



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 11-028

TITLE: **AN ORDINANCE AUTHORIZING THE CITY TO LEASE ON-STREET
PARKING SPACES IN THE CHRISTOPHER COLUMBUS DRIVE
PERMIT PARKING ZONE FROM THE JERSEY CITY PARKING
AUTHORITY.**

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

WHEREAS, the City of Jersey City (City) leases office space at 30 Montgomery Street, Jersey City; and

WHEREAS, the City needs parking spaces for some of its employees who work at 30 Montgomery Street; and

WHEREAS, pursuant to Ordinance 26-20 and 26-28.1 the Parking Authority of the City of Jersey City (Parking Authority) operates an on-street permit parking zone along Christopher Columbus Drive from Marin Boulevard to Exchange Place; and

WHEREAS, the Parking Authority offered to lease 95 parking spaces to the City in the Christopher Columbus Drive permit parking zone at a cost of \$75.00 per space per month for a monthly total of \$7,125.00 for a term of ten (10) months effective March 1, 2011 and ending December 31, 2011; and

WHEREAS, the City shall have the right to add or delete spaces as needed; and

WHEREAS, the City shall have the right to terminate the lease without cause by giving 30 days advance notice of termination; and,

WHEREAS, N.J.S.A. 40A:12-5 provides that a municipality may by ordinance authorize the leasing of real property or personal property; and

WHEREAS, the Parking Authority agrees to lease parking spaces to the City for ten (10) months for a total cost of \$71,250.00 payable in equal monthly installments of \$7,125.00 per month; and

WHEREAS, the sum of \$71,250.00 is available in the fiscal year 2011 budget account #01-201-31-432-304 for lease costs incurred from March 1, 2011 to December 31, 2011.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JERSEY CITY THAT:

- 1) The Mayor or Business Administrator is authorized to execute a second Amended Lease Agreement with the Parking Authority subject to such modification as may be deemed necessary or appropriate by Corporation Counsel.

AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO LEASE ON-STREET PARKING SPACES IN THE CHRISTOPHER COLUMBUS DRIVE PERMIT PARKING ZONE FROM THE JERSEY CITY PARKING AUTHORITY.

- 2) The term of this Lease Agreement is for ten (10) months effective as of March 1, 2011 and ending December 31, 2011 for a total cost not to exceed \$ 71,250.00 payable in 10 equal installments of \$7,125.00.
- 3) The City shall have the right to add or delete spaces as needed.
- 4) The City shall have the right at it's convenience to terminate the lease at any time during its term by giving 30 days' notice prior to the effective date of termination.
- 5) Funds in the amount of \$71,250.00 are available in Account # 11-01-201-31-432-304 for lease costs from March 1, 2011 to December 31, 2011.

I, _____ (Donna Mauer), Chief Financial Officer, hereby certify that these funds are available in Account # 11- 01-201-31-432-304.

P.O. #

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: *Ann Marie Miller*

Ann Marie Miller, ~~Real Estate Manage~~

APPROVED: _____

Business Administrator

Certification Required

Not Required

LEASE AGREEMENT

This Lease Agreement made this _____ day of _____ 2011, between the Parking Authority of the City of Jersey City (Parking Authority) located at 392-394 Central Avenue, Jersey City, N.J. 07307 and the City of Jersey City (City) having its principal place of business at City Hall, 280 Grove Street, Jersey City, N.J. 07302 .

WHEREAS, the City requires parking facilities for employees whose offices are located at 30 Montgomery Street, Jersey City, N.J.; and

WHEREAS, pursuant to city ordinances 26-20 and 26-28.1, the Parking Authority operates an on-street permit parking zone on Christopher Columbus Drive from Marin Boulevard to Exchange Place; and

WHEREAS, the Parking Authority agrees to lease to the City a total of 95 parking spaces located in the Christopher Columbus permit parking zone; and

WHEREAS, the City shall have the right to add or delete spaces as needed; and

WHEREAS, the City and the Parking Authority desire to enter into this Agreement for the leasing of parking spaces effective March 1, 2011.

Now, Therefore, in consideration of the mutual promises and covenants set forth herein, the parties agree as follows :

ARTICLE I **PREMISES**

The Parking Authority does hereby lease to the City and the City does hereby rent from the Parking Authority the following described premises : a total of 95 on-street parking spaces in the Christopher Columbus Drive permit parking zone.

ARTICLE II
TERM

For a term effective March 1, 2011 and ending on December 31, 2011.

ARTICLE III
USE

Under the terms of this Lease, the City shall have the right to use and occupy 95 on-street parking spaces located in the Christopher Columbus permit parking zone and to add or delete spaces as needed. This area is on-street permit parking zone operated by the Parking Authority pursuant to City Ordinance 26-20 and 26-28.1

ARTICLE IV
Payment of Rent

The City covenants and agrees to pay the Parking Authority an annual rent for and during the term hereof, the sum of \$71,250.00 payable at \$7,125.00 per month during the eighth day of each month for the term of this Lease. The sum of \$ 7,125.00 represents the monthly rent due for 95 parking spaces at Seventy Five Dollars \$75.00 per parking space per month.

ARTICLE V
Assignment Sub-Lease

The City shall not, without the prior written consent of the Parking Authority, assign Mortgagor hypothecate this Lease, not sublet or sublease the premises or any part hereof.

ARTICLE VI
Termination

The term of the Lease is for ten (10) months. March 1, 2011 to December 31, 2011. The City shall have the right at its convenience to terminate the Amended Lease at any time during its term by giving thirty (30) days' notice prior to the effective date of termination.

ARTICLE VII
Validity of Lease

The terms, conditions, covenants and provisions of the Lease shall be deemed to be severable. If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity or any other clause or provision herein, but such other clauses or provisions shall remain in full force and effect.

ARTICLE VIII
Notices

All notices required under the terms of this Lease shall be given and shall be complete by mailing such notices by certified or registered mail, return receipt requested, or by hand delivery to the parties as shown at the head of the Lease, or to such other address as may be designated in writing, which notice of change of address shall be given in the same manner.

ARTICLE IX
Entire Contract

This Lease contains the entire Contract between the parties. No representative, agent or employee of the Parking Authority has been authorized to make any representations or promises with reference to the within letting or to vary, alter or modify the terms hereof. No additions, changes or modifications, renewal or extensions hereof, shall be binding unless reduced to writing and signed by the Parking Authority and the City.

ARTICLE X

This Lease may not be filed by the City without the prior written consent of the Parking Authority.

The Parking Authority may pursue the relief or remedy sought in any invalid clause, by conforming the said clause with the provisions of the statutes or the regulations of any governmental agency in such case made and provided as if the particular provisions of the applicable statutes or regulations were set forth herein at length.

In all references herein to any parties, persons, entities or corporation, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require. All the terms, covenants and conditions herein contained shall be for and shall insure to the benefits of and shall bind the respective parties hereto, and their heirs, executors, administrators, personal or legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seals, or caused these presents to be signed by their proper corporate officers and their proper corporate seal to be hereunto affixed, the day and year first above written.

ATTEST:

CITY OF JERSEY CITY

ROBERT BYRNE
City Clerk

JOHN KELLY
Business Administrator

WITNESS:

**PARKING AUTHORITY OF
JERSEY CITY**

CITY OF JERSEY CITY

Requisition #

0153688

Assigned PO #

Requisition

Vendor

JERSEY CITY PARKING AUTHORITY
392-394 CENTRAL AVENUE
JERSEY CITY NJ 07307

Dept. Bill To

REAL ESTATE
280 GROVE STREET
JERSEY CITY NJ 07302

Dept. Ship To

280 GROVE STREET
JERSEY CITY NJ 07302

JE296250

Contact Info

PEGGY RAUSCH X5234
0000000000

| Quantity | UOM | Description | Account | Unit Price | Total |
|----------|-----|-------------------|-------------------|------------|-----------|
| 1.00 | EA | SEE THE FOLLOWING | 01-201-31-432-304 | 71,250.00 | 71,250.00 |

THIS PURCHASE ORDER IS ISSUED FOR ENCUMBRANCY PURPOSES ONLY TO ESTABLISH FUNDING FOR PARKING SPACES FOR CITY EMPLOYEES AT 30 MONTGOMERY STREET.
NAME OF CONTRACT: JERSEY CITY PARKING AUTHORITY
DATE OF CONTRACT: MARCH 1, 2011
TOTAL AMOUNT OF CONTRACT: \$71,250.00
ENCUMBRANCY: \$71,250.00
TO COVER FROM 3/1/11 THRU 12/31/11.
PAYMENTS WILL BE MADE FROM TIME TO TIME ON PARTIAL PAYMENT VOUCHERS.

Requisition Total 71,250.00

Req. Date: 02/25/2011

Requested By: PEGGYR

Approved By: _____

Buyer Id:

This Is Not A Purchase Order

City Clerk File No. Ord. 11-029

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 11-029

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE HUDSON EXCHANGE REDEVELOPMENT PLAN TO ELIMINATE CONDITIONAL USES AND REPLACE THE BOUNDARY MAP

WHEREAS, a redevelopment plan, relating to this area was first adopted by the Municipal Council of Jersey City on 1983, and

WHEREAS, over the years, it has been amended from time to time and it was last amended in January of 2004, and

WHEREAS, a standard legal up-date of the plan is proposed that will eliminate the listed conditional uses, found by NJ superior court to be a challengeable category, and instead replace it with a concise list of permitted uses and prohibited uses, and

WHEREAS, because of the several boundary changes made to this plan over the years, revised boundary map relating to current GIS lot configuration and new roadways need to be drafted, and

WHEREAS, at their meeting of February 15, 2011, the Jersey City Planning Board discussed the proposed changes and voted unanimously to recommend their approval the City Council, and

WHEREAS, a complete copy of the proposed amendments, dated, February 4, 2011 is attached hereto, in full, 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 Hudson Exchange Redevelopment Plan Amendments 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

SUMMARY SHEET

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE HUDSON EXCHANGE REDEVELOPMENT PLAN TO ELIMINATE CONDITIONAL USES AND REPLACE THE BOUNDARY MAP

The Hudson Exchange Redevelopment Plan area is bounded by Marin Boulevard on the west, Sixth Street on the North, the Hudson River to the East and approximately follows the First Street R-O-W (as extended) on the south.

