



# ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 11-026

**TITLE:**

**AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) OF THE JERSEY CITY CODE ARTICLE VIII (PERMIT PARKING) AMENDING SECTION 332-58 OF THE JERSEY CITY TRAFFIC CODE EXTENDING ZONE 2 RESIDENTIAL PERMIT PARKING TO INCLUDE VROOM ST FROM BALDWIN AV TO GRAY ST AND EXTENDING ZONE 5 RESIDENTIAL PERMIT PARKING TO INCLUDE FIFTH STREET FROM NEWARK AV TO BRUNSWICK ST**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article XIII (Permit Parking) of the Jersey City Code is hereby supplemented as follows:

Article VIII PERMIT PARKING  
Sec. 332-58 Parking restrictions in residential zones.

A. No Change  
Zone 1 No Change

**ZONE 2**

<u>Name of Street</u>	<u>Limits</u>
Academy St	Between Baldwin Av and Van Reypen St
Alan Ter	Entire length
Baldwin Av	Between Mercer St and Waverly St
Beacon Av	Between Palisade Av and Kennedy Blvd
Bergen Av	Between Mercer St and Sip Av
Bevan St	Entire length
Berkeley Pl	Between Liberty Av and Tonnele Av
Bond St	Entire length
Booraem Av	Between Palisade Av and Webster Av
Broadway	Between Tonnele Av and Route 1 & 9
Bryan Pl	Entire length
Bryant Av	Entire length
Cambridge Av	Between Ferry St and North St
Central Av	Between Pavonia Av and Beacon Av
Chestnut Av	Entire length
Clifton Pl	Between Fairmount Av and Baldwin Av
Collard St	Entire length
Concord St	Entire length
Cook St	Entire length
Corbin Av	Entire length
Cottage St	Entire length
Court House Pl	Entire length
Crawford Pl	Entire length
Cubberly Pl	Entire length
Dales Av	Entire length
DeKalb Av	Entire length

continued.....  
JDS:pcl  
(02.10.11)

<u>Name of Street</u>	<u>Limits</u>
DeKalb Av	Entire length
Dick St	Entire length
East St	Entire length
Elizabeth St	Entire length
Elm St	Entire length
Emerson Av	Entire length
Enos Pl	Entire length
Ferry St	Between Central Av and Ogden Av
Field Av	Entire length
Fleet St	Between Baldwin Av and Palisade Av
Floyd St	Entire length
Fox Pl	Entire length
Franklin St	Between Ogden Av and Central Av
Freeman Av	Entire length
Garrison Av	Between Tonnele Av and DeKalb Av
Giles Av	Entire length
Glenwood Av	Between Bergen Av and Kennedy Blvd
Gray St	Entire length
Griffith St	Between Ogden Av and Central Av
Hancock Av	Between North St and Ferry St
Hawthorne Av	Entire length
Henry St	Entire length
Herbert Pl	Entire length
High St	Entire length
Highland Av	Between West Side Av and Bergen Av
Hoboken Av	Between Palisade Av and Central Av
Hoboken Av	Between Summit Av and State Highway 130
Holmes Av	Entire length
Homestead Pl	Entire length
Hopkins Av	Between Baldwin Av and Palisade Av
Hopkins Av	Between Collard St and Central Av
Hutton St	Between Central Av and Palisade Av
Kennedy Blvd	Between Glenwood Av and Manhattan Av
Jefferson Av	Between Palisade Av and Baldwin Av
Jones Pl	Entire length
Jones St	Entire length
Jordan Av	Between Mercer St and Vroom St
Laidlaw Av	Between Baldwin Av and Palisade Av
Laidlaw Av	Between Central Av and Collard St
Lake St	Between Montrose Av and Kennedy Blvd
Liberty Av	Between State Highway 139 and Newark Av
Logan Av	Entire length
Lott St	Entire length
Magnolia Av	Between Summit Av and Waldo Av
Magnolia Av	Between Tonnele Av and Journal Square Concourse
Maiden Lane	Entire Length
Manhattan Av	Between Central Av and Sherman Av
Marion Pl	Entire length
Mead St	Entire length
Mercer St	Between Mill Rd and Bergen Av
New York Av	Between Paterson Plank Rd and Palisade Av
Nardone Pl	Entire Length
Newark Av	Between Tonnele Av and Waldo Av
Newkirk St	Entire length
Oakland Av	Between Newark Av and Hoboken Av
Orchard St	Between Monticello Av and Crawford St
Palisade Av	Between State Highway 139 and Waverly St
Pavonia Av	Between Giles Av and Newark Av
Perrine Av	Entire length
Perry St	Entire length
Ravine Av	Between Webster Av and Palisade Av
Rock St	Entire length
Romaine Av	Entire length

continued.....

JDS:pcl

(02.10.11)

<u>Name of Street</u>	<u>Limits</u>
Sherman Av	Between Ferry St and North St
Sip Av	Between Summit Av and Route 1 & 9
Smith St	Entire length
Spruce St	Between Kennedy Blvd and Collard St
St. Paul's Av	Between Kennedy Blvd and Tonnele Av
St. Paul's Av	Between Central Av and Summit Av
Skillman Av	Between State Highway 139 and Van Winkle Av
Stuyvesant Av	Between West Side Av and Van Reypen St
Summit Av	Between Baldwin Av and Beacon Av
Tonnele Av	Between Van Reypen Av and St. Paul's Av
Trenton St	Entire length
Troy St	Entire length
Tuers Av	Between Mercer St and Newkirk St
Van Reipen Av	Entire length
Van Reypen St	Entire length
Van Wagenen Av	Path R.R. Tracks to Stuyvesant Av
Van Winkle Av	Between Kennedy Blvd and Senate Pl
Vine St	Entire length
Vroom St	Between Van Reypen St and [ <i>Baldwin Av</i> ] <u>Gray St</u>
Waldo Av	Entire length
Wales Av	Entire length
Wallis Av	Entire length
Washburn St	Entire length
Waverly St	Between Baldwin Av and Palisade Av
Wayne St	Between Mill Rd and Summit Av
Webster Av	Between Booraem Av and Paterson Plank Rd
Weldon St	Entire length
West St	Entire length
West Side Av	Between Glenwood Av and Broadway
Whitman Av	Entire length
Wright Av	Entire length
Zone 3	No Change
Zone 4	No Change

ZONE 5

<u>Name of Street</u>	<u>Limits</u>
Bay St	Between Marin Blvd and Newark Av
Coles St	Between Sixth St and Second St
Eric St	Between Newark Av and Sixth St
Fifth St	<u>Between Newark Avenue and Brunswick St</u>
	Between Coles St and Manila Av
First St	Between Marin Blvd and Newark Av
Fourth St	Between Manila Av and Coles St
Grove St	Between First St and Newark Av
Jersey Av	Between Newark Av and Sixth St
Lauren Ct	Entire length
Manila Av	Between Sixth St and First St
Morgan St	Between Marin Blvd and Newark Av
Saddlewood Ct	Entire length
Second St	Between Marin Blvd and Coles St
Third St	Between Coles St and Manila Av
Zone 6	No Change
Zone 7	No Change
B.	No Change
Zone 9	No Change
C.	No Change
Zone 10	No Change

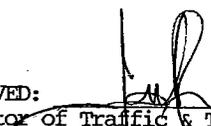
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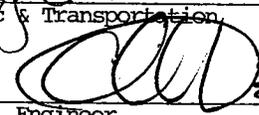
2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

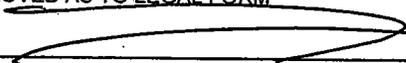
4. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

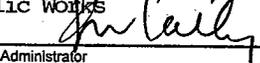
**NOTE:** New material to be inserted is underscored; material to be repealed is in *[brackets]*.

