

Block 10102

Redevelopment Plan

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INTRODUCTION

The Block 10102 Redevelopment Plan Area (Redevelopment Area) was originally the northernmost block within the Luis Munoz Marin Boulevard Redevelopment Area (Marin Redevelopment Area). The Marin Redevelopment Area Redevelopment Plan was originally adopted in 1975. The area south of Sixth Street has been successfully redeveloped with the Villa Borinquen development extending from Second Street to the railroad embankment adjacent to Sixth Street. The railroad embankment awaits redevelopment. The area between Sixth and Eighth Streets has been redeveloped with the Jersey City Fire Headquarters building and Fire Fighters Memorial Fire Station and the Roberto Clemente Little League Field. Saint Anthony's High School also occupies a portion of the block along Eighth Street.

The western portion of Block 10102 has been redeveloped with a senior citizen housing building (Unico Tower) fronting onto Grove Street. The eastern portion of the block contains only surface parking and a portion of green space associated with Unico Tower. As a senior citizen building, there is a very low demand for parking. The surface parking in this area is therefore underutilized and creates a void in the streetscape along Marin Boulevard. This lack of utilization results in a stagnant and not fully productive condition of land that is potentially useful and valuable for contributing to the public health, safety and welfare.

This Redevelopment Plan has been created to not only redevelop the underutilized parking area into a mixed-use residential building with ground floor commercial uses which will revitalize and improve the streetscape and pedestrian realm; but also to redesign and reconfigure the private open space to permit use by the general public. This new publically accessible open space, although privately owned, will provide a significant new benefit to the community.

II. BOUNDARIES

The Block 10102 Redevelopment Plan Area is bounded by Eighth Street on the south, Ninth Street on the north, Marin Boulevard on the east and Grove Street on the west. The Redevelopment Area encompasses the entirety of Block 10102. See Map #1 – Boundary Map.

III. REDEVELOPMENT PLAN OBJECTIVES

- A. The redevelopment of the underutilized parking area previously developed in conjunction with the Unico Tower project.
- B. The construction of a mixed-use, primarily residential building, with ground floor commercial uses that will activate the streetscape and pedestrian realm; thereby creating a more pleasant, safe and economically vibrant area.
- C. Improve sidewalk areas with new pavement, street trees and a landscaped plaza along Ninth Street to improve pedestrian safety and the aesthetics of the pedestrian environment in this area.
- D. Reconstruct and reconfigure the private open space located along Eighth Street and permit access to the general public pursuant to a developer agreement with the City.

IV. GENERAL ADMINISTRATIVE PROVISIONS

- A) No building shall be constructed over public rights-of-way in the project area without the approval of the City of Jersey City. Construction may occur over utility easements with the authorization of the appropriate utility authority. The minimum building clearance over the easement shall be sixteen (16) feet.
- B) Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.
- C) As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of any certificate of occupancy or temporary certificate of occupancy.
- D) Traffic impact studies, if required, shall incorporate, as part of the study, all projects approved or proposed in the immediate area. A listing of the projects may be obtained from the Division of City Planning.
- E) No use or reuse shall be permitted, which, when conducted under proper safeguards, will produce corrosive, toxic or noxious fume, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration (60 decibels), or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- F) The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of fifty (50) years from the date of approval of this Redevelopment Plan by the Municipal Council of the City of Jersey City, provided however that any development or redevelopment projects that are commenced and/or completed within said fifty (50) year period shall be deemed to comply with all applicable laws, so long as they comply with the provisions of this Redevelopment Plan. At the end of this fifty (50) year period, the zoning regulations contained herein shall be incorporated into the zoning ordinance of the City of Jersey City in accordance with the appropriate State statutes.
- G) Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this plan and the Land Development Ordinance (LDO) of Jersey City.
- H) Upon demolition of existing structures, the site shall be graded and planted or sodded, with a durable dust free surface in the interim period prior to construction of new buildings.

I) Deviation Requests

The Planning Board may grant deviations from the regulations contained within this Redevelopment 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 Redevelopment 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 such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. Any deviation that would otherwise constitute a "d" type variance or deviation constitutes a request for a legislative plan amendment cognizable only by the Governing Body. The Jersey City Zoning Board of Adjustment's powers are strictly limited to "a" and "b" appeals (N.J.S.A. 40:53D-70A&B).