This amendment is an administrative up-date that will ; eliminate the listed conditional uses found by superior court to be a challengeable category; replace it with a concise list of permitted uses and prohibited uses; and allow for the revision of the boundary map to reflect current GIS lot configuration, the Greene Street and Light Rail alignments, and the transfer of the Powerhouse lots to the Powerhouse Arts District Redevelopment Plan area.

A complete copy of the newly proposed amendments, dated, February 4, 2011 are available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ and at the Division of City Planning, 30 Montgomery Street, Rm. 1400, Jersey City, NJ.

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE HUDSON EXCHANGE REDEVELOPMENT PLAN TO ELIMINATE CONDITIONAL USES AND REPLACE THE BOUNDARY MAP

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:

A standard legal up-date of the plan is proposed that will:

- Eliminate the listed conditional uses, found by superior court to be a challengeable category, and instead replace it with a concise list of permitted uses and prohibited uses,
- Allow for the revision of the boundary map to reflect current GIS lot configuration, the Greene Street and Light Rail alignments, and the transfer of the Powerhouse lots to the Powerhouse Arts District Redevelopment Plan area.

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

Administrative up-date

5. Anticipated Benefits to the Community:

Easier to read maps and follow permitted use standards

6. Cost of Proposed Plan, etc.:

\$0.00. Plan was prepared by Division of City Planning staff.

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 |
| Maryann Bucci-Carter, City Planning | 547-4499 |

10. Additional Comments:

I Certify that all the Facts Presented Herein are Accurate.

Robert D. Cotter
Division Director

3-1-11
Date

Carl Czaplicki
Department Director Signature

3/1/11
Date

1. Delete the Current Principal Permitted Use, Accessory Use and Conditional Use Sections as shown below, below, and replace it with the new Principal and Accessory Use list proposed in Bold.

- ~~A. Principal Permitted Uses~~
 - ~~1. Multi family residential structures~~
 - ~~2. Office buildings~~
 - ~~3. Hotels~~
 - ~~4. Retail sales of goods and services~~
 - ~~5. Mixed use of any of the above~~
- ~~B. Accessory Uses~~
 - ~~1. Parking garages or lots only when ancillary to a principal permitted, accessory or conditional use.~~
 - ~~2. Retail sales of good and services~~
 - ~~3. Restaurants~~
 - ~~4. Health Clubs~~
 - ~~5. Nightclubs~~
 - ~~6. Theaters~~
 - ~~7. Houses of Worship~~
- ~~C. Conditional Uses~~
 - ~~1. Schools~~
 - ~~2. Public and semi-public uses~~
 - ~~3. Marinas, parks and playgrounds~~
 - ~~4. Public Utilities facilities~~

- A. **Principal Permitted Uses**
 - 1. **Multi-family residential structures**
 - 2. **Office buildings**
 - 3. **Hotels**
 - 4. **Retail sales of goods and services**
 - 5. **Restaurants**
 - 6. **Health Clubs**
 - 7. **Nightclubs**
 - 8. **Theaters**
 - 9. **Houses of Worship**
 - 10. **Schools**
 - 11. **Day Care Facilities**
 - 11. **Marinas, parks and playgrounds**
 - 12. **Public utility facilities, such facilities shall be exempt from VII . D. herein.**
- B. **Accessory Uses**
 - 1. **Parking garages**

2. Revise Map to reflect the current Boundary in GIS format.

City Clerk File No. Ord. 11-030

Agenda No. 3.C 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 11-030

TITLE: **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE VILLAGE STUDY AREA REDEVELOPMENT PLAN**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Village Study Area Redevelopment Plan in January 1980, amended the Plan multiple times, most recently on March 10, 2010; and

WHEREAS, the Planning Board, at its meeting of February 15, 2011, determined that the Village Study Area Redevelopment Plan would benefit from an amendment to accommodate preexisting undersized lots in order to encourage development; and

WHEREAS, the Planning Board also determined that the Village Study Area Redevelopment Plan amendment fees should be consistent with other redevelopment plans; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Village Study Area 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;

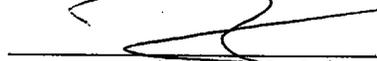
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Village Study Area Redevelopment Plan be, and hereby are, adopted.

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.

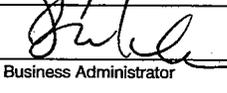

Robert D. Cotter, PP, AICP
Director, Division of City Planning

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 VILLAGE STUDY AREA REDEVELOPMENT
PLAN**

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 adjusts the use and bulk standards of the Village Study Area Redevelopment Plan in order to accommodate preexisting undersized lots and encourage the development of remaining lots in the area. Additionally the amendment fees will be made consistent with other plans.

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

When the Plan was written the area was largely undeveloped. At this time, the area has only a few remaining undeveloped lots which are undersized and cannot meet the existing standards set forth in the plan. This amendment enables those lots to be developed.

5. Anticipated Benefits to the Community:

This amendment will encourage the development of the few remaining vacant lots in the area.

6. Cost of Proposed Plan, etc.:

\$0.00. Plan was prepared by Division of City Planning staff.

7. Date Proposed Plan will commence:

Upon Adoption.

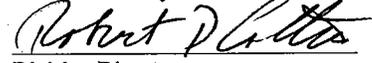
8. Anticipated Completion Date: N/A

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

17 FEB 2011
Date


Department Director Signature

2/17/2011
Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE VILLAGE STUDY AREA
REDEVELOPMENT PLAN**

This ordinance adjusts the use and bulk standards of the Village Study Area Redevelopment Plan in order to accommodate preexisting undersized lots and encourage the development of remaining lots in the area.

VILLAGE STUDY AREA REDEVELOPMENT PLAN

JANUARY, 1980

AMENDED: JUNE, 1980

AMENDED: NOVEMBER, 1983

AMENDED: JANUARY 13, 1999 : Ord 98-167

AMENDED: NOVEMBER 22, 2005 : Ord 05-160

AMENDED: AUGUST 20, 2008: Ord 08-121

AMENDED: March 10, 2010: Ord 10-028

Recommended by Planning Board : Feb. 15, 2011

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DESCRIPTION OF PROJECT

VILLAGE STUDY AREA BOUNDARY DESCRIPTION

BEGINNING at the point of intersection of the centerlines of Columbus Drive and Varick Street, thence in, a Westerly direction along the centerline of Columbus Drive to the point of its intersection with the centerline of Brunswick Street, thence in a northerly direction along the centerline of Brunswick Street to the point of its intersection with the centerline of First Street, thence in an easterly direction along the centerline of First Street to the point of its intersection with the extended western lot line of Lot 33, Block 384, thence in a northerly direction along the extended western lot line of Lot 33, Block 384 to the point of its intersection with the center block line of Block 384, thence in an easterly direction along the center block line of Block 384 to the point of its intersection with the eastern lot line of Lot 45 Block 384, thence in a southerly direction along the extended eastern lot line of Lot 45 to the point of its intersection with the centerline of First Street, thence in an easterly direction along the centerline of First Street to the point of its intersection with the centerline of Monmouth Street, thence in a northerly direction along the centerline of Monmouth Street to the point of its intersection with the centerline of Second Street, thence in an easterly direction along the centerline of Second Street to the point of its intersection with the centerline of Newark Avenue, thence in a easterly direction along the centerline of Newark Avenue to the point of its intersection with the centerline of Coles Street, thence in a southerly direction along the centerline of Coles Street to the place and point of BEGINNING.

II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

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

- 1) To comprehensively redevelop The Village Study Area by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate.
- 2) To provide for a variety of residential uses and housing types for both existing residents and prospective new occupants.
- 3) To provide for the improvement of the functional and physical layout of the project area for complete redevelopment and the removal of impediments for land disposition.
- 4) To provide construction related jobs and permanent jobs through the construction of new housing and public improvements.
- 5) To construct new housing for home ownership through a combination of private development financing and the selective use of public assistance.
- 6) To provide for 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.
- 7) To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.

- 8) To provide for the stabilization and the increase of the tax base of the project area and the entire city by redeveloping non-revenue producing areas and by re-establishing investment confidence on the part of existing and future residents both within the area and in contiguous neighborhoods.
- 9) To provide for the coordination of redevelopment activities to promote a uniform attack on blight which reinforces already existing renewal and improvement programs in adjacent areas in accordance with a plan that integrates the Village Study Area with the existing physical and social fabric of the City of Jersey City.
- 10) To provide where necessary site improvements for both proposed and existing residential uses including new streets and sidewalks, street realignment, off-street parking, open space, pedestrian malls, recreational areas, and new trees, where appropriate.
- 11) To maximize developer participation and contribution to the Village Redevelopment Plan.

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Village Study Area through a combination of redevelopment actions. These will include but not be limited to: 1) clearance of dilapidated structures; 2) retention and construction of sound compatible uses; 3) assembly into developable parcels the vacant and underutilized land now in scattered and varied ownership; and 4) 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 right-of-ways and off-street 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.

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.

Site plan review shall be conducted by the Jersey City Planning Board pursuant to NJS 40:SSD-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Site plan review shall be conducted by the Planning Board, pursuant to NJSA 40:55D-1 et. seq., pursuant to the requirements of the Jersey City Land Development Ordinance and this Plan. Final site plan approval for any phase may be conditioned upon submission of performance guarantees for unfinished site improvements in accordance with NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City and in the form approved by either the Corporation Counsel of the City of Jersey City or the Attorney for the Jersey City Planning Board, as determined by the Planning Board.

The amount of such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of improvements within one (1) year of final site plan approval.

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 of the City of Jersey City.

B) Adverse Influences

No use or re-use 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 any part of the project area on the basis of race, creed, color or national origin.

