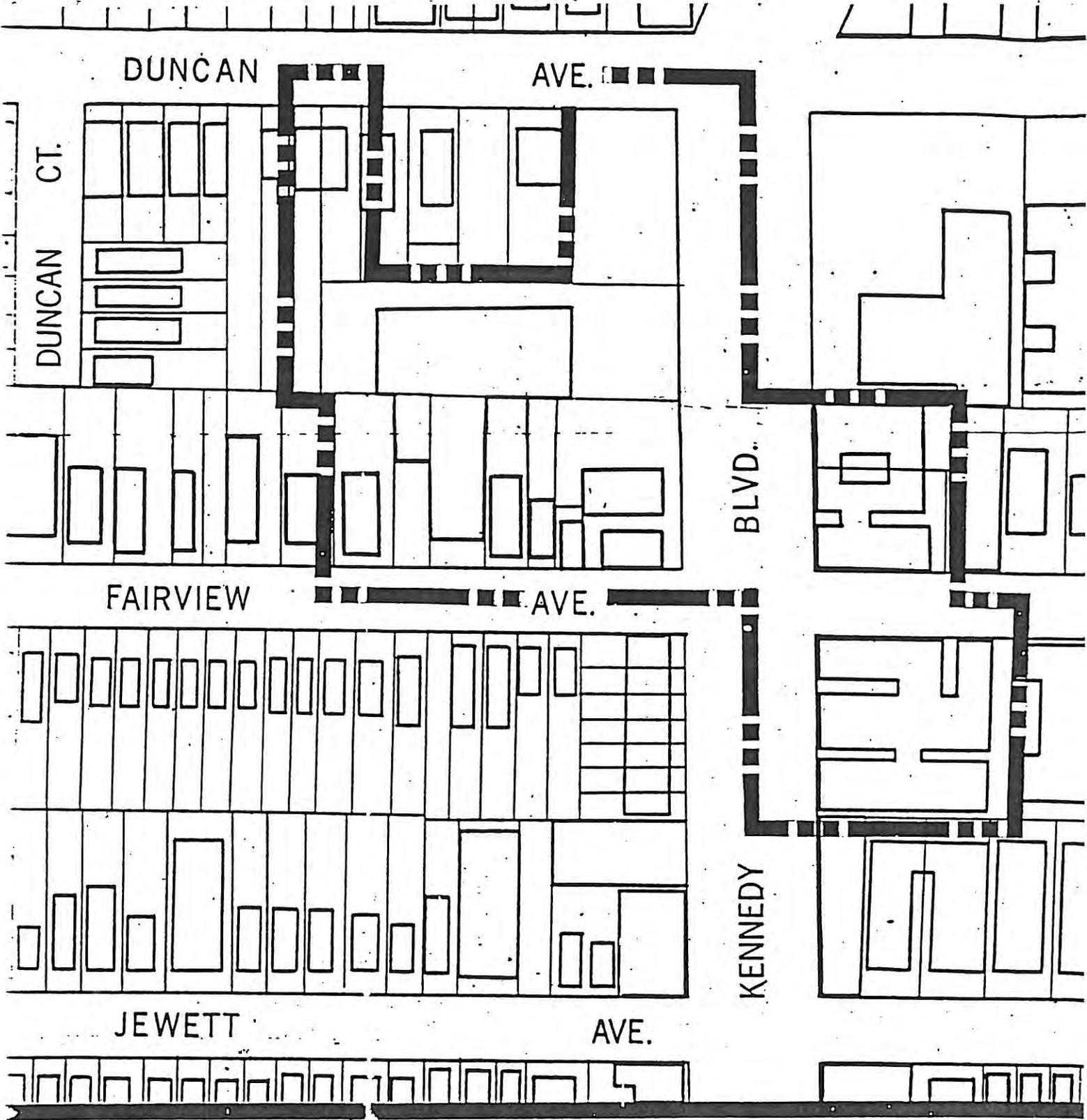
- a) High rise apartments: one (1) sign not more than twenty (20) square feet per building.

- b) All other uses shall be the same as the R-3 District regulations of the Zoning Ordinance of the City of Jersey City.
- c) Directional and safety signs shall be exempt from sign area regulations.