J) PROCEDURES FOR AMENDING THE PLAN

1) This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$5,000.00 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request by a private entity to amend this plan. The City of Jersey City reserves the right to amend this plan.

K) INTERIM USES

1) Interim uses may be established, subject to agreements between the developers and the Planning Board, that such use will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board, which may establish an interim use period of between one (1) year and three (3) years in duration, subject to the Planning Board's discretion. Additional renewals of an interim use may be granted by the Planning Board, subject to the same interim period limitations specified above.

V. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

A) The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1) This Redevelopment Plan achieves the stated objectives of the Jersey City Master Plan by locating higher density development in areas in close proximity to mass transit facilities with low parking ratios to reduce the traffic impact of future high density development. Other uses such as commercial uses compatible with its location are also permitted. The plan also provides for adequate setbacks for improvement of the pedestrian circulation system, and improved access to the PATH and Light Rail Stations at Newport. The Plan also calls for the improvement of the private open space located within the Redevelopment Area so as to provide for public

- access and thereby reduce the impact of the new development on the City's park system.
- 2) This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses in the redevelopment area. The plan also provides for density restrictions, maximum height limits, as well as setback and various design controls.
 - 3) There will be no displacement of existing residents through the implementation of this plan through condemnation.
 - 4) The Block 10102 Redevelopment Plan proposes no new acquisition or condemnation of private property for private redevelopment purposes.
 - 5) The area covered by this Redevelopment Plan is within walking distance of the Newport PATH station as well as the Newport LightRail Station. Jersey City is designated as a "Planning Area 1" in the State Plan and is at the center of the Hudson County "urban complex." The development envisioned by this plan is in conformity with the "State Planning Act" P.L. 1985, c. 398 (C.52:18A-196 et al) as well as the Master Plan of Hudson County. This Redevelopment Area is remote from any adjacent municipality and will not impact contiguous municipalities.
 - 6) No affordable units are identified to be removed as part of the implementation of this redevelopment plan.

VI) DESIGN REQUIREMENTS

A) GENERAL REQUIREMENTS

- 1) All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk.
- 2) Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials and shall be encouraged to incorporate historic elements found throughout the surrounding area.
- 3) Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside of the project area. Each façade shall be treated as being of equal importance in terms of material selection and architectural design.
- 4) Access by the elderly, physically handicapped and/or disabled shall meet barrier free design regulations as specified in the New Jersey and Federal ADA Standard Uniform Construction Code.
- 5) All utility distribution lines, including multi-media telecommunication lines and utility service connections from such lines to the project area's individual use shall be located underground.
- 6) Roof treatment, Mechanical Screening and Electrical Equipment
 - a) All mechanical equipment located on any roof of a building shall be screened from view from all vantage points with a material complementary with the façade of the structure. The screening shall not resemble a utility or rooftop elevator or stair tower. It shall instead resemble an upper level extension of the building and be designed to contribute to the building top design.

- b) A roof plan must be developed and submitted for approval. Roof plans shall include mechanical equipment, trellises to obscure view, colored roof patterns and landscaping. Parking deck roofs shall be designed to maximize recreational amenity space. Remaining parking deck rooftop areas shall be developed as a green roof.
- c) All electrical communication equipment shall be located in such a way that minimizes their appearance on the building.
- d) Transformers and primary and back-up generators shall be located interior to the building or vaulted underground. Location upon the sidewalk or anywhere exterior to the building at grade is prohibited.
- e) The placement of all new or reconstructed signal boxes is required to be below grade.
- 7) A cornerstone marking the date of construction shall be located in an appropriate ground level corner of any building five or more stories. The cornerstone shall be incorporated into the primary façade material.
- 8) 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.
- 9) All storefronts shall incorporate a cornice element, horizontal projection or building recess above the storefront glazing to differentiate the ground floor uses from the building above.
- 10) Ground floor storefront bulkheads below the display windows shall be a maximum of 18 inches in height above sidewalk grade.
- 11) All ground floor storefront facades shall incorporate a minimum of 75% transparent glass.
- 12) All ground floor entryways shall be designed to avoid door swings into any public right-of-way.
- 13) All large residential development projects are strongly recommended to include provisions for a dog run, which may be constructed on site or in adjacent open space areas.