D) Circulation and Open Space Design Objectives

Unless paved, all open space areas shall be landscaped and maintained in an attractive condition.

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 occupants and to create a harmonious relationship of buildings and open space throughout the project area.

Sidewalk areas shall be adequately provided for the movements of pedestrians through and around the site.

Sidewalk areas shall be attractively landscaped and durably paved and shall be provided with adequate lighting.

Trees shall be planted along the curblin at not less than 30 foot centers in a regularly spaced pattern to further increase the aesthetic quality of redevelopment activities.

Areas designated as improved open space shall be in addition to all parking, yard and setback requirements.

E) Off-Street Parking and Loading Objectives

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 to pedestrian walks and thoroughfares.

Any surface parking facilities shall be landscaped; large concentration of parking shall be avoided; poured-in-place concrete curbing shall be used in parking areas to prevent vehicles from encroaching upon planted area.

All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover.

All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded, paved with a durable dust-free surface, adequately drained, well landscaped, and all access points shall be defined and limited in accordance with the zoning ordinance of the City of Jersey City.

All driveways shall be paved in accordance with the Zoning Ordinance of the City of Jersey City.

Maximum Driveway width:

| | |
|-----------------|-----------------------------------|
| One way | - 10 feet |
| Two way | - 20 feet |
| Private Parking | - 10 feet for 1 & 2 family units. |

F) Landscape Design Objectives

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 evergreen 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 high at time of planting. Material shall be planted balled and burlaped and be heavy and of specimen quality as established by the American Association of Nurserymen. At initial planting the material shall provide an opaque screen from the top of the shrub 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 ½) inches in caliper. All plants, trees and shrubs shall be installed in accordance with the Land Development Ordinance planting schedules.

VI. GENERAL PROVISIONS

A) The regulations and controls-in this section (Section VI General Provisions) will be implemented, where applicable, by appropriate covenants, or other provisions or agreements for land disposition and conveyance executed pursuant thereto.

- B) No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Municipal Engineer.
- C) 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.
- D) All residential redevelopment proposals and construction plans shall meet applicable F.H.A. and/or H.F.A. minimum room size requirements prior to approval by the Planning Board.
- E) Existing non-conforming buildings of record with lot frontage on Newark Avenue are exempt from parking requirements.
- F) Undersized Lots that legally existed at the time of the adoption of this Plan shall be considered conforming***
- G) F) Deviation Requests. The Planning Board may grant deviations from the regulations contained within this Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features

uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer or redeveloper of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan, and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant deviations from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted which will result in permitting a use that is a prohibited use within this Plan. An application requesting a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a & b.

VII. GENERAL LAND USE PLAN

A) Land Use Provisions and Building Requirements

a. Permitted Principal Uses

- 1 and 2 family townhouses and rowhouses except on Newark Avenue
- Apartment buildings, limited to lots with Newark Avenue frontage
- Public and quasi-public uses
- Retail sales, Medical Offices, restaurants (categories one and two), and/or Professional Offices and related services required on and limited to the ground and 2nd floors of Apartment Buildings on Newark Avenue.

b. Permitted Accessory Uses

- Private garages
- Off-street parking
- Recreation areas as part of a residential development
- Fences and walls
- Designed open space

B) Regulations, Controls, and Design Guidelines

- a. Buildings shall be designed so that their appearances reflect the historic development patterns of the older mixed-use buildings on Newark Avenue. All new construction and/or exterior improvements to mixed use buildings shall be designed so as to be harmonious with the neighboring buildings in terms of material, height, scale, façade proportions, window patterns, decorative features, floor-to-ceiling heights where appropriate, and architectural styles.
- b. At the top of the base, a visual cue or indicator such as belt coursing, a change in glass-to-solid ratio, or any other indicator consistent with the design, proportions, and materials of the base shall be provided.
- c. The roofline of the structure shall be designed with architectural features in harmony with that of the adjacent buildings.

- d. Buildings shall be designed utilizing primarily brick and masonry materials on all sides to form a compatible overall architectural scheme. No EFIS is permitted.
- e. All streetfront facades shall be treated as primary facades, with high-quality materials, architectural detail, windows quantity and proportion, and with respect to the character and aesthetic of the neighborhood.
- f. Designed open space shall be developed as an integral part in the overall design scheme. Common rooftop open space is encouraged. Balconies fronting on Newark Avenue are prohibited.
- g. Apartment buildings shall limit retail sales activities to the ground floor, mezzanine, and second floor, and provide separate ingress and egress for the residential uses.
- h. One and two family townhouses and rowhouses shall be defined as attached structures in a row of similar structures containing one or two dwelling units.
- i. 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.
- j. Display windows: All retail uses shall have display windows constituting a minimum of seventy percent (70%) glass, open to the street, and the bottom edge of the display window(s) shall be no more than four (4) feet in height above grade. The glass is to be clear and not tinted; film to block ultra-violet sunlight is permitted provided that it is not tinted and does not obscure the view of the interior of the store from the sidewalk immediately adjacent. The name and/or logotype of the establishment are permitted to be applied to the window. All window frames shall be of a complementary color. Product displays and/or store signage should be appropriate for the product or service being sold, and should occupy no more than a reasonable area of the display window(s). The display window area shall allow for a clear view into the interior of the store.
- k. All roofs shall be flat. All roofs shall be internally drained and have parapets.
- l. Where any questions arise in terms of definitions or terminology the Zoning Ordinance of the City of Jersey City shall govern.

C) Maximum Height

- The height of any existing residential building shall not be increased or altered in any way such as by the addition of any additional stories or added ceiling or

roof height. Vertical expansion beyond the height of original construction of any home in the Area is prohibited.

- All new 1- and 2-family townhouses and rowhouses, four (4) stories.
- Apartment buildings and mixed use buildings shall not exceed 4 stories from grade where on-site parking is not required; 5 stories where on-site parking is required and provided regardless of whether parking level is below, at, or above grade.
- Public or quasi-public, 4 stories from grade where on-site parking is not required; 5 stories where on-site parking is required and provided regardless of whether parking level is below, at, or above grade.
- Minimum floor-to-ceiling height for ground floor retail – 12 feet, and to match adjacent where appropriate
- Minimum floor-to-ceiling height for residential uses (excluding garages) – 9 feet
- Maximum floor-to-ceiling height for residential uses (excluding garages) – 12 feet

D) Area, Yard and Bulk

1. One and two family townhouses and rowhouses

| | |
|--------------------------------------|---------------------------|
| Minimum lot width | 20 feet |
| Maximum building Coverage | 75% |
| Minimum Lot Area | 1,600 sq. ft. |
| Minimum Yards Front | prevailing |
| Side | 0 feet |
| Rear | <i>prevailing 20 feet</i> |

2. Apartment Buildings (limited to lots with Newark Avenue frontage)

| | |
|-------------------|---------------|
| Minimum Lot Width | 25 feet |
| Minimum Lot Depth | 100 feet |
| Minimum Lot Area | 2,500 sq. ft. |

| | | |
|---------------|-------|---------|
| Minimum Yards | Front | 0 feet |
| | Side | 0 feet |
| | Rear | 15 feet |

3. Public and Quasi Public Uses

| | | |
|---------------------------|-------|----------------|
| Maximum Building Coverage | | 30% |
| Minimum Lot Width | | 100 feet |
| Minimum Lot Depth | | 100 feet |
| Minimum Lot Area | | 10,000 sq. ft. |
| Minimum Yards | Front | 5 feet |
| | Side | 10 feet |
| | Rear | 10 feet |

E) Minimum Off-Street Parking

No on-site parking is required for existing uses, or for adaptive reuse of existing buildings.

No parking is required for lots 0 – 4,999 square feet in lot area.

Curb cuts are prohibited on Newark Avenue.

Where feasible, parking is to be set partially or wholly below grade.

Any at- or above-grade parking garage in an Apartment or Mixed-use building shall be screened so as not to give the apparent perception of garage space from all street Rights-of-Ways. All ground floor parking and mechanical related areas shall be wrapped along the exterior by occupied active building uses, such as commercial storefronts and residential units, excepting the location of the vehicular entry and exit and stairways or elevator shafts that serve the parking structure. Utility rooms may occupy no more than fifteen (15%) percent of any single façade.

Parking is required for new construction on lots over 10,000 square feet, subject to the following requirements:

Off-street loading shall conform to Article IV of the Zoning Ordinance of the City of Jersey City.

G) Signage

1) Retail sales, medical office, professional office, and restaurant uses as part of the ground floor within Apartment Buildings:

- a. Band signs in the sign band area above the display window(s) are permitted. Band signs shall display the name and/or logotype of the store only. One sign is permitted per building. Maximum sign area shall be twenty (20) square feet or fifteen percent (15%) of the ground floor façade area, whichever is less. The content of the band sign shall occupy no more than two-thirds (2/3) of the total width of the sign band. Band signs shall be illuminated at night. Attached wall signs shall be limited to the building's sign band. The sign band shall be limited to an area not less than ten (10) feet and not greater than fifteen (15) feet above grade level. In addition, all signs shall set back a minimum of two (2) feet from each side of the building. Sign lettering within the sign band may also be applied directly onto the building surface, rather than onto a sign board.
- b. Window signage is permitted but may not exceed twenty five percent (25%) of the total glazed area of a storefront or of any individual window. Signage shall be calculated into the maximum building signage area.

- c. Buildings with a secondary façade or corner lots are permitted additional signage on such frontages, consistent with the above guidelines but dimensions not to exceed one-half (½) the width of the primary façade signage.
- 2) Signage for apartment buildings is limited to a Nameplate or awning identification, not to exceed two (2) square feet.
- 3) Public and quasi-public uses shall be permitted one (1) attached sign not to exceed twelve square feet.

H) Lighting

- 1) Internal display window lighting: All shop windows are to be internally lit with spotlights of an incandescent type, and shall remain lit during the night to provide added security on the street for the shops.
- 2) Exterior façade lighting: Overhead lights that project from above the signboard are strongly recommended to provide for additional street lighting. The use of fluorescent, flashing or blinking lights is prohibited, as is the use of multicolored lights, except for temporary seasonal displays.
- 3) Security lighting: All exterior spaces, both public and private, must be furnished with an adequate level of lighting relative to police and community surveillance. All exterior lights shall be designed to be automatically controlled. All interior security lights inside the entrances to the residential units shall also be photocell controlled.