D. PROJECT PROPOSALS

1. Land Acquisition

- a. Properties to be Acquired
 - 1) Map No. 3 Acquisition Map, indicates those properties to be acquired

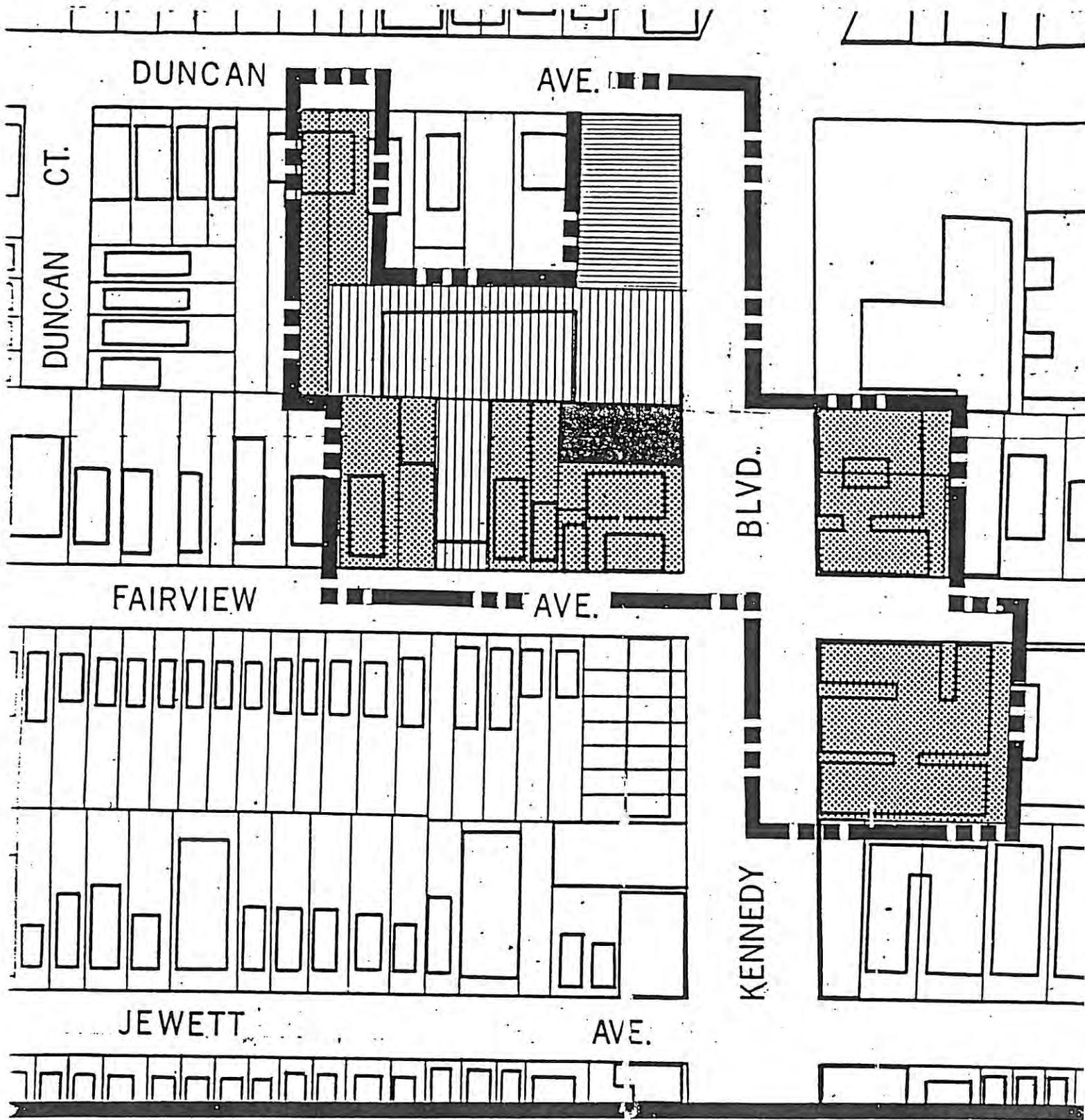


MAP 1
 BOYD McGUINNESS PARK REDEVELOPMENT AREA
 DIVISION OF PLANNING

1"=100'