APPROVED:   
Director of Traffic & Transportation

APPROVED:  2/16/11  
Municipal Engineer

JDS:pcl  
(02.10.11)

APPROVED AS TO LEGAL FORM  
  
Corporation Counsel

APPROVED:  2/16/11  
Director, Dept. of Public Works  
APPROVED:   
Business Administrator

Certification Required   
Not Required

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

**1. Full title of ordinance/ resolution/cooperation agreement:**

An ordinance supplementing Chapter 332 (Vehicles and Traffic) of the Jersey City Code Article III (Permit Parking) amending Section 332-58 of the Jersey City Traffic Code extending Zone 2 Residential Permit Parking to include Vroom St from Baldwin Av to Gray St and extending Zone 5 Residential Permit Parking to include Fifth St from Newark Av to Brunswick St

**2. Name and title of person initiating ordinance/resolution, etc.:**

Joao D'Souza, Director of Traffic & Transportation, Division of Engineering, Traffic and Transportation at the request of Councilman Fulop

**3. Concise description of program, project or plan proposed in the ordinance/resolution:**

Extend Zone 2 Residential Permit Parking on Vroom St between Baldwin Av and Gray St  
Designate Zone 5 Residential Permit Parking on Fifth Street between Newark Av and Brunswick St

**4. Reasons (need) for the proposed program, project, etc.:**

To allow the residents of Vroom St additional parking and to keep commuters from parking on Vroom St between Baldwin Av and Gray St.  
To allow the residents of Fifth Street additional parking and prevent commuters from parking on Fifth Street between Newark Av and Brunswick St

**5. Anticipated benefits to the community:**

To increase parking for the residents of Vroom St and Fifth Street and to deter commuters from using the residential streets as a parking lot.

**6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, State and Federal funds to be used, as well as match and in-kind contribution:**

Approximately 12 parking signs and 6 channels at an approximate cost of \$1,800.00  
City funds for the signs  
Parking Authority funds for the permits

**7. Date proposed program, or project will commence:**

Pending adoption by the Jersey City Municipal Council

**8. Anticipated completion date:**

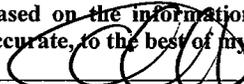
Twenty days after adoption of the Ordinance by the Jersey City Municipal Council

**9. Person responsible for coordinating proposed program, project, etc.:**

Patricia Logan, Supervising Traffic Investigator, Division of Engineering, Traffic and Transportation, 201.547.4492 for the Sign Installation  
Mary Spinello-Paretti, Executive Director, JCPA for the permits, 201.653.6969

**10. Additional comments:**

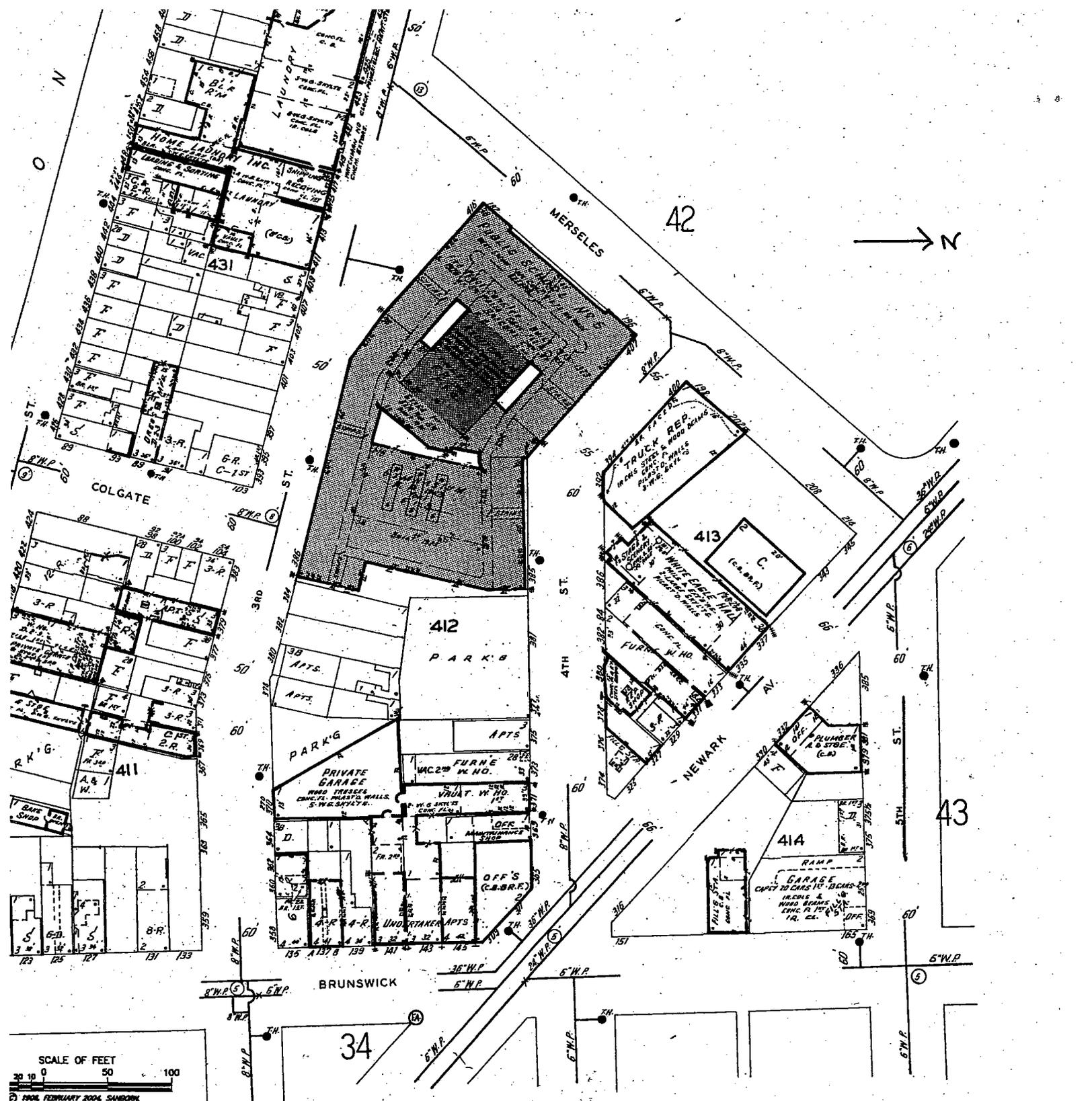
Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.