I) Canopies/Awning

Retail, medical office, and professional office storefronts may have canopies/awnings of the owner's preference, provided that all canopies/awnings on that building are of the same fabric, and no vinyl is used. Canopies/awnings must allow for a minimum of seven (7) feet clearance from the lowest point of the

canopy/awning to the ground but no higher than the top of the ground floor entry, and must extend horizontally from the vertical surface of the building no more than three (3) feet six (6) inches. The vertical distance from the top to the bottom of any canopy or awning shall not exceed four (4) feet, including valance. The canopy/awning must be permanently attached to the building. Signage on the canopy/awning is limited to the street number (example: "100", not "100 Newark Avenue"), and/or the name and/or logotype of the store only. Canopy/Awning signage may be used in place of, but not in addition to, sign band signage, and area of canopy/awning signage must be calculated into the maximum building signage area.

J) Security Gates

Security gates shall be power operated, open linkage and placed on the interior of the window glass and/or entry door(s) of ground floor spaces. Solid, full metal security gates are expressly prohibited.

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 requirement 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, other public renovations.

D) The following text referencing provisions for the temporary relocation and permanent housing of persons residing within the Village 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 re-housing 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 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 from the owner of such lands whose interests therein are materially affected by such amendment, or amendments. *A fee of One Thousand dollars (\$1,000), plus all costs for copying and transcripts shall be payable by the applicant to the City of Jersey City for any request to amend this Plan.*

City Clerk File No. _____ Ord. 11-031

Agenda No. _____ 3.D _____ 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 11-031

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE SECTION 345-30. G. HISTORIC LANDMARK TABLE BY ADDING SEVEN LOCAL LANDMARKS

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, after the presentation of reports to the Jersey City Historic Preservation Commission, Jersey City Planning Board and the Municipal Council, the *Warehouse Historic District* was established in 2005; and

WHEREAS, due to a technicality in the makeup of the Historic Commission's appointments, not the characteristics of the District, the district's designation was ruled invalid by a Superior Court ruling in 2007; and

WHEREAS, in the interim, one of the district's pivotal elements, 111 First Street, was demolished and new, mixed-use, high-rise zoning was adopted for that site; and

WHEREAS, in December 2009, the City was able to secure grant funds to conduct an eligibility analysis for the creation of a potential municipal, state and national register historic district, or to add individual buildings within the study area to the municipal, state and national registers. The analysis was confined to the area of the former *Warehouse Historic District*; and

WHEREAS, The analysis considered approximately twelve buildings and the surrounding streets for landmark status. A National Register of Historic Places Multiple Property Documentation Form Report documenting the historic context of Hudson Counties Distribution Warehouses and the Development of Commerce and Transportation at the Port of New York, 1865-1945, and the Engineering and Architecture of Hudson County Distribution Warehouses and Related Buildings and Structures, 1865-1945 was prepared by a consultant historian. Along with individual nomination reports; and

WHEREAS, The consultant historian of the City prepared reports that evaluated the suitability of these buildings to be individually nominated as local, state and national landmarks and has recommended that the following be added as Local Landmarks of the City Land Development Ordinance:

| |
|---|
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Butler Brothers Warehouse, 344-350 Warren Street/Block 107, Lot B |
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Merchants' Refrigerating Company Warehouse, 124-142 First Street/Block 142, Lot A |
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/ The Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building and Bakery, 124-134 Bay Street/ Block 141, Lot A2 East and Lot A2 West |
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Great Atlantic & Pacific Tea Company Warehouse (Headquarters), 144-158 Bay Street/Block 172, Lot F2 (NR: 6.2.1978 SR 6.2.1978) & the R-O-W of Provost Street between First & Morgan Streets. |
| The Hudson and Manhattan Railroad Powerhouse, 60-84 Bay Street; 344-56 Washington Boulevard/Block 76, Lots 160 and 161 (NR: 11.23.2001) |

; and

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE SECTION 345-30. G. HISTORIC LANDMARK TABLE BY ADDING SEVEN LOCAL LANDMARKS

WHEREAS, on January 31, 2011 the Consultant historian presented his findings to the JC Historic Preservation Commission and they voted unanimously to recommend adoption to the Planning Board and City council, and

WHEREAS, on February 15, 2011 the consultant historian presented his findings to the JC Planning Board and they voted unanimously to recommend adoption to the City council, and

WHEREAS, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ & the Division of City Planning, 30 Montgomery Street, suite 1400, JC, NJ;

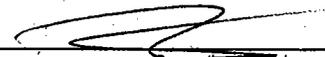
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey city that the Land Development Ordinance, be and hereby is amended as per the attached document, dated January 31, 2011;

BE IT FURTHER ORDAINED THAT:

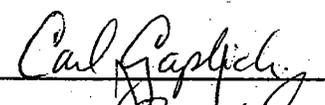
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City 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 Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the 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 further 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
Robert D. Cotter, AICP, PP, 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 LAND DEVELOPMENT ORDINANCE SECTION 345-30. G. HISTORIC LANDMARK TABLE BY ADDING SEVEN LOCAL LANDMARKS

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

Carl S. Czaplicki, Director, Department of Housing, Economic Development, and Commerce

3. Concise Description of the Plan Proposed in the Ordinance:

The reports document that four (4) building/structures:

- a. Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Butler Brothers Warehouse, 344-350 Warren Street/Block 107, Lot B; and
- b. Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Merchants' Refrigerating Company Warehouse, 124-142 First Street/ Block 142, Lot A; and
- c. Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/ The Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building and Bakery, 124-134 Bay Street/ Block 141, Lot A2 East and Lot A2 West;

meet the criteria of national, state and local landmarks.

And, that there are two existing buildings, within this area, presently on the state and national register that can also be named as local landmarks based on their National Register of Historic Places Registration Form. They are:

- d. Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Great Atlantic & Pacific Tea Company Warehouse (Headquarters), 144-158 Bay Street/Block 172, Lot F2 (NR: 6.2.1978 SR 6.2.1978) and
- e. The Hudson and Manhattan Railroad Powerhouse, 60-84 Bay Street; 344-56 Washington Boulevard/Block 76, Lots 160 and 161 (NR: 11.23.2001)
- f. the R-O-W of Provost Street between First & Morgan Streets; and

Pictures of the 4 new local landmarks are attached. A map of the location with a check mark next to all 6 building is also attached for your reference.

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

Due to a technicality in the makeup of the Historic Commission's appointments, the district's designation was ruled invalid by a Superior Court ruling in 2007. This Study and the grant money received to undertake it seeks to correct that error and appropriately list all local warehouse building within the original district that qualify for nomination to the national register.

5. Anticipated Benefits to the Community:

Facilitation of more appropriate, compatible development.

6. Cost of Proposed Plan, etc.:

0.0 Cost involved was for the Study only and was paid through a Grant.

7. Date Proposed Plan will commence:

Upon approval

8. Anticipated Completion Date: N/A

9. Persons Responsible for Coordinating Proposed Program, Project, etc.:

Robert D. Cotter, City Planning Director
Maryann Bucci-Carter, Supervising Planner, City Planning

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.


Division Director

3.2.11
Date


Department Director Signature

3/8/11
Date

SUMMARY SHEET

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE SECTION 345-30. G. HISTORIC LANDMARK TABLE BY ADDING SEVEN LOCAL LANDMARKS

Due to a technicality in the makeup of the Historic Commission's appointments, the original *Warehouse Historic District's* designation was ruled invalid by a Superior Court ruling in 2007. A study was conducted to correct that error. This included re-evaluating the area, its individual resources, and making recommendation to appropriately list all local warehouse building and resources within the original district that qualify for nomination to the national register as local landmarks.

The specific historic resources proposed to be added as local landmarks are as follows:

| |
|---|
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Butler Brothers Warehouse, 344-350 Warren Street/Block 107, Lot B |
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Merchants' Refrigerating Company Warehouse, 124-142 First Street/ Block 142, Lot A |
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/ The Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building and Bakery, 124-134 Bay Street/ Block 141, Lot A2 East and Lot A2 West |
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Great Atlantic & Pacific Tea Company Warehouse (Headquarters), 144-158 Bay Street/Block 172, Lot F2 (NR: 6.2.1978 SR 6.2.1978) & the R-O-W of Provost Street between First & Morgan Streets. |
| The Hudson and Manhattan Railroad Powerhouse, 60-84 Bay Street; 344-56 Washington Boulevard/Block 76, Lots 160 and 161 (NR: 11.23.2001) |

A copy of the reports prepared to support these nominations are available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ and at the Division of City Planning, 30 Montgomery Street, Rm. 1400, Jersey City, NJ.

Proposed Amendments to the Land Development Ordinance Section 345-30. G.