B) STREETSCAPE DESIGN STANDARDS

- 1) All buildings shall be designed to front on a public street to create a street wall and a pedestrian environment at a human scale.
- 2) Main entrances into buildings shall be located on public streets. Secondary entrances may also be provided from parking areas and/or as necessary according to the design of the structure.
- 3) Entrances shall be designed to be attractive and functional. Indicators such as awning, changes in sidewalk paving material or other indicator consistent with the design, proportions, material and character of the surrounding area shall be provided.
- 4) Sidewalks shall be improved within the Redevelopment Area to enhance the pedestrian environment and create pleasant pedestrian corridors leading from the Hamilton Park neighborhood connecting to Newport.
- 5) All new sidewalk pavement in the public right-of-way shall be 4' by 4' saw cut grey tinted concrete with mica flecks and may contain decorative paving elements to

enhance the pedestrian environment, such as tree grates, decorative paving accents, etc. Pedestrian plaza areas should be designed in such a way as to distinguish them from the street right-of-way with differing types of paving treatments and other decorative features.

- 6) The re-design of public rights-of-way within the Redevelopment Area must incorporate “Complete Streets” concepts and techniques. Traffic calming features such as sidewalk bump outs at corners, widened crosswalk markings, etc. shall be incorporated into any re-design of streets in the Redevelopment Area to improve pedestrian convenience and safety.
- 7) Street furniture such as seating, trash receptacles, bike racks and decorative lighting shall be incorporated into the streetscape design and shall be of a coordinated architectural style.
- 8) Street trees shall be provided along the curb line and additional decorative and shade trees shall be incorporated into plaza or landscaped areas adjacent to the sidewalk. Additional planting areas containing shrubs, decorative plantings, rain gardens, etc. are strongly encouraged.
- 9) Automobile parking between the building line and a public right-of-way is expressly prohibited, even where surface parking is a permitted use. Parking is not permitted in any front yard. The surface parking associated with Unico Tower is grandfathered and may continue in its current configuration or may be modified upon site plan review and approval of the Planning Board.
- 10) Porte-cocheres and drop-off lanes are prohibited except for the existing Unico Tower.

C) FLOOR HEIGHT MINIMUM

- 1) Residential floor-to-ceiling heights for new construction must be a minimum of 9 feet and a maximum of 12 feet.
- 2) A ground floor residential use (where permitted) must be 2 feet above sidewalk grade. Building lobbies may be at grade for ADA accessibility. Unico Tower is exempt for this requirement.
- 3) Ground floor commercial uses shall have a minimum floor-to-ceiling height of 14 feet and a maximum of 24 feet.

D) PARKING DESIGN STANDARDS

- 1) Any parking structure, or portion of a building used as a parking structure, shall be designed to eliminate headlight glare by the provision of opaque screening for head lights and placement of interior garage lighting to be directed into the structure and mounted so as to prevent glare from such lighting to be visible from the street or adjacent property. Light fixture details and location shall be included within the garage floor plan at the time of site plan application.
- 2) The facade of all parking levels shall be of a compatible material to that used throughout the development or adjacent structures and shall be designed to provide visual interest. Landscape treatments such as trellised or espaliered plantings are acceptable treatments.
- 3) All openings must be screened with glass, decorative louvres or decorative façade materials. Any openings shall be in proportion to the window openings used in occupied portions of the building above. Open horizontal bands along the façade of any parking structure are prohibited.