  
Municipal Engineer

2/16/11  
Date

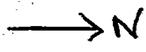
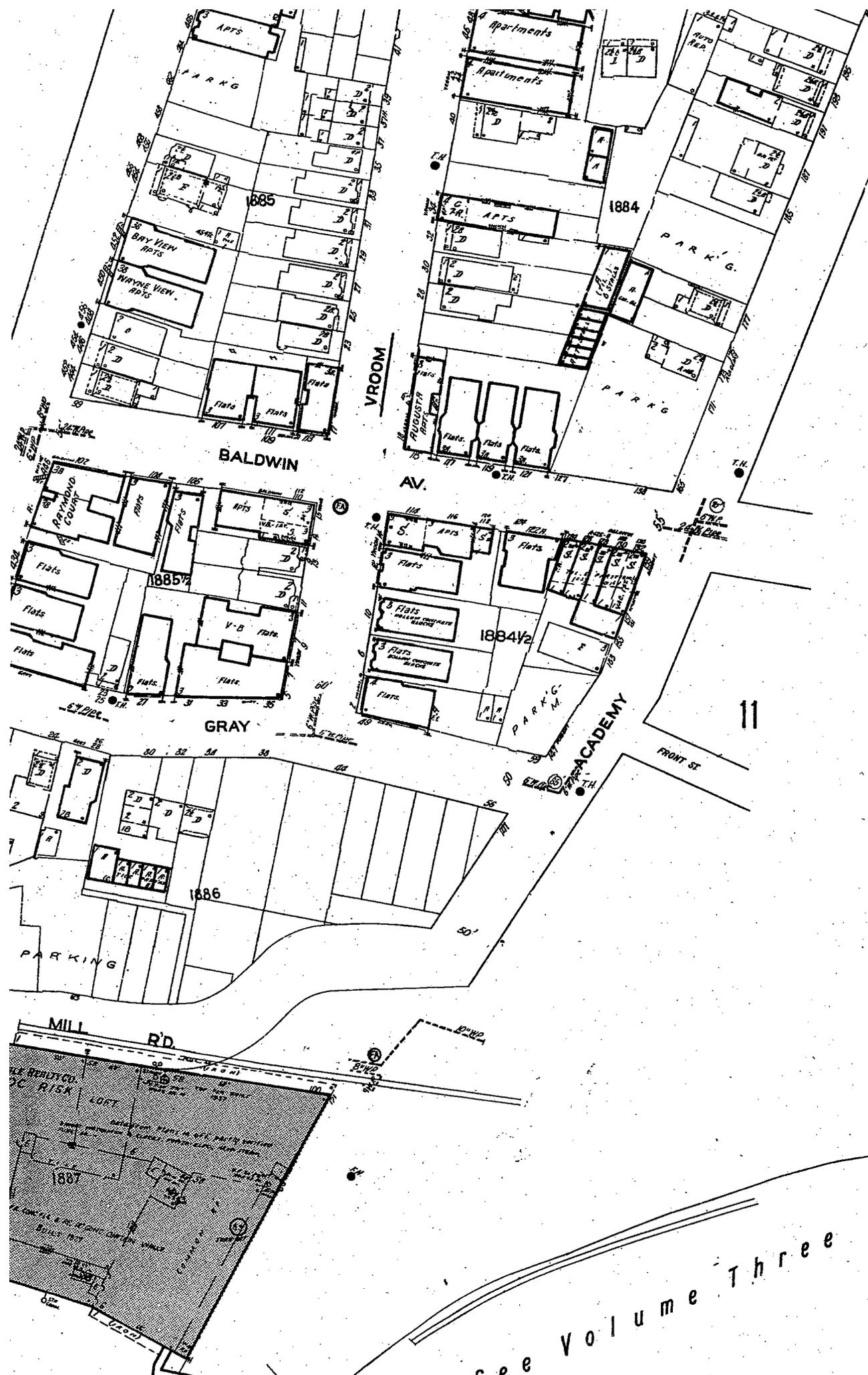
  
Signature of Department Director

2/16/11  
Date



SCALE OF FEET  
 20 10 0 50 100

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see volume Three

City Clerk File No. Ord. 11-027

Agenda No. 3.B 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 11-027

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO THE LAFAYETTE PARK REDEVELOPMENT PLAN TO  
CREATE A NEW LAFAYETTE VILLAGE ZONE WITH R-3 ZONING STANDARDS AND TO  
REVISE SITE PLAN REVIEW PROCEDURE**

**WHEREAS**, the Municipal Council of the City of Jersey City adopted the Lafayette Park Redevelopment Plan in 1979; and

**WHEREAS**, the Planning Board, at its meeting of February 15, 2011, determined that the Lafayette Park Redevelopment Plan would benefit from amendments to create a new Lafayette Village Zone with R-3 zoning standards and to revise the site plan review procedure; and

**WHEREAS**, a copy of the Planning Board's recommended amendments to the Lafayette Park Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Lafayette Park Redevelopment Plan be, and hereby are, adopted.

**BE IT FURTHER ORDAINED THAT:**

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Robert D. Cotter, PP, AICP  
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

APPROVED:

Business Administrator

Certification Required

Not Required

**ORDINANCE FACT SHEET**

**1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO THE LAFAYETTE PARK REDEVELOPMENT PLAN  
TO CREATE A NEW LAFAYETTE VILLAGE ZONE WITH R-3 ZONING STANDARDS  
AND TO REVISE SITE PLAN REVIEW PROCEDURE**

**2. Name and Title of Person Initiating the Ordinance, etc.:**

Carl Czaplicki, Director of Housing, Economic Development, and Commerce

**3. Concise Description of the Program, Project or Plan Proposed in the Ordinance:**

This ordinance creates a new Lafayette Village zone with R3 zoning standards and revises the site plan review procedure

**4. Reasons (Need) for the Proposed Program, Project, etc.:**

The new Lafayette Village zone completes a block which is currently splitzoned with the R-3 Multi-family Mid-Rise zone. This amendment would allow for the block to be developed under one standard of zoning. The site plan procedures would conform to the Municipal Land Use Land.

**5. Anticipated Benefits to the Community:**

Allows for development of block to conform under one standard Brings review procedures into conformance with the Municipal Land Use Law.

**6. Cost of Proposed Plan, etc.:**

\$0.00. Plan was prepared by Division of City Planningstaff.

**7. Date Proposed Plan will commence:**

Upon Adoption.