Boundary Map

NOV., 1978



MAP 2

BOYD McGUINNESS PARK REDEVELOPMENT AREA

DIVISION OF PLANNING

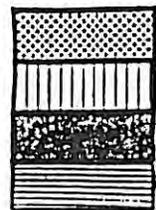
1" = 100'

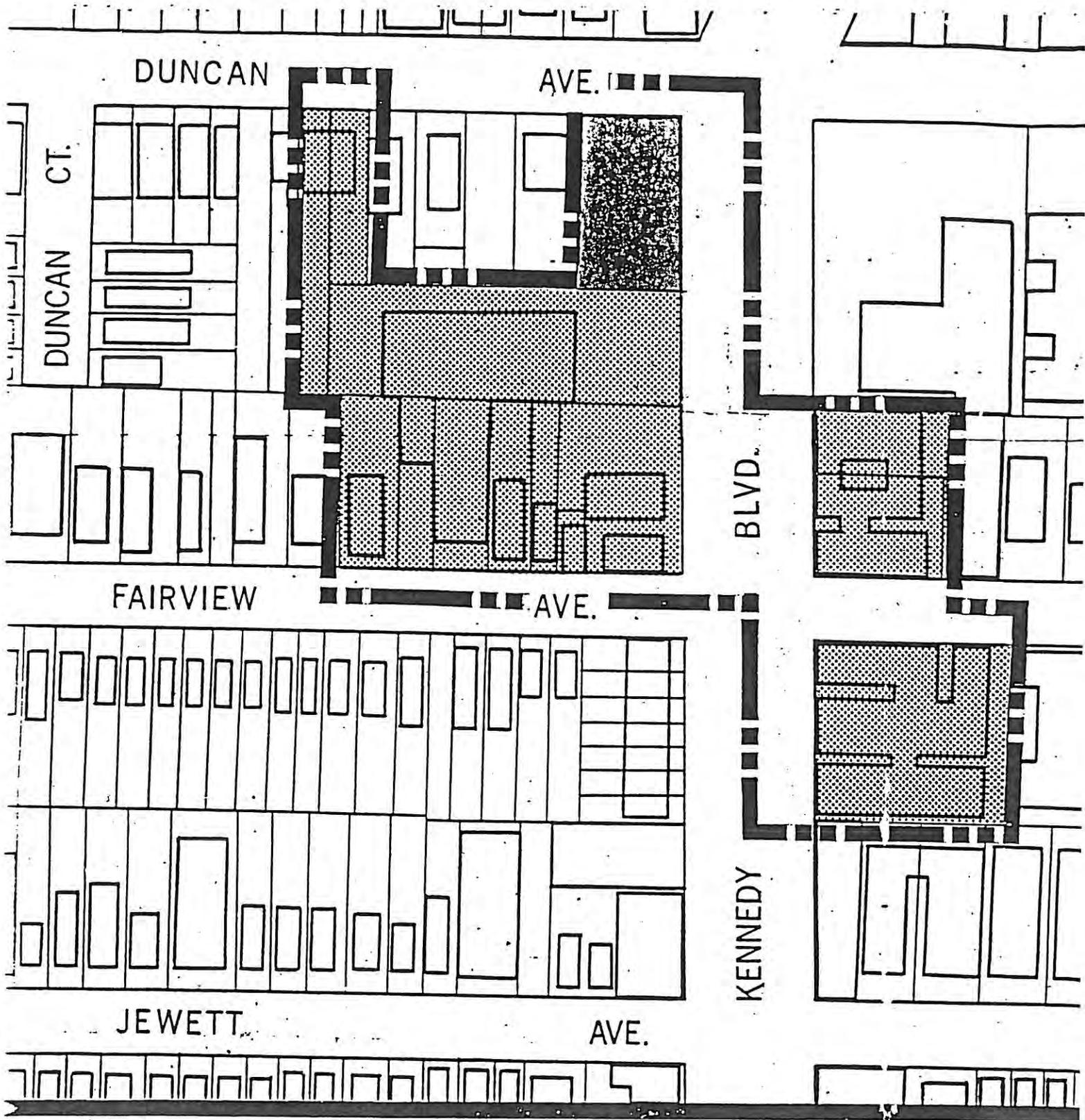


EXISTING LAND USE

NOV., 1978

RESIDENTIAL
 COMMERCIAL
 VACANT
 PUBLIC





MAP 3

BOYD McGUINNESS PARK REDEVELOPMENT AREA

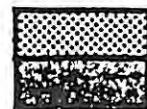
DIVISION OF PLANNING

1"=100'