This amendment would add the following local landmarks to the Landmark Table of 345-30. G.:

| Landmark | Date |
|---|----------------------------|
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Butler Brothers Warehouse, 344-350 Warren Street/Block 107, Lot B | (insert of council Action) |
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Merchants' Refrigerating Company Warehouse, 124-142 First Street/Block 142, Lot A | (insert of council Action) |
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/ The Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building and Bakery, 124-134 Bay Street/ Block 141, Lot A2 East and Lot A2 West | (insert of council Action) |
| Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Great Atlantic & Pacific Tea Company Warehouse (Headquarters), 144-158 Bay Street/Block 172, Lot F2 (NR: 6.2.1978 SR 6.2.1978) & the R-O-W of Provost Street between First & Morgan Streets. | (insert of council Action) |
| The Hudson and Manhattan Railroad Powerhouse, 60-84 Bay Street; 344-56 Washington Boulevard/Block 76, Lots 160 and 161 (NR: 11.23.2001) | (insert of council Action) |

January 31, 2011

Nomination of Eligible Historic Resources in the Powerhouse Arts District

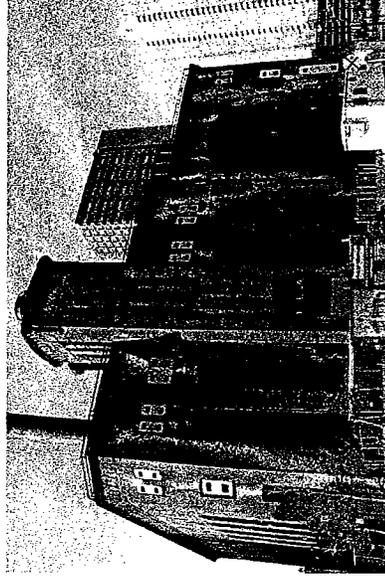
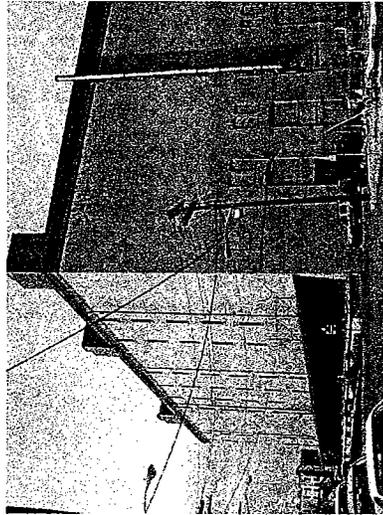
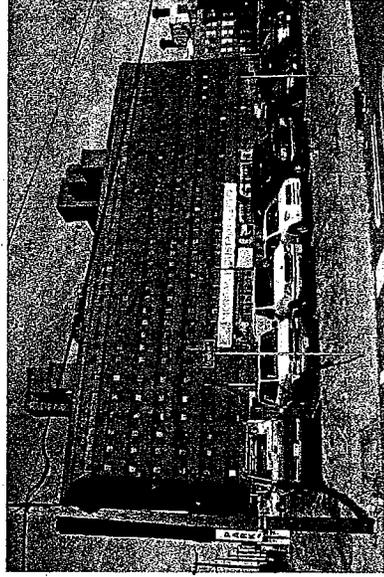
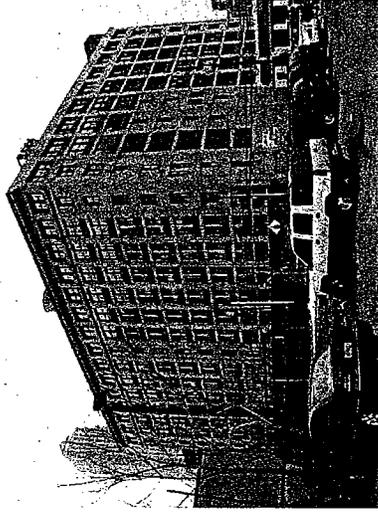
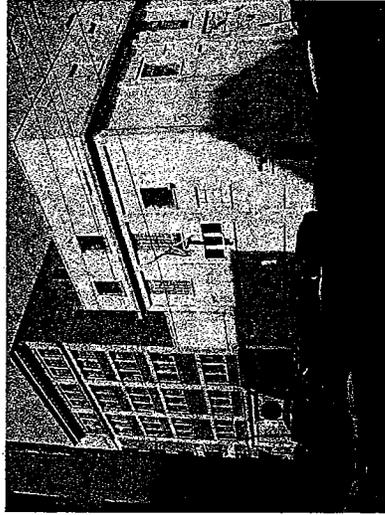
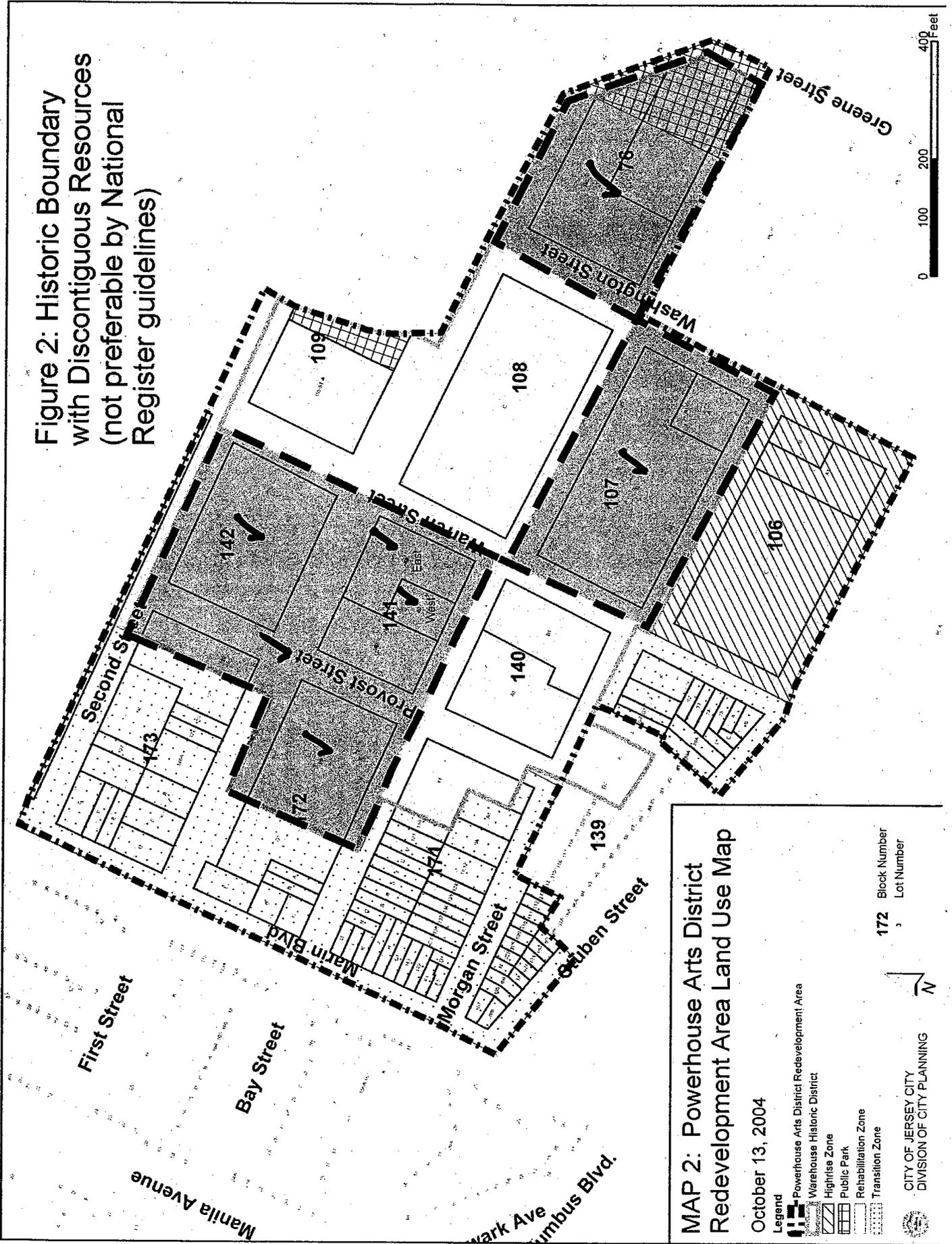


Figure 2: Historic Boundary with Discontiguous Resources (not preferable by National Register guidelines)



MAP 2: Powerhouse Arts District Redevelopment Area Land Use Map

October 13, 2004

Legend

- Powerhouse Arts District Redevelopment Area
- Warehouse Historic District
- Highrise Zone
- Public Park
- Rehabilitation Zone
- Transition Zone

CITY OF JERSEY CITY
DIVISION OF CITY PLANNING

172 Block Number
3 Lot Number



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 11-032

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE GRAND JERSEY REDEVELOPMENT PLAN TO IMPLEMENT COMPREHENSIVE NEW URBANIST DEVELOPMENT STANDARDS FOR THE AREA

WHEREAS, a redevelopment plan, relating to this area was adopted by the Municipal Council of Jersey City on March 24, 1993, and

WHEREAS, it was last amended on November 23, 2010 to make adjustments relating to application procedure and the prohibition of natural gas distribution pipelines, and

WHEREAS, in August of 2008, study began on revisions necessary to encourage the redevelopment of this area. Revisions were worked on by the Division of City Planning in conjunction with representative of the Jersey City Redevelopment Agency, their engineering consultant, property owners within the area and the Jersey City Medical Center; and

WHEREAS, this proposal seeks to establish sweeping changes, including the adoption of a street grid plan, increased residential use in addition to hospital and hospital support services, required ground floor commercial services, new public spaces and improvements to Jersey Avenue, among many others, and

WHEREAS, this proposal seeks to duplicate the success of the Grand Jersey redevelopment immediately east of this area and promote new investment in the area, and

WHEREAS, the Jersey City Planning Board shall hear, discuss and provide recommendation to the City Council at their March 8, 2011 meeting. A report of their recommendation shall be relayed to the City Council, and

WHEREAS, a complete copy of the newly proposed Grand Jersey Redevelopment Plan, dated, February 25, 2011 is attached hereto, in full, 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 Grand Jersey 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 CityPlanning

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

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 GRAND JERSEY REDEVELOPMENT PLAN TO IMPLEMENT COMPREHENSIVE NEW URBANIST DEVELOPMENT STANDARDS FOR THE AREA

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 proposal seeks to establish sweeping changes, including the adoption of a street grid plan, increased residential use in addition to hospital and hospital support services, required ground floor commercial services, new public spaces and improvements to Jersey Avenue, among many others, and

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

This proposal seeks to duplicate the success of the Liberty Harbor North Redevelopment immediately east of this area and promote new investment in the area, and

5. Anticipated Benefits to the Community:

Several of the benefits are as follows:

- 1. Redevelopment and investment in the area,
- 2. allowance for the expansion of the Jersey City Medical Center,
- 3. extension of Jersey Avenue
- 4. environmental clean-up
- 5. re-use of vacant contaminated land.