**8. Anticipated Completion Date: N/A**

**9. Person Responsible for Coordinating Proposed Program, Project, etc.:**

Robert D. Cotter, Director, City Planning 547-5050

**10. Additional Comments:**

I Certify that all the Facts Presented Herein are Accurate.

  
Division Director

16 FEB 2011  
Date

  
Department Director Signature

2/16/11  
Date

## Summary

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAFAYETTE PARK REDEVELOPMENT PLAN TO CREATE A NEW LAFAYETTE VILLAGE ZONE WITH R-3 ZONING STANDARDS AND TO REVISE SITE PLAN REVIEW PROCEDURE**

This ordinance creates a new Lafayette Village zone with R-3 zoning standards and revises the site plan review procedure. Current review procedures are updated to reflect the current land use law.

**LAFAYETTE PARK**  
**REDEVELOPMENT PLAN**

Proposed Amendments to the Jersey City Municipal Council  
As Recommended by the Planning Board on  
February 15, 2011

**March 1979**  
**AMENDED July 1987**  
**AMENDED September 1990**  
**AMENDED April 1996**  
**AMENDED April 2001**  
**AMENDED Sept 26, 2002 – Ord. 02-108**

Material indicated by strikethrough, ~~like this~~, is existing material that is intended to be deleted.  
Material indicated by bold italic *like this*, is new material that is intended to be enacted.

**DIVISION OF CITY PLANNING**

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#### **I) DESCRIPTION OF PROJECT**

- A) The LAFAYETTE PARK I Redevelopment Area shall be comprised of Tax Blocks 2067, 2075, 2076, 207, 2078, 2085.1, 2086, 2087, 2089, 2090, 2091, 2092, 2098.

#### **II) REDEVELOPMENT PLAN GOALS AND OBJECTIVES**

Renewal activities of the Lafayette Park I Study Area will be undertaken in conformity with, and will be designed to meet, the following goals and objectives.

- A) To comprehensively redevelop the Lafayette Park I Study Area by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate.
- B) To provide for a variety of residential uses and housing types for both existing residents prospective occupants in order to meet the housing needs of low, moderate, and upper income households.
- C) To provide for the improvement of the functional and physical layout of the project area for contemplated redevelopment and the removal of impediments for land disposition.
- D) To provide construction related (temporary) jobs and permanent jobs through the construction of new housing and public improvements.
- E) To construct new housing for home ownership through a combination of private development financing and the selective use of public assistance.
- F) To provide or the overall improvement of traffic circulation through the elimination of unnecessary streets wherever possible, and the development of new vehicular and pedestrian circulation systems which provide for the separation of vehicular and pedestrian traffic, as well as to provide for the maximum use of public transportation.
- G) To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.
- H) To provide for the stabilization and the increase of the tax base of the project area and the entire city by redeveloping nonrevenue producing areas and by reestablishing investment confidence on the part of existing and future residents both within the area and in contiguous neighborhoods.
- I) To provide for the coordination of redevelopment activities to promote a uniform attack on blight which reinforces already existing renewal and improvement

programs in accordance with a plan that integrates the Lafayette Park I Study Area with the existing physical and social fabric of the City of Jersey City.

- J) To provide where necessary site improvements for both proposed and existing residential uses including new streets and sidewalks, street realignment, offstreet parking, open space, pedestrian malls, recreational areas and new trees where appropriate.
- K) To maximize developer participation and contribution in the Lafayette Park I Redevelopment Plan.
- L) To promote balanced development in accordance with the Fair Housing Act, NJSA 52:27D, and the Housing Element and Fair Share Plan of the City of Jersey City Master Plan.

### **III) TYPES OF PROPOSED REDEVELOPMENT ACTIONS**

It is proposed to substantially improve and upgrade the Lafayette Park I Study Area through a combination of redevelopment actions. These will include but not be limited to -

- A) Clearance of dilapidated structures.
- B) Retention and construction of sound compatible uses.
- C) Assembly into developable parcels the vacant and underutilized land now in scattered and varied ownership.
- D) Provisions for a full range of public infrastructure necessary to service and support the new community.

### **IV) BUILDING DESIGN OBJECTIVES FOR NEW CONSTRUCTION**

- A) 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 offstreet parking, height and bulk.
- B) Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
- C) Buildings should be designed so as to be attractive from all vantage points.
- D) Building setbacks should be varied to the extent practicable in order to provide an interesting interplay of buildings and open spaces.
- E) Access by the elderly, physically handicapped and/or disabled shall be required. Design standards shall meet, at a minimum, barrier free design regulations as

specified in the Uniform Construction Code. Handicapped parking requirements shall meet, at a minimum, regulations as specified in the Municipal Code.

#### V) SPECIFIC OBJECTIVES

- A) Submission of Redevelopment Proposals - Prior to commencement of construction, architectural drawings, specifications, and site plans for the construction of improvements to the Redevelopment Area shall be submitted by the developers for review and approval by the Planning Board of the City of Jersey City, and by the Board of Commissioners of the Jersey City Redevelopment Agency.
- B) Adverse Influences - No use or reuse shall be permitted, which when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- C) Restriction of Occupancy or Use - There shall be no restriction of occupancy or use of the project area on the basis of race, creed, color or national origin.
- D) Circulation and Open Space Design Objectives -
  - 1) Unless paved, all open space areas shall be landscaped and maintained in an attractive condition;
  - 2) Open spaces for both residential rehabilitation and new construction shall be provided where feasible and be so located as to provide for maximum usability by tenants, and to create a harmonious relationship of buildings and open space throughout the project area;
  - 3) Sidewalk areas shall be adequately provided for the movements of pedestrians through and around the site;
  - 4) Sidewalk areas shall be attractively landscaped and durably paved and shall be provided with adequate lighting;
  - 5) Trees and shrubs shall be planted along the curbline at not more than twenty five (25) foot centers or in groupings, in a regularly spaced pattern to further increase the aesthetic quality of redevelopment activities;
  - 6) Areas designated as improved open space shall be in addition to all parking, loading, yard and setback requirements.
- E) Offstreet Parking and Loading Objectives -

- 1) Offstreet 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 to pedestrian walks and thoroughfares;
- 2) Any surface parking facilities shall be landscaped, large concentration of parking shall be avoided and poured in place concrete curbing shall be used in parking areas to prevent vehicles from encroaching upon planted areas;
- 3) All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover;
- 4) All required parking and loading areas shall be provided offstreet All such parking and loading areas shall be graded, paved with a durable dustfree surface, adequately rained, well landscaped, and all access points shall be defined and limited in accordance with the Zoning Ordinance of the City of Jersey City.