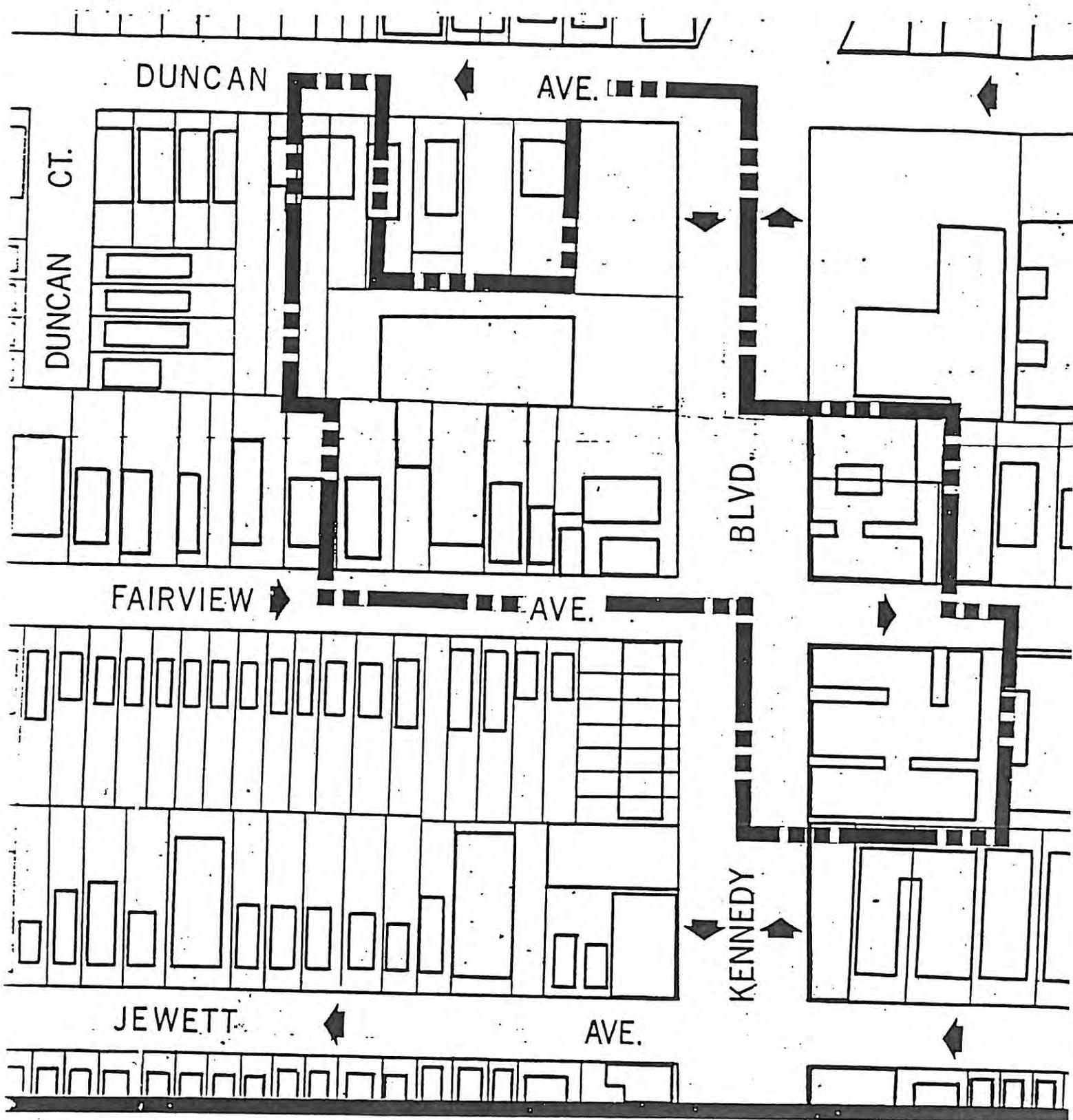


ACQUISITION

to be acquired
City of Jersey City



NOV., 1978

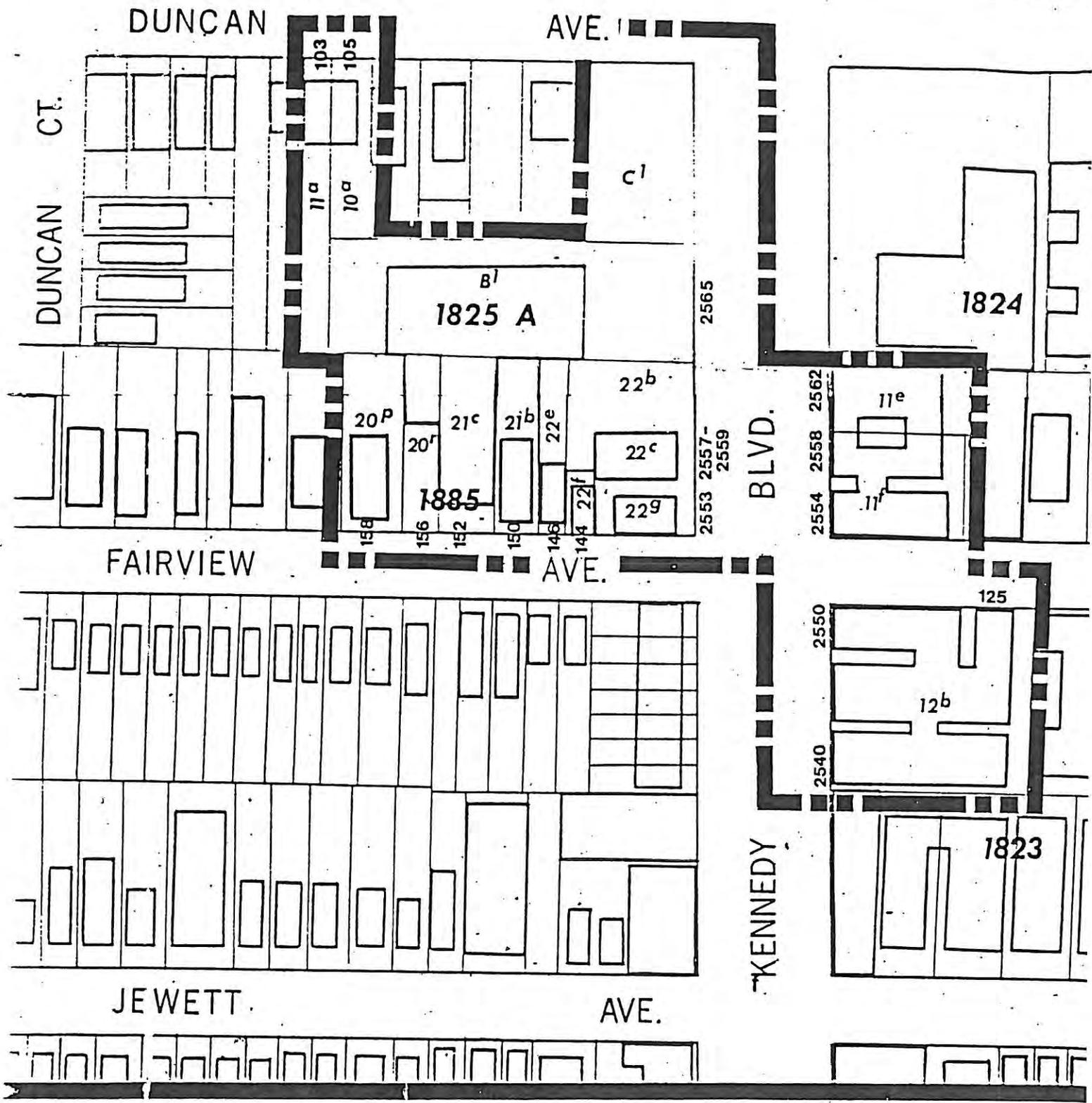


MAP 4 CIRCULATION
 BOYD McGUINNESS PARK REDEVELOPMENT AREA
 DIVISION OF PLANNING

1" = 100'

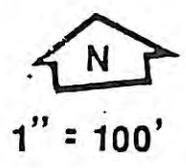


Traffic Pattern



**BOYLSTON Mc GUINNESS PARK STUDY AREA
DIVISION OF PLANNING**

MAP



LEGEND

- 123 Street Address
- 34^a Lot Number
- 1357 Block Number