6. Cost of Proposed Plan, etc.:

\$0.00. Plan was prepared by Division of City Planning staff.

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 |
| Maryann Bucci-Carter, City Planning | 547-4499 |

10. Additional Comments:

I Certify that all the Facts Presented Herein are Accurate.

Division Director

Date

Department Director Signature

Date

SUMMARY SHEET

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE GRAND JERSEY REDEVELOPMENT PLAN TO IMPLEMENT COMPREHENSIVE NEW URBANIST DEVELOPMENT STANDARDS FOR THE AREA

The Grand Jersey Redevelopment Plan area is bounded by Grand Street on the North, Jersey Avenue to the east, Liberty State Park to the South, and the NJ Turnpike to the west. The proposal seeks to replace the existing redevelopment plan with a new comprehensive plan in the New Urbanist style. Although the boundary would remain the same, the proposed plan implements area and bulk changes, including the adoption of a street grid plan, increased residential use in addition to hospital and hospital support services, required ground floor commercial services, new public spaces and improvements to Jersey Avenue.

A complete copy of the newly proposed Grand Jersey Redevelopment Plan, dated, February 25, 2011, is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ and at the Division of City Planning, 30 Montgomery Street, Rm. 1400, Jersey City, NJ.

Grand Jersey Redevelopment Plan

Revised document as proposed by
The City of Jersey City
Division of City Planning

Adopted by the Municipal Council
City of Jersey City
March 24, 1993 – Ord. 93-029
Amended Sept. 25, 2002 – Ord. 02-110
Amended Nov. 25, 2008 – Ord. 08-158
Amended Nov. 23, 2010 – Ord. 10-149

Proposed New Urbanist Plan
February 25, 2011

Division of City Planning
City of Jersey City

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I. Introduction

The Area is situated north of Liberty State Park and east of the New Jersey Turnpike. These adjoining significant assets of the State of NJ are extremely influential to the redevelopment area's future. They must be considered in the design of the new neighborhood and the suitability and appropriateness of the design is critical to the success of the Grand Jersey land area as a new livable neighborhood of the City.

The original redevelopment planning for this area began in the 1960's, as reflected in the 1966 Master Plan for Jersey City, entitled, *A Time for Change*. The 1966 Master Plan envisioned an area from the northern shore of Caven Point to Grand Street to be redeveloped with a mix of new uses, including a major park along the waterfront. A quarter of a century later, the park is evident; its boundaries are set but only a fraction of its master plan has been developed. The other new uses envisioned by the City Planning Department – residential, office, recreational, civic and commercial – have finally begun to emerge.

This redevelopment plan contains the new Jersey City Medical Center, a new regional state-of-the-art hospital and trauma. Since its construction in early 2000, it has expanded by adding two medical office buildings and a parking facility. A quarter of the land area within this plan is designed to permit hospital support facilities and other related supportive uses and allow the new facility to continue to grow with the City and its surrounding service community. Except for the hospital, no other redevelopment activity has occurred in this plan area.

Due to the historic industrial uses of the area, all of the properties within the plan area are brownfields as defined under NJ state law (N.J.S.A. 58:10B-23.d. They are defined as, "any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant." Environmental studies of the various properties in fact discovered significant and pervasive contamination throughout the area, with cleanup cost estimates in the tens of millions. Recognizing the need for a coordinated approach to further investigation and eventual cleanup, in 2007 the Jersey City Redevelopment Agency (JCRA) applied for a Brownfield Development Area (BDA) designation for the area to the New Jersey Department of Environmental Protection (DEP). Administered by the Office of Brownfield Reuse, The BDA initiative is designed to help communities affected by multiple brownfields to plan for and implement remediation and reuse of those brownfields in a comprehensive and coordinated manner. A Memorandum of Understanding (MOU) was executed in March of 2008 among the Steering Committee, the City, and the DEP, initiating a long-term partnership to focus available resources to develop and implement a strategic plan for remediation and reuse of the brownfield sites within the BDA.

Another asset to this area is the new mixed-use neighborhood emerging to the east known as the Liberty Harbor North Redevelopment Plan. Maximizing vehicular and pedestrian

connection into this new neighborhood and Liberty State Park will bolster the success of Grand Jersey and improve its connections to the existing City's fabric and form. The Circulation Plan Element of the Master Plan specifically recommends the extension of Jersey Avenue to Liberty State Park as an essential transportation improvement for the waterfront and surrounding neighborhoods.

This plan seeks to utilize the principals of Smart Growth and New Urbanism to establish a neighborhood plan with a well rounded livable community, that bring re-investment and redevelopment to redevelopment the area. One that will advance the fundamental development necessary to benefit society.

II. Redevelopment Plan Area Boundary Description

BEGINNING at a point at the intersection of the centerline of Grand Street and Jersey Avenue, thence in a southerly direction along the centerline of Jersey Avenue, as same would extend to the point of its intersection with the centerline of Audrey Zapp Drive, thence in a westerly direction along the centerline of Audrey Zapp Drive to the point of its intersection with the centerline of Johnston Avenue, thence in a westerly direction along the centerline of Johnston Avenue to the point of its intersection with the easterly right-of-way line of the New Jersey Turnpike, thence in a northerly direction along the easterly right-of-way line of the New Jersey Turnpike to its intersection with the centerline of Pacific Avenue, thence in a northerly direction along the centerline of Pacific Avenue to the point of its intersection with the centerline of Grand Street, thence in an easterly direction along the centerline of Grand Street to the point and place of the BEGINNING.

III. Redevelopment Plan Objectives

- A. To redevelop the Grand Jersey Redevelopment Area in a manner that will exemplify the principles of New Urbanism and implement traditional neighborhood development techniques that recognize this unique inner-city location in a street grid pattern that is open to the public.
- B. To encourage development with a mixture of building types, uses, high quality building design and an intensity of development that will allow for a self-sufficient and vibrant new community serving as a model for healthy urban growth.
- C. To provide a variety of housing types, suitable to meet the need of various household types and income levels.
- D. To provide for an intensity of development suitable to support the implementation of needed infrastructure improvements.
- E. To encourage for the redevelopment of Brownfield sites for innovative mixed-use development.

- F. To encourage innovative mixed-use development through new construction of low rise, mid-rise and high rise structures, thereby allowing greater variety in building type and design.
- G. To provide land for the development of a modern health care complex to serve the people of Jersey City and the surrounding area.
- H. To support the continued prosperity of the Jersey City Medical Center and the growth of the hospital support facilities within and around this area.
- I. To require the interconnection of uses, blocks, and streets to create integrated neighborhoods and a greater sense of community through the establishment of a traditional urban street grid pattern as described herein.
- J. To provide a layout of streets and open spaces that accommodates all possible pedestrian interconnections to the light rail stations, civic buildings, and commercial uses.
- K. To require the interconnection of the new Grand Jersey Neighborhood with existing neighborhoods to the north and south-west, as well as the emerging Liberty Harbor North Redevelopment Area to the east, through the extension of the existing and proposed street grid systems into the redevelopment area.
- L. To encourage the greater use of the light rail system by providing improved access to the light rail stations in Liberty Harbor North and the construction of a new light rail station at Mill Creek, consistent with HB Light Rail and New Jersey Transit long term plans
- M. Provide an appropriate intensity of development to support the proposed improvements within the Redevelopment Area including environmental cleanup of contaminated sites and infrastructure improvements.
- N. To provide adequate R-O-W widths to accommodate the building heights permitted within the area, avoid the canyon effect, provide for necessary light and air and generous shared bikeway and pedestrian traffic flow in addition to the typical vehicular accommodations.
- O. To provide a new major public open space through the remediation and redesign of the Mill Creek outfall area, consisting of passive naturalized areas, paths, sitting areas, and other similar facilities.
- P. To foster public access to the waterfront and promote improved multi-modal and pedestrian access to Liberty State Park.
- Q. To provide a more efficient use of land and public services by directing

development in a pattern that resembles traditional blocks of mixed and multiple-use development with varied housing types.

- R. To construct new infrastructure including but not limited to sewer and water treatment improvements such as: netting chambers, regulator and trunk sewer lines for the Mill Creek outfall area, streets, as well as provide, open space and other public improvements in order to benefit this new neighborhood and the City overall.
- S. To alleviate traffic congestion by reducing the sprawl , permitting mixed use buildings, and limiting the creation of new parking, encouraging shared parking and increased mass transit usage.
- T. To implement the creation of places which are oriented to the pedestrian, promote citizen security, social interaction and provisions for public art.
- U. To implement developments where the physical, visual, and spatial characteristics are established and reinforced through the consistent use of thoroughfare, urban and architectural design elements.
- V. To promote the principles of “Smart Growth” and “Transit Village” development i.e. sustainable economic and social development, including a variety of housing choices, providing pedestrian friendly streets and public rights-of-way, minimize automobile use by maximizing the appeal and access to mass transit, encourage reduced parking and shared use parking solutions, and creating a livable community with convenient access to commercial facilities.
- W. To promote the principles of a “Transit Village”. The intent of a “Transit Village” is to provide pedestrian friendly streets and public rights-of-way, to minimize automobile use by maximizing the appeal of mass transit and to encourage reduced parking and shared use parking solutions.
- X. To identify and preserve significant historic features and cultural characteristics in the Redevelopment Plan Area and incorporate appropriate, informational interpretive amenities.
- Y. Identify and implement the use and development of sustainable utilities and promote effective utility management. Explore all new and progressive solutions to maximize the sustainability of this new community.

IV. Proposed Redevelopment Actions

It is proposed to substantially improve and upgrade the Grand Jersey Redevelopment Area through a combination of redevelopment actions. These will include, but not be limited to:

- A. Clearance of dilapidated structures.
- B. Remediation of contaminated areas.
- C. Assembly into developable parcels the vacant and underutilized land now in scattered and varied ownership.
- D. Construction of new structures and complementary facilities.
- E. Construction of a street grid system to service and support the new development as well as maximizing its connections to existing street in the surrounding areas.
- F. Construction of a full range of public infrastructure necessary to service and support the new development.
- G. Construction of a new light rail station within the Redevelopment Area.
- H. Construction of the Jersey Avenue Extension
- I. Establish new parks and public open spaces

V. General Administrative Requirements

The following provisions shall apply to all property located within the Grand Jersey Redevelopment Area.