F) Landscape Design Objectives -

- 1) All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material unless said open space is specifically designated for other activities which require paving or other treatment. All screen planting shall be coniferous and/or deciduous and only species with proven resistance to the urban environment in this area will be acceptable. Screen planting shall be a minimum of four (4) feet in height. Material shall be planted, balled and burlapped and be heavy and of specimen quality as established by the American Association of Nurserymen. At initial planting the material shall provide a screen from the top of the planting to within six (6) inches of grade. Other plant materials shall be heavy, and of specimen quality determined as above. All trees shall be a minimum of three and one half (3.5) inches in caliper. All plants, trees and shrubs shall be installed in accordance with planting schedules approved by the Planning Board during site plan review.
- 2) Prior to commencement of construction, architectural drawings, specifications, and site plans for the construction of improvements to the project area shall be submitted by the developers to the Board of Commissioners of the Jersey City Redevelopment Agency and to the Planning Board of the City of Jersey City for review and approval so that compliance of such drawings, specifications, and plans to the Redevelopment objectives can be determined.

G) Interim Uses - Interim uses may be established, subject to agreement by the developers with the Planning Board, that such uses will not have an adverse effect upon existing or contemplated development during the interim use period.

H) Underground Utility Placement - All utility distribution lines and utility service connections from such lines to the project area's individual uses shall be located underground where feasible.

## VI) GENERAL PROVISIONS

- A) The regulations and controls in this Section will be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- B) The developer shall begin and complete the development of the land and the construction of improvements agreed upon in the disposition contract within a reasonable amount of time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the designated redeveloper.
- C) 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 the redeveloper shall further agree not to sell, lease, or otherwise transfer the interest acquired or any part thereof without prior written approval of the Jersey City Redevelopment Agency.
- D) No covenant, lease, conveyance or other instrument shall be affected or executed by the Jersey City redevelopment Agency or by a redeveloper or any of his successors or assignees, whereby land within the project area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.
- E) No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Redevelopment Agency.
- F) ~~The Jersey City Redevelopment Agency and the Jersey City Planning Board~~ shall specifically reserve the right to review and approve the redevelopers' plans and specifications with respect to their conformance to the Redevelopment Plan. Such a review shall be on the basis of a site plan and/or construction plan submitted to both. 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, ~~both the Jersey City Redevelopment Agency and the Planning Board~~. This pertains to revisions or additions prior to, during and after completion of the improvements.
- G) 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 forty (40) years from the date of approval of this Plan by the City Council of the City of Jersey City.

H) All residential redevelopment proposals and construction plans shall meet minimum room size requirements as specified in the Jersey City Municipal Code prior to approval by the Redevelopment Agency and the Planning Board.

~~I) Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et seq. Site plan review shall consist of preliminary and final site plan applications. Preliminary site plan approval shall entitle an applicant to building permits. Final site plan approval shall not be submitted unless or until development is substantially completed. Such development may occur in phases and may be finally approved on the basis of those phases. No Certificate of Occupancy of any type shall be issued for development unless or until the Planning Board of the City of Jersey City has given final site plan approval to that particular phase of the project.~~

~~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 in a form approved by either the Corporation Counsel of the City of Jersey City or the Jersey City Planning Board Attorney. The amount of such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of the improvements within one year of final site plan approval.~~

*Site Plan Review 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.*

*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 final site plan approval.*

## **VII. GENERAL LAND USE PLAN**

A) Land Use Map - Proposed land uses shall be as shown on Map #3 "Land Use Map".

B) Land Use Provisions and Building Requirements

1) Permitted Principal Uses

(a) Detached dwelling units

- (b) Dwellings with two (2) dwelling units
  - (c) Rowhouses and townhouses of two (2) or more units
  - (d) Medium rise apartments
  - (e) Residential tract developments on blocks of two and one half (2.5) or more acres
  - (f) Public and private schools
  - (g) Other public uses on Block 2086
  - (h) Retail sales of goods and services on the Grand Street frontage of Block 2087;
  - (i) Artist Live/Work Space for existing buildings on Block 2090, Lots 1A, 2, 3, 4, 5, 6, and 7)
- 2) Accessory Uses Permitted:
- (a) Private garages
  - (b) Offstreet parking
  - (c) Recreation areas as part of a residential development and/or for public and private schools
  - (d) Fences and walls
  - (e) Designed open space;
- 3) Conditional Uses:
- (a) Professional offices as a home occupation
  - (b) Public utilities
- 4) Regulations and controls: Parcels designated residential shall be designed utilizing various materials to form a compatible overall architectural scheme

Designed open space shall be developed as an integral part in the overall design scheme

Where any questions arise in terms of definitions or terminology, the Zoning Ordinance of the City of Jersey City shall govern

Offices as a home occupation shall be defined as places for the transaction of business where reports are prepared, records kept, and services rendered, but where no retail sales are offered, and shall be limited to licensed doctors, lawyers, architects, engineers and planners;

5) Maximum Height:

- (a) All residential uses except medium rise apartments – four (4) stories or forty (40) feet
- (b) Medium rise apartments – six (6) stories or sixty (60) feet
- (c) Public and private schools – four (4) stories or forty (40) feet except that said building may have additional stories up to sixty (60) feet in height over not more than fifty (50) percent of the foundation area
- (d) Retail sales of goods and services – two (2) stories or twenty five (25) feet;

6) Area, Yard and Bulk:

(a) Detached dwellings and dwellings with two (2) dwelling units

- (i) Maximum building coverage sixty percent (60%)
- (ii) minimum lot width twenty five (25) feet
- (iii) minimum lot depth open hundred (100) feet
- (iv) minimum lot area twenty five hundred (2500) square feet
- (v) maximum density twenty five (25) dwelling units per acre
- (vi) minimum setbacks
  - front five (5) feet
  - side five (5) feet
  - rear ten (10) feet

(b) Rowhouses and townhouses –

- (i) maximum building coverage forty percent (40%)
- (ii) minimum lot area twelve hundred fifty (1250) square feet
- (iii) maximum density thirty five (35) dwelling units per acre

(iv) minimum setbacks

- front five (5) feet
- side zero (0) feet
- rear twenty (20) feet

(c) Medium rise apartments –

(i) maximum building coverage twenty five percent (25%)

(ii) minimum lot width two hundred (200) feet

(iii) minimum lot depth one hundred (100) feet

(iv) minimum lot area twenty thousand (20,000) square feet

(v) maximum density sixty (60) dwelling units per acre

(vi) maximum floor-area ratio: 1.0

(vii) minimum setbacks:

- front fifteen (15 feet)
- side twenty five (25 feet)
- rear forty (40 feet)

(d) Residential tract developments --

(i) maximum aggregate building coverage sixty percent (60%)

(ii) maximum density thirty five (35) dwelling units per acre

(iii) setbacks shall be determined by the specific design for the site but in no case shall they encroach on the public right of way

Buildings shall be designed in clusters of two (2) to four (4) units each

(e) Public and private schools –

(i) minimum building coverage twenty five percent (25%)