- 4) Pedestrian access points provided at street level shall be designed to encourage street activity.
 - 5) All parking spaces shall be 9 feet wide by 18 feet deep. Compact parking spaces (8x15), may be provided, up to fifty (50) percent of approved parking spaces.
 - 6) Aisle widths shall conform to the following standards:
 - a) 90 degree parking 22' wide two-way aisle
 - b) 60 degree parking 18' wide one-way aisle
 - c) 45 degree parking 15' wide one-way aisle
 - d) 30 degree parking 12' wide one-way aisle
 - 7) All one-way aisles shall be clearly designated.
 - 8) Automatic garage parking and valet parking arrangements are exempt from the above space and aisle dimension requirements.
 - 9) Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction of pedestrian walks and thoroughfares.
 - 10) Surface parking is grandfathered for the existing Unico Tower only, and may be reconfigured with the approval of the Planning Board. All surface parking must contain a landscaped buffer along all street lines
 - 11) All entry ways to off-street parking and loading structures shall incorporate decorative materials coordinated with the primary base façade on all surfaces twenty-five (25) feet deep into the structure to create an attractive view from the sidewalk and adjacent pedestrian areas.
 - 12) Loading service access should not be located on the main traffic oriented streets.
 - 13) All developments which propose valet parking shall submit a parking management plan. Such plan shall include but not be limited to: number of vehicles to be parked, number of rows of cars to be stacked, all parking stall and aisle widths and any other information deemed necessary to effectively evaluate the management plan. All parking management plans shall be subject to review and approval of the Division of Traffic Engineering, the Division of City Planning and the Planning Board. Valet parking is exempt from the above space and aisle dimension requirements. Valet parking schemes shall not be permitted to increase the total number of parked cars above the maximum number of permitted spaces.
- D) OPEN SPACE DESIGN REQUIREMENTS
- 1) Open space shall provide at least 4 of the following visual and functional elements; such as bicycle parking, benches, seating walls, drinking fountains, refuse containers, planters, and/or public fountains. Open space amenities shall include decorative material such as: stone pavers, brick pavers, asphalt pavers, stamped and tinted concrete, and decorative lighting and detailing.
 - 2) Adequate lighting shall be provided to encourage active usage and a sense of security in the open space.
 - 3) Open space shall be designed and located so as to provide for maximum usability.
 - 4) Through creative design, open space features shall address the need for human comfort and enjoyment and provide for secure and pleasant settings to meet public and private use requirements. Open space and plazas shall be designed at a human scale to invite and attract the public and oriented to provide both visual and physical accessibility.

E) LANDSCAPING AND LIGHTING REQUIREMENTS

- 1) Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, plaza areas or loading zones. The developer's plan shall include proposals for landscaping indicating the location, size and quantity of the various species to be used.
- 2) All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of 4 feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. Ground cover shall be used in place of mulch.
- 3) All new trees shall be of a species and gender so as to minimize fruit and pollen.
- 4) Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
- 5) Underground watering facilities shall be required for all on-site landscaped areas. Hose bibs shall be provided immediately adjacent to planting areas abutting a building.
- 6) Street trees shall be planted along curb lines of streets in a regular pattern, spaced at one-half the mature spread of the tree canopy to further enhance the aesthetic quality of the redevelopment area. All trees shall be a minimum of four (4) inches in caliper.
- 7) Lighting within the site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent dark corners.
- 8) All lighting sources must be adequately shielded to avoid any off-site glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot candles.
- 9) All landscaping must be fully enclosed by curb or seating wall constructed of a masonry or metal material with a minimum of 8 inch in height. Landscaping shall be elevated to match the height of the curb or seating wall. Fencing is discouraged, but may be set into the required curb.

F) GREEN BUILDING REQUIREMENTS

- 1) For new construction projects with more than 9,000 square feet of roof top area, 90% of all roof top area not used for recreation space, solar panels, elevator or stair housing or other areas necessary for mechanical equipment must be a "green roof" or incorporate roofing products with a Solar Reflectance Index (SRI) of 80 or greater.
- 2) All plumbing fixtures must demonstrate a 30% improvement over US EPA 1992 Energy Policy Act standards. All new toilets must be 1.28 gallons per flush or less and achieve the US EPA HET standard. All new shower heads and faucets must be equipped with aerators or other mechanisms to reduce water flow equivalent to EPA Water Sense Standards.
- 3) All new construction must demonstrate 15% improvement in energy efficiency over ASHRAE 90.1 2007.
- 4) All paints and carpets must be "low VOC". Paints shall not exceed the VOC content limits established by the Green Seal Standard GS-11, Paints, 3rd Edition, July 12, 2013. Carpet shall comply with the Carpet and Rug Institute Green Label Program.
- 5) All new installed refrigerators, dishwashers and washing machines must be Energy Star Rated. Three (3) light fixtures per dwelling unit, garage lighting and all corridor lighting must be Energy Star rated.
- 6) The recycling and reuse of grey water is encouraged when feasible.

G) BUILDING AMENITY REQUIREMENTS

- 1) All buildings with 4 or more units must provide a washer/dryer room in the building or a washer/dryer in each unit.
- 2) Buildings with 4 or more floors must provide an elevator.
- 3) Buildings with more than 200 units must include at least 0.50% of the units (rounded to the nearest whole number) as 3 bedroom units.
- 4) An area equal to at least 25% of the lot area must be dedicated to useable active and/or passive recreation area and may be located on rooftops and/or required yard areas inclusive of decorative landscaping, seating areas, common recreation rooms and similar uses and activities.