- A. **Planning Board Approval** - Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change in the use of any structure or parcel, or (e) any change in the intensity of use of any structure or parcel, (f) any changes to the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No Building Permit shall be issued for any work associated with a. through e. above, without site plan review and approval of such work by the Planning Board.
- B. **Plan Duration** - The provisions of this Plan specifying the redevelopment of the Area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.

- C. **Site Plan Review of the Planning Board** - Site plan review shall be conducted by the Planning Board, pursuant to NJSA 40:55D-1 et. seq. Site plan review shall consist of a preliminary and final site plan application. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Zoning Ordinance and this Plan. Applications may be submitted for an entire project or in phases. Final Site plan approval for any phase shall entitle an applicant to building permits.
- D. **Performance Guarantees** - As part of final site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, and be in a form approved by the Planning Board attorney. The amount of any such performance guarantees shall be determined by the City Engineer in conformance with applicable law, and shall be sufficient to assure completion of site improvements within one (1) year of final site plan approval, or such other time period as determined by the Planning Board if particular circumstances dictate a longer time frame.
- E. **Subdivision by the Planning Board** - Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements and the Jersey City Land Ordinances
- F. **Adverse Influences** - No use or re-use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fume, glare, electro-magnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- G. **Interim Uses** - Interim uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall only permit uses that it finds will not have an adverse effect upon surrounding existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board. The Board shall establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional renewals of interim uses upon application, review, and approval.
- H. **Deviation Clause** - The Planning Board may grant deviations from such strict application of the regulations contained within this Redevelopment Plan, except those standards and regulations specified in paragraph J below, so as to relieve difficulties or hardship where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, physical features uniquely affecting a specific piece of property, or by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation included within 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 a deviation from the regulations contained within this Redevelopment Plan where in an application related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12.a. & b.

No deviations shall be granted which have any one of the following effects:

1. Exceeding the maximum development Capacity of either square footage or dwelling units, as required according to the Regulations and Standards and Unit Count/Development Capacity Summary of this Redevelopment Plan.
2. Varying the minimum or maximum number of stories or their location and other requirements as outlined in the Regulating Plan:
3. Increasing or decreasing story height from that which is specifically permitted in the Building design Standards;
4. Varying in any way from the Use Standards Section of this Plan;
5. Varying the grid-like pattern of the Street Network Plan, as generally described in the text of the Street Network section of the Redevelopment Plan in relation to street type, R-O-W width, and pavement width beyond normal adjustments encountered during survey synchronization;
6. Non-completion of minimum open space, parks, or other type of phased improvements required to be implemented;

Provided however that if the Planning Board shall find that in the context of a particular development application, a property owner would be denied the beneficial use and enjoyment of their property because of the application of a particular requirement of the redevelopment plan, it shall be authorized to grant a deviation from that portion of the plan.

- I. **Phasing** - Any applicant seeking to develop properties located within this redevelopment plan area shall be required to provide a Phasing Plan, for review and approval by the Jersey City Planning board, which shall establish parameters under which public improvements within the property owned or controlled by the applicant shall be constructed in conjunction with permitted residential, retail and commercial development.

VI. General Development & Design Requirements

A. BUILDING DESIGN REQUIREMENTS.

1. All new structures within the Redevelopment Area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of materials, light, air and usable open space, access to public rights-of-way and off-street parking, height, setback and bulk. A visual queue shall be established at the 3rd floor level. Below the queue shall be the design of the building base which shall differ from the building middle above the queue.
2. Buildings shall be designed so as to be attractive from all vantage points, such that the same materials, fenestration and detailing are used on all faces and sides of the building. No blank walls shall be permitted on any building.
3. The roof scape shall be referred to as the 5th façade. Any utilities shall be screened from street view and obscured from views looking down on the roof top.
4. Buildings shall have a clear base, middle and top. Architectural devices, such as string courses, cornices, sub-cornices, lintels and sills, and/or horizontally differentiating surface treatments shall be used to achieve the necessary transitions.
5. Building face material to be used on all sides shall be primarily of brick (Standard Modular or Standard Norman sizes only), glass, stone, wood, or metal. EIFS (Exterior Insulating Finishing Systems), cementitious concrete systems, stucco, artificial stone, CMU size/type block, jumbo brick, vinyl and/or aluminum siding, and artificial brick veneer such as permastone or brickface, and plastic type artificial siding materials shall be prohibited as building cladding within this Redevelopment Area.
6. Building areas used to house transformers and other mechanical equipment or utilities shall be architecturally masked in a manner consistent with the design of the building, incorporating such elements as false windows and dispersed venting to maintain the window rhythm and building pattern design. (A wall of venting for mechanical rooms and/or a wall of utility style man doors to access the equipment is not acceptable.) Any louvers within the building base must be screened with decorative grates over them.
7. Main building entries shall be prominent, easily identifiable and connect directly to the public sidewalk so as to contribute to the overall liveliness of the pedestrian environment. Service or utility entrances shall not be located along a street frontage and must be notched into the building as a service corridor or alley. Alternatively, they may be located within a structured garage portion of the building.
8. The windows and glazing of a building are a major element of style that gives

character to the building. Windows and glazing on ground floor commercial uses, if any, should be broad and expansive providing views into the store and display areas. At least seventy (70%) percent of the storefront façade shall be glass. Corner buildings shall have windows on both street frontages. If security gates are used on any part of the building or window, they shall be installed on the interior side of the window, hidden from view when not in use, and be of the open grate style. Similarly, windows and doors into residential lobby areas should be broad and expansive allowing views to and from the adjoining streets.

9. Windows in residential portions of a building shall be arranged in a contemporary and organized manner. When architecture is of a traditional style, windows shall contain both lintels and sills. When a contemporary design is chosen lintels and sills may be inappropriate. The tops of windows and doors shall be designed to avoid confusing perspective views. Windows shall not be scattered in a haphazard manner in the façade. Bay windows or other window features may be incorporated into the façade to provide architectural interest and character. Bays may be designed vertically or horizontally and may be angular. Random window patterns are prohibited. Corner buildings shall have windows on both street frontages. The window sill of any residential window shall not be less than six (6) feet above the elevation of the adjoining sidewalk.
10. Balconies and terraces may extend from the building when facing into interior courts. However, all balconies facing onto streets shall extend no more than 18 inches from the building face. All railings shall be designed to be semi-opaque in order to screen the view onto the balconies. Tubular metal railing and fencing are prohibited on balconies and terraces. The detailing of all balconies and terraces shall be subject to review and approval by the Planning Board.
11. All mechanical equipment, generators, HVAC equipment and similar equipment shall be visually screened such that they are not visible from adjacent buildings or public areas, even when located on the roof. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same or complimentary materials used in the construction of the building, such that the screening appears to be an integral part of the building. Interior locations must be utilized where mechanically possible. Additionally, this equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable standards as defined by the State of New Jersey for residential locations.
12. All electronic communication equipment shall be visually buffered such that they are screened from view. This shall be achieved through creative disguises within the basic architecture of the building, such that it does not negatively impact the appearance of the building. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. Said equipment shall be located so as to

minimize or eliminate the need for screening. Reference shall be made to the Wireless Communications section of the Jersey City Land Development Ordinance for appropriate permitted locations for these facilities.

13. All trash storage areas shall be located within buildings or parking structures.
14. All new rowhouse, townhouse and similar style residential liner buildings shall have a raised stoop to the front entrance of the dwelling unit. The stoop shall contain at least four (4) steps
15. The front yards of all new townhouse, rowhouse and similar style residential liner buildings shall provide decorative fencing along the property line a minimum of two (2) feet and a maximum of four (4) feet in height.

C. SUSTAINABLE DESIGN REQUIREMENTS

1. All new buildings will be required to comply with the most current LEED Rating System or other sustainable building programs acceptable to the Jersey City Planning Board such as the NJ Green Building Manual.
2. These rating systems and development standards are designed for use during the design and construction phases of a building. For example; LEED-NC addresses the environmental impacts of site and materials selection, demolition, and construction. LEED-NC facilitates and encourages project teams to use an integrated design approach from start to finish, resulting in buildings with lower impact on occupants and the environment, and a positive economic impact for owners. Additionally, the LEED-NC Rating System promotes improved practices in: site selection and development, water and energy use, environmentally preferred construction products, finishes, and furnishings, waste stream management, indoor environmental quality, innovation in sustainable design and construction.
3. All buildings will be required to achieve a minimum of a Silver LEED Certification level or other sustainable buildings programs acceptable to the Jersey City Planning Board. Silver credits will be awarded based on five (5) categories of performance: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, and Indoor Environmental Quality. Projects can earn additional points under an Innovation in Design category, through demonstrating exceptional performance of LEED requirements.
4. Any single development comprising one block or more is required to comply with the "LEED for Neighborhood Development" rating system or other sustainable development programs acceptable to the Jersey City Planning Board. LEED for Neighborhood Development is intended to

revitalize existing urban areas, reduce land consumption, reduce automobile dependence, promote pedestrian activity, improve air quality, decrease polluted storm water runoff, and build more livable sustainable communities for people of all income levels.

5. Neighborhood Developments will be required to achieve a minimum of a Silver LEED Certification level or other sustainable development programs acceptable to the Jersey City Planning Board. The project can achieve a variety of points from four separate categories: Smart Location and Linkage, Neighborhood Pattern Design, Green Construction and Technology, and Innovation and Design. Points are also available within the LEED for Neighborhood Development rating system for including LEED Certified buildings and for integrating green building practices within the buildings in the neighborhood.