(ii) minimum lot width one hundred (100) feet

(iii) minimum lot depth two hundred (200) feet

(iv) minimum lot area twenty thousand (20,000) square feet

(v) minimum setbacks

- front fifteen (15) feet
- side twenty five (25) feet
- rear forty (40 feet)

(f) Other public uses – due to the irregular configuration of the block where this use is permitted, the site plan will be judged in comparison with applicable elements of the underlying R-2 Governmental Uses zoning

(g) Retail sales of goods and services – due to the irregular configuration of the portion of the block where this use is permitted, the site plan will be judged accordingly as to coverage, lot dimensions and area, and setbacks;

7) Maximum Off-Street Parking Spaces:

(a) all residential uses shall provide offstreet parking at a ratio of not more than one (1) per each dwelling unit

(b) professional office as a home occupation or as part of the ground floor area of medium rise apartment complexes shall provide offstreet parking at a ratio of not more than one (1) per each three hundred (100) square feet gross floor area devoted to the professional occupation

(c) public and private schools – one (1) for every two (2) teachers/teacher's aides grades K-10 + one (1) for every teacher/teacher's aide grades 11 and 12 + one (1) space for every six hundred (600) square feet gross floor area devoted to administrative office use

(d) other public uses as per the underlying R-2 Governmental Uses zoning, which standards shall serve as maximums;

8) Maximum Offstreet Loading – offstreet loading shall conform to Article VII. of the Zoning Ordinance of the City of Jersey City;

9) Maximum Sign Area –

(a) professional offices as a home occupation shall be permitted one (1) sign either attached or freestanding not to exceed two (2) square feet

(b) public and private schools shall be permitted one (1) sign not to exceed fifty (50) square feet

- (c) retail sales of goods and service shall be permitted one (1) sign not to exceed more than fifteen percent (15%) of the first story facade to which it is attached

Billboards shall not be permitted within the boundaries of the Redevelopment Area.

**C. Lafayette Village Zone**

*All parcels in this zone shall adhere to the development standards of the R-3 Multi-family Mid-Rise District of the Jersey City Land Development Ordinance Article V; 345-42.*

**VIII) OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS**

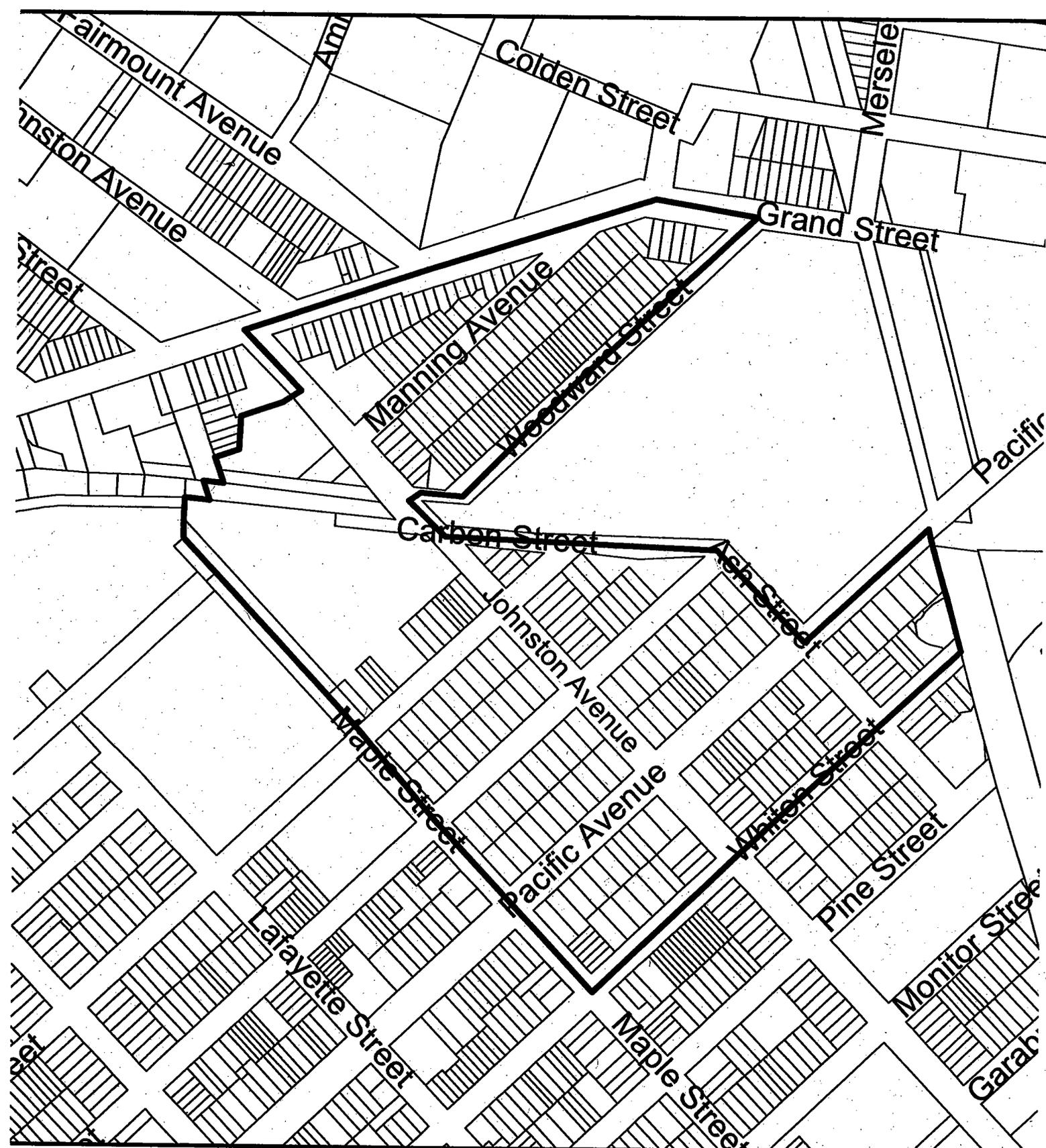
- A) The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of state and local law and there are no additional requirements with respect to a redevelopment plan which have not been complied with.
- B) The Redevelopment Plan contains all provisions necessary to fulfill statutory requirements of the City of Jersey City.
- C) The Redevelopment Plan proposes to attain identifiable local objectives as to appropriate land use, density of population, improved public utilities, traffic circulation, recreational and community improvements, and other public renovations.
- D) The following text referencing provision for the temporary relocation and permanent rehousing of persons residing within the Lafayette Park I Study Area Redevelopment Project is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City, through the services of the Jersey City Redevelopment Agency staff, will provide displaced families and individuals with the opportunity of being relocated into decent, safe, and sanitary housing which is within their financial means. This office will be staffed by qualified personnel who will actively assist the families and individuals being displaced in finding adequate accommodations. All families and individuals being displaced will be interviewed to determine their rehousing requirements. In addition, a list of privately owned houses and apartments which have been inspected and certified as being safe, decent, and sanitary will be maintained by the relocation staff from which individuals will be maintained by the relocation staff from which individuals will be referred to such dwelling units which are within their financial means.