H) BUILDING MATERIALS REQUIREMENTS

- 1) Synthetic stucco materials such as EIFS are prohibited.
- 2) Concrete block may not be used as a decorative finish on any facade.
- 3) Exterior doors including emergency exits and utility access shall not be secured with a pad lock. All door must include a built in lock mechanism.
- 4) Brick facades are encouraged to utilize multi toned brick selections, vary the brick pattern or provide a pattern of projections and/or relief in the brick work so as not to create a dull or flat facade.
- 5) Front cantilevered balconies may project no more than 12 inches from the facade where located within 45 feet from grade.
- 6) Use of chain link fencing, razor wire, barbed wire, or other similar security devises is expressly prohibited. Chain linked fencing may be temporality utilized during construction only.
- 7) Security Gates: All front security gates shall be completely composed of the open mesh type, except for two feet at the bottom of the gate which may be solid. Storage boxes for all security gates shall be mounted on the interior of the building. Gate tracks shall be recessed into the glazing reveal and the gate housing shall be flush with the plane of the storefront. No storage box, tracks or mechanical devices related to the gates may project from the plane of the storefront.

VII) SIGNAGE REGULATIONS

A) Signage Approval Process

- 1) All signs are subject to site plan review when included as part of a major site plan application.
- 2) All temporary banner signs for marketing projects on site shall be considered as an interim use.
- 3) All new signage that complies with the redevelopment plan shall not require site plan approval.
- 4) Minor Site Plan application with deviation must be submitted to the Planning board for all non-conforming sign proposals.
- 5) Retail signage above the retail base is not permitted in this Redevelopment Plan.
- 6) During construction only, not more than three (3) temporary sign indicating: the name of the project or development, general contractor, subcontractor, financing institution, leasing information and public entity officials (where applicable) shall be permitted. Each sign area shall not exceed eighty (80) square feet. Such signs must be removed

prior to the issuance of any certificate of occupancy or temporary certificate of occupancy.

B) Number and Size of Signage

- 1) The building address is required to be placed on either the main entry door, transom window, building, or awning flap at a maximum font height of 42 inches.
- 2) One building identification sign may be permitted at the sole discretion of the Planning Board. The size, location, material, and design of this sign shall be subject to site plan review and approval.
- 3) Corner lot development is encouraged to display the street names on the building facade or imprinted into the sidewalk.
- 4) Retail, restaurants, bars, healthclubs, and other permitted ground floor uses:
 - (i) permitted one (1) exterior wall sign per storefront bay.
 - (ii) In addition, awnings may contain lettering with a font size of not more than 10 inches.

C) Sign Design Requirements

- 1) All retail signs shall be attached to the retail levels of the building only.
- 2) All wall signs shall be flush mounted and shall not exceed a vertical dimension of 30 inches.
- 3) Window signs (other than lettering and logos as specifically permitted) shall be prohibited. Lettering or logos shall be limited to decorative metal leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / storefront and shall cover no more than twenty (20%) of the window area.
- 4) Permitted signage material includes:
 - a) Painted wood.
 - b) Painted metals including aluminum and steel.
 - c) Brushed finished aluminum, stainless steel, brass, copper, or bronze.
 - d) Carved wood or wood substitute.
- 5) Permitted lettering material includes:
 - a) Lettering forms applied to the surface of the sign.
 - b) Single colored lettering forms applied to the surface of the sign.
 - c) Metallic solid body letters with or without returns.
 - d) Painted acrylic or metal letter.
 - e) Neon signage.
 - f) Channel lettering
 - g) Vinyl lettering attached permanently to a wood, wood substitute or metal signboard.
- 6) Signs may be lit from backlit halo, and exterior light sources such as up-lights and goose neck lights. Internally lit sign boxes are prohibited.
- 7) Storefront windows shall not be blocked by any interior display or display case, signage, or other form of visual barrier. At least 80% of the glass surface shall remain unobstructed. Pedestrians on the street shall have the ability to see into the shop and view the activity within.
- 8) All signage is permitted to include the name of the store only. Building address, phone number, operating hours and other additional information may be stenciled on the door.

- D) Parking Garage Signage
 - 1) One (1) sign shall be provided per entrance to garages indicating the parking facility by the international parking symbol and direction arrow. The sign area shall not exceed twenty (20) square feet. If applicable, one (1) sign per entrance may be allowed indicating parking rates, not to exceed eight (8) square feet and located on an interior wall along the driveway entrance.
 - 2) Portable signs are expressly prohibited for parking garages.
- E) Prohibited Signs
 - 1) Billboards.
 - 2) Portable advertising signs.
 - 3) Product advertising signage of any kind.
 - 4) Signage attached to parking meters, light poles, benches, or other street furniture.
 - 5) Freestanding signs and Monument signs
 - 6) Internally or externally illuminated box signs
 - 7) Flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle
 - 8) Posters, plastic or paper signs attached to the window.
 - 9) Pole signs.
 - 10) Waterfall style or plastic awnings.

VIII. SPECIFIC LAND USE REGULATIONS - The Redevelopment Area is divided into two districts; the east district and the west district as indicated on Map #2- Land Use District Map included within this Redevelopment Plan

- A) Permitted Principal Uses:
 - 1) Residential above the ground floor
 - 2) Retail Sales of Goods and Services
 - 3) Offices and Medical Offices
 - 4) Restaurants, category one and two
 - 5) Bars
 - 6) Financial Services Facilities (without drive-thru)
 - 7) Child Care Centers
 - 8) Health Clubs
 - 9) Educational & Tutoring Facilities
 - 10) Off-street parking, only when included within a principal building containing residential and at least one other permitted principal use.
 - 11) Automobile Rental
 - 12) Public and Private Parks and Open Space
 - 13) Mixed-use of any of the above.
 - 14) Ground floor non-residential principal permitted uses are required along the Marin Boulevard and Ninth Street frontages, except in building areas providing building and site access, and necessary utility and mechanical areas. Residential uses are not permitted on the ground floor.
- B) Accessory Uses
 - 1) Off-street loading.

- 2) Amenity spaces, uses and rooms such as; meeting rooms, exercise rooms, interior and exterior recreation rooms and spaces and other similar uses, rooms and spaces.
 - 3) Walls, fences, signs and similar site improvements as approved by the Planning Board.
 - 4) Other uses customarily associated with, incidental and subordinate to a permitted use, and located within the same property.
- C) Permitted Maximum Density
- 1) East District - 300 units per acre.
 - 2) West District - 80 units per acre.
- D) Minimum Lot Size
- 1) East District - 50,000 square feet.
 - 2) West District - 100,000 square feet
- E) Permitted Building Coverage
- 1) East District – Ninety (90%) percent for any portion of the building up to 55 feet in height, subject to meeting the minimum setback and open space requirements listed below. The permitted building coverage for portions of the building above 55 feet in height shall not exceed seventy (70%) percent.
 - 2) West District – Twelve and one-half (12.5%) percent.
- F) Minimum Setbacks
- 1) East District
 - a) Front Setback – A minimum of a five (5) foot setback shall be provided along all street lines in order to provide additional pedestrian sidewalk area. However, recognizing that the corner of Ninth Street and Marin Boulevard forms a 65 foot radius, the setback may be decreased in order to accommodate this radius, provided that the first floor of the building corner at this corner location is configured to allow for a pedestrian underpass beneath the upper stories of the building of at least twenty (20) feet in width, twenty (20) feet in depth and 16 feet in height, thereby providing additional pedestrian circulation area at grade level. The pedestrian sidewalk area along Marin Boulevard shall be no less than 14 feet in width as measured from the curb face to the building, and no less than 9 feet in width as measured to the nearest building column at that portion of the street front where the 65 foot radius described above occurs.
 - b) The Ninth Street setback shall be a minimum of forty (40) feet, as measured from the northwest corner of the proposed building to the existing street line, in order to accommodate the Required Open Space described in paragraph H) 1) a) below. However, recognizing that the street line forms a 65 foot radius at the intersection of Ninth Street and Marin Boulevard, the setback shall be reduced to accommodate this existing radius as described in paragraph F) 1) a) above.
 - c) Interior Lot Line Setback – Zero, for that portion of the building up to a height of 55 feet. Building stories above a height of 55 feet shall be setback a minimum of ten (10) feet
 - 2) West District - The existing building setbacks within the West District shall be maintained. Any request for expansion of the existing building and/or any new construction must take the form of an application for an amendment to this Redevelopment Plan. However, it is recognized that the reconfiguration of on-site

parking, walkways, open space and other site amenities may result from the redevelopment of the property within the East District. Therefore, the Planning Board may grant such waivers as necessary and justified from the setback requirements for these site improvements.