**IX) PROCEDURE FOR AMENDING THE APPROVED PLAN**

This 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 for use in accordance with the Redevelopment Plan, written consent is received

form the owner of such lands whose interests therein are materially affected by such amendment, or amendments.

A fee of five hundred dollars (\$500.00) 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 40:55C-1 et seq., said developer shall pay these costs. If there is no developer, the appropriate agency shall be responsible for any and all such costs. If the amendment request originates with the City's development offices, the fee and costs shall be waived.

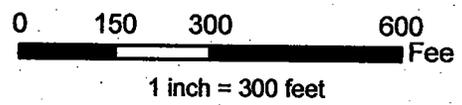


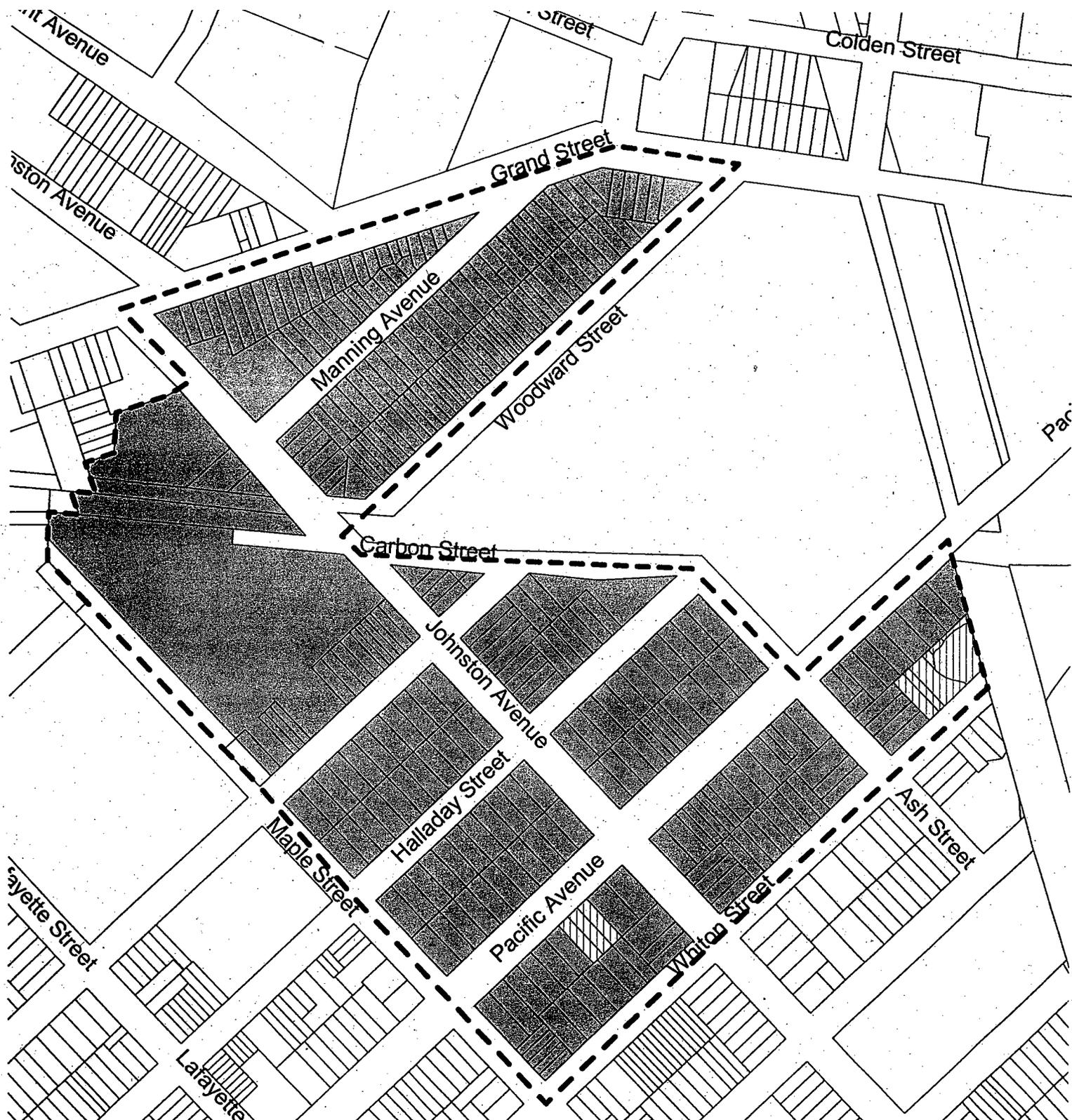
# Lafayette Park Redevelopment Plan Boundary Map



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

February 7, 2011





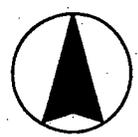
# Lafayette Park I Redevelopment Plan Aquisition Map