G) Building Height

- 1) East District – One Hundred and Ninety (190) feet.
- 2) West District – One Hundred and Forty (140) feet

H) Required Open Space

1) East District

a) An open space plaza must be provided along the north face of any proposed building. The open space shall run the entire length of the building frontage along Ninth Street, contain a minimum of 4,000 square feet, and shall occupy the area between the building and the street line. This open space plaza shall contain both hardscaped and landscaped areas and may be used for outdoor seating, dining areas, sidewalk café, or other similar use in conjunction with any commercial use located in the adjacent portions of the proposed building.

b) An open space fronting onto Eighth Street must be provided. The open space shall be a minimum of 30,000 square feet in area and have no less than 100 feet of frontage along Eighth Street. The subject open space property is in the West District and is not in the same ownership as the property located in the East District. However, the open space shall be included in the site plan application for any building constructed in the East District and shall be subject to site plan review by the Planning Board. The construction of the open space shall be completed within one year of the issuance of the first Certificate of Occupancy for the subject building. The open space shall be maintained by the owner of the building to be constructed within the east district. The open space shall be open to the public at a minimum of from dawn to dusk daily. The specifics of the access, construction schedule, maintenance responsibilities, hours of public access, and duration of the open space shall be as set forth and subject to a Developer Agreement between the City of Jersey City, the owner of the subject open space and the developer/owner of the building constructed in the East District. The area of the required open space shall continue to be utilized in the calculation of the permitted density, floor area ratio, and other applicable bulk standards for the overall development parcel located in the West District. The required open space area described in this section shall be maintained as publicly accessible open space in perpetuity.

2) West District - The existing private open space and landscaped area lying between the building and the adjacent street lines, and the existing private open space and landscaped area lying between the building and the proposed park described above are grandfathered. However, it is recognized that the reconfiguration of the open space, walkways and other site amenities may result from the redevelopment of the property within the East District. Therefore, the Planning Board may grant such waivers as appropriate relative to these open space areas.

I) Parking Requirements:

- 1) Automobile Parking - a minimum of 0.5 parking spaces & a maximum of 1.0 parking space for each dwelling unit. Parking spaces allocated to an hourly car rental service,

such as “Zip Car” or other similar hourly car rental provider, shall count as a five (5) parking space credit when calculating the parking ratio, provided that a minimum of 0.4 traditional parking spaces per unit is maintained.

- 2) Bicycle parking shall be as regulated by the Jersey City Land Development Ordinance.
 - 3) Parking for senior housing shall be as regulated by the Jersey City Land Development Ordinance.
- J) Minimum Loading Requirements - The developer / applicant shall demonstrate that sufficient off-street loading is provided to accommodate the anticipated demands of the building and proposed uses. All loading shall be located off-street and designed to reduce conflicts with pedestrian and other traffic to the greatest extent practical.
- K) Formula Business Provisions - All commercial retail areas within each structure or within a single tax lot shall limit formula business establishments, as defined by the Land Development Ordinance, to a maximum of 30% of ground floor gross leasable commercial area. For the purposes of this area restriction, the formula business definition shall apply to the following uses, whether functioning as a principal or accessory use:

1. Retail sales of goods and services.
2. Restaurants, all categories.
3. Bars.
4. Financial service facilities and banks.

Grocery stores greater than 15,000 square feet may exceed 30% of gross leasable commercial area, but shall be the only formula business within such structure or lot.

IX. DEFINITIONS

- A) All definitions shall refer to the Jersey City Land Development Ordinance.

X. MAPS

- 1) Boundary Map
- 2) Land Use District Map

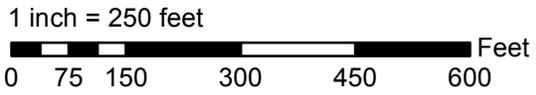


BLOCK 10102 REDEVELOPMENT PLAN BOUNDARY MAP



LEGEND

 Boundary



NOVEMBER 25, 2013



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

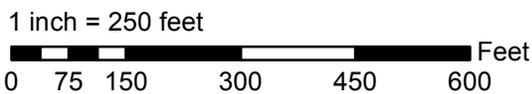


BLOCK 10102 REDEVELOPMENT PLAN LAND USE MAP



LEGEND

- WEST DISTRICT
- EAST DISTRICT



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