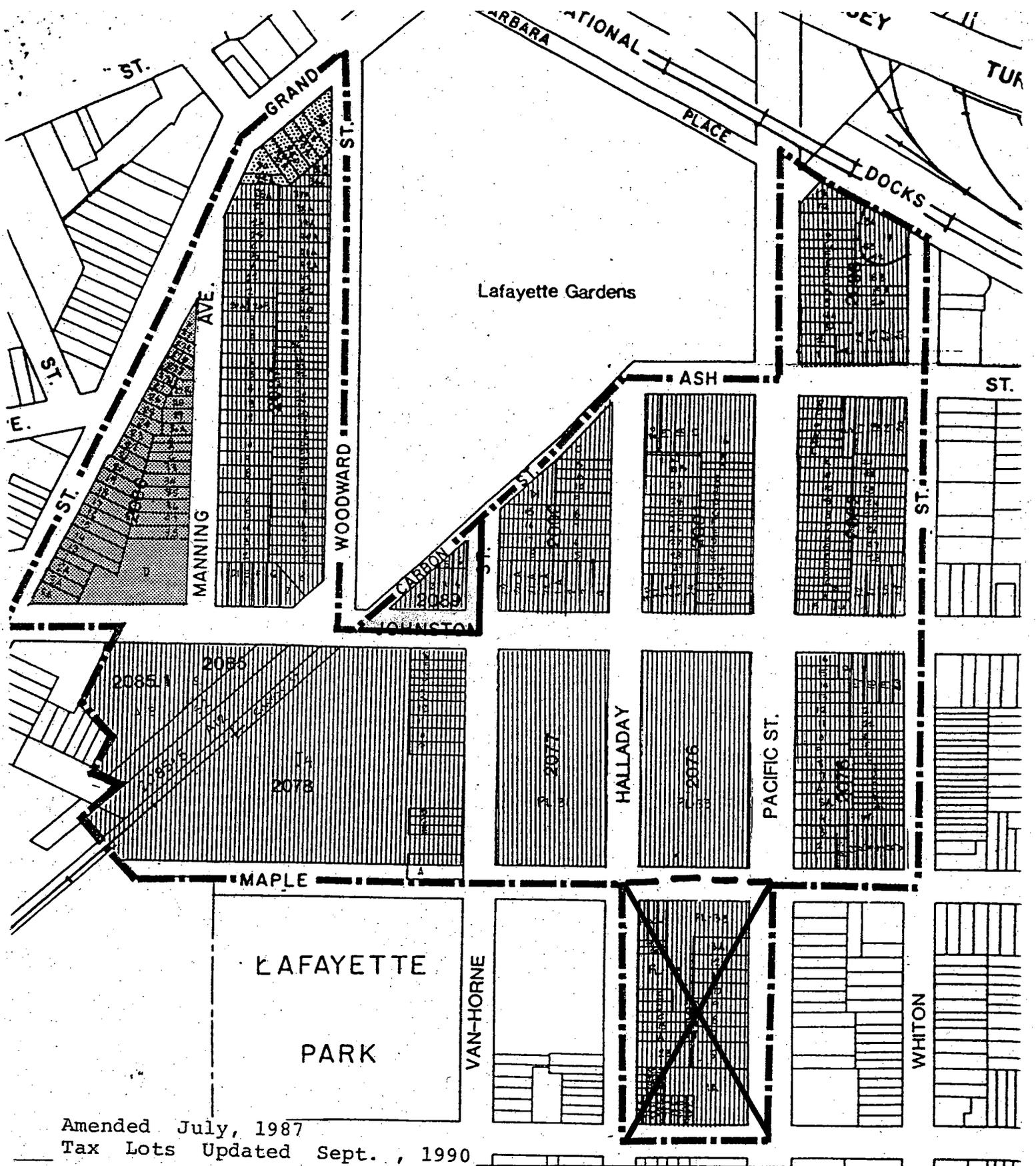
-  Lafayette Park Plan Area Boundary
-  MAY BE ACQUIRED
-  TO BE ACQUIRED

Adopted April 1979  
 Amended July, 1987  
 Amended September, 1990  
 Amended April, 1996  
 Amended April, 2001



CITY OF JERSEY CITY  
 DIVISION OF CITY PLANNING





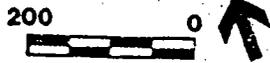
Amended July, 1987  
 Tax Lots Updated Sept. , 1990

### Lafayette Park I Study Area

### Redevelopment Plan

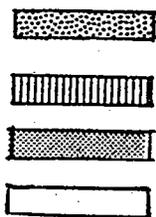
City of Jersey City  
 Division of Planning

April, 1979

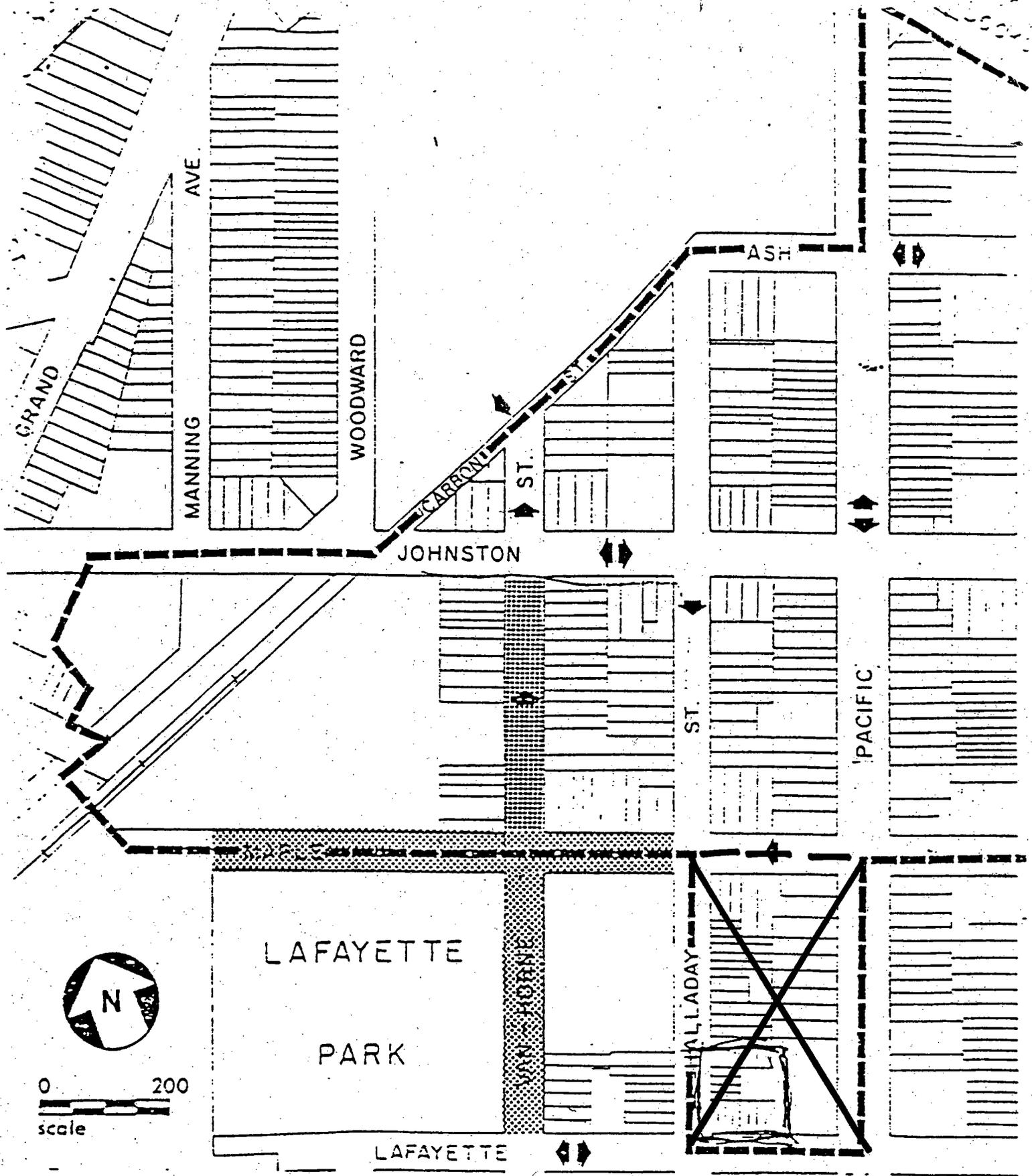


### Map 3

### PROPOSED LAND USE



- COMMERCIAL
- RESIDENTIAL
- OTHER PUBLIC
- LAFAYETTE VILLAGE



Lafayette Park I Study Area  
Redevelopment Plan

City of Jersey City  
Division of Planning  
April 1979