D. PARKING & BICYCLING DESIGN REQUIREMENTS

1. Required Parking Provisions - All new construction shall provide parking as follows:

| Use | Max. Parking | Min. Interior Bike Storage Units for Residents/Employees | Min. Public Outdoor Bike Parking |
|--------------------------------|--------------------|--|----------------------------------|
| Residential | .75 per unit | .50 per unit | 1 per 20 DU |
| Office | .6 per/1,000sq.ft. | 1 room per floor | 1 per 10 Auto spaces |
| Medical Office | 1/1,000 sq. ft. | 1 room per floor | 1 per 10 Auto spaces |
| Hospital | .75 per unit | | 1/20 Employees |
| Assisted Living / Nursing Home | 0.5 per bed | 1 room per floor | 1/20 Employees |
| Senior Housing | .5 per unit | 1 room per project | 1 per street frontage |
| Retail & Restaurant | 2/1,000 sq. ft. | | .3 per person capacity |
| Hotel | 1.0 per room | | 1/20 Employee |

| | | | |
|--------|--------------|--|-----------------|
| | | | s |
| School | 1/class Room | | 1per 4 students |

- i. Where the expected need for bicycle parking for a particular use is uncertain due to unknown or unusual operating or use characteristics, the planning board may authorize the not more than 50 % of the bicycle spaces be deferred. Land area required for the provision of deferred bicycle parking shall be maintained in reserve.
2. Shared parking is permitted and encouraged. When parking is shared, it may be provided in the same building as the principal use or in another building within the Redevelopment Area and the spaces may be double counted provided the overlap of the peak use for each shared user accommodates a reasonable supply of parking at any given time.
3. Garage Screening –
 - 1.1.1 All parking levels shall be masked from the street by habitable building uses, either commercial or residential. Parking structures located within the Medical District as well as municipal parking garages are not required to be masked by habitable building uses as described above. However, the structure shall be articulated to resemble a habitable building in a manner consistent with the architectural design of the other buildings in the district and surrounding area.
 - 1.1.2 No mid-block parking structure shall be higher than the height of the shortest building masking it.
 - 1.1.3 All parking structures shall be covered by a landscaped deck aka a green roof, providing open space for residents, users of the building if non-residential and/or urban agriculture, or other recreational uses permitted within the plan area.
 - 1.1.4 Underground parking may be placed directly against the street frontage where it is a maximum of three (3) feet above grade and hidden by a foundation wall articulated to appear as a basement, with small vertically-proportioned glazed openings, and the use in the first floor above is residential and not required retail.
 - 1.1.5 Surface parking is not permitted except in special circumstances as an interim use.
4. Curbing shall be poured-in-place concrete, tinted charcoal grey or granite curbing as approved by the Planning Board. Asphalt curbing and/or anchored railroad ties are prohibited. Curbs must run straight down to the asphalt roadway edge; gutter-pan type curbing is not permitted.
5. Pedestrian entrances/accessways from the public sidewalk into parking structures

shall be separated from the vehicular entrance and located such that the pedestrian pathway is not shared with the vehicular access ramp.

6. Vehicular entrances to parking structures shall be designed as architecturally compatible openings in the façade of the building and shall not be merely gaps between buildings.

7. Loading areas –

7.1 Shall be provided within the building as required and accessed through an access drive leading to the service area. If parking is provided within the building, access ramps shall share the loading ramp openings to the degree possible to produce the least number of breaks in the facade. Developers shall demonstrate to the satisfaction of the Planning Board that sufficient off-street loading will be provided to meet the needs of the proposed use with the minimum street disruption. This is typically met by providing a thru-route through the garage ground floor level for truck deliveries and pick-up/drop-off needs such as food delivery or mail service, etc.

7.2 All loading vehicles shall be located completely within the building and be equipped with attractive doors and an auto close mechanisms to avoid prolonged open interim.

E. SIGNAGE REQUIREMENTS

No signs or window graphics other than those specifically enumerated herein shall be permitted.

1. Under no circumstances shall fluorescent or glowing paint be permitted for any signage within the area.
2. All signage shall be subject to site plan review and approval by the Planning Board. Minor site plan review is permitted when proposed signage is not included as part of a major site plan application.
3. Billboards are expressly prohibited throughout the Redevelopment Area.
4. Rooftop, flashing moving or intermittently illuminated signs or advertising devices are prohibited, as are signs that may be mistaken for traffic control devices.
5. Freestanding signs are prohibited, except that way-finding identification as per City standards shall be permitted.
6. No sign shall be attached above the first story of any structure.

7. All signage shall be externally lit. Signs may be lit from gooseneck fixtures, backlit halo, and up-lights. Internally lit signs and sign boxes are prohibited.
8. Permitted signage material includes: 1.) Painted wood; 2.) Painted metals including aluminum and steel; 3.) Brushed finished aluminum, stainless steel, brass, or bronze; 4.) Carved wood or wood substitute.
9. All signs shall be flush mounted, although blade signs may be attached to and perpendicular to the first floor façade
10. Window logo signs (other than lettering or logo as specifically permitted below) shall be prohibited. Lettering and logo shall be limited to the name of the business occupying the commercial space / store front and shall cover no more than twenty (20%) of the window area.
11. All buildings within the Redevelopment Area shall display the street address of the building such that it is clearly visible from the adjoining street right of way but not appear oversized to the pedestrian walking past the building. Display of a phone number, e-mail address, individual services and other contact information is prohibited.
12. The following additional signage restrictions shall apply to specific uses:
 - a. Office, Civic/School: Total exterior signage shall not exceed fifty (50) square feet. One (1) use shall be permitted no more than one (1) sign. Buildings with multiple uses shall not have more than one (1) sign per use and the aggregate of all signs shall not exceed the maximum area permitted. Uses located on a corner may have one (1) sign on each street frontage. However, they shall not exceed the aggregate permitted per building.
 - b. Residential: One (1) sign per building may be allowed, not to exceed twenty (20) square feet.
 - c. Hotel, Retail, Restaurant, and all other commercial uses not specifically identified: Each establishment is allowed one sign and one blade sign per street frontage. (Establishments on corners are thus allowed two sets of signs.) Signage shall not exceed (18) eighteen inches in the vertical dimension. Blade signage shall not exceed 18 inches in vertical dimension.
 - d. Parking –The location of parking facilities may only be indicated by use of the international parking symbol. Said signage may not exceed five (5) square feet and must be flush mounted to the building. Informational, pricing and directional signage may be provided for garages within the building.

13. Prohibited Signage: The following signs and devices shall not be permitted within the Grand Jersey Redevelopment Area:

Monument signs and internally or externally illuminated box signs, flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle, roof signs, billboards, signboards, window signs, posters, plastic or paper that appear to be attached to the window, pole signs, free-standing signs, fluorescent and/or glowing paint for any signage or building within the redevelopment area, waterfall style awnings, plastic awnings, product advertising signage of any kind. Product advertising signage is defined here to include, but not be limited to signage on: parking meters, signage in windows, on light poles, benches or other street furniture within the redevelopment area.

F. MASTER PLAN COMPLIANCE –

The Grand Jersey Redevelopment Plan is in compliance with the Jersey City Master Plan. The Jersey City Master Plan specifically calls out this area as mixed use. There is no significant relationship of this Plan to the Master Plan of any contiguous municipalities. The Master Plan of the County of Hudson is not contrary to the goals and objectives of the Jersey City Master Plan. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to rebuild the inner cities. Jersey City is recognized in the state plan as an "urban center" and is considered in the top priority for funding to help revitalize itself.

VII. Land Use Requirements

A. Mixed-Use Development District

This district is intended to provide for the development of a mixed-use neighborhood, utilizing "New Urbanism" planning and design principals. It is the intention of these regulations that the district be developed as an integrated whole by a consortium of developers operating in a coordinated manner, and who must all be designated redevelopers by the Jersey City Redevelopment Agency. Redevelopers shall be responsible for construction of the improvements necessary to support the permitted scale and scope of the proposed development.

1. Permitted Uses:

- a. Residential
- b. Offices
- c. Hotels
- d. Civic/Governmental, including municipal parking structures

- e. Schools, Colleges and related facilities
 - f. Retail sales of goods and services
 - g. Open Space, parks, urban agricultural facilities
 - h. All uses permitted within the Hospital District
 - i. Utilities, except that natural gas transmission lines shall be prohibited
 - j. Mixed-use of the above
2. Prohibited Uses - Drive-thru facilities for banks, restaurants, pharmacies, and other commercial uses shall be prohibited.
3. Building & Architectural Requirements:
- a. All floors above the first floor shall have a minimum floor to ceiling height of 9 feet and a maximum of 12 feet. Residential units on the first floor shall have a minimum floor to ceiling height at least 1 foot higher than the residential floors above.
 - b. Ground floor commercial areas shall have a minimum floor to ceiling height of 14 feet. In addition, ground floor commercial space may include a mezzanine level, which shall not be counted as a floor.
 - c. The floor of all residential uses provided on the first floor of any building shall be located at least 48 inches above finished grade adjoining the building.
 - d. Parapets and other roof-top appurtenances may exceed the permitted height within the limitations imposed by the City of Jersey City Land Development Ordinance.
4. Maximum Permitted Intensity of Development:
- a. Requirements depicted in the Unit Count Summary Table;
 - b. Non-residential uses provided in areas where ground floor retail is required shall be allowed in addition to the permitted unit count / density.
 - c. Where commercial uses are constructed above the ground floor or in areas where ground floor retail is optional, one (1) dwelling unit shall be deducted from the permitted density for every 1,000 square feet of commercial space constructed.
5. Required Setbacks
- a. Residential buildings of 6 stories or less shall be setback a minimum of 5 feet and a maximum of 10 feet from the street right-of-way line to provide for a front yard enclosed in a 3 1/2 ' high fence creating a private landscaped or patio area. Where storefronts are provided in conformance with the Frontage Regulating Plan no setback shall be required along the retail frontage and the building shall meet the street line or located as necessary to provide the required sidewalk width.

(See also the typical street cross sections provided within the Redevelopment Plan.)

- b. Residential building walls shall not be closer than 60 feet to any other wall facing said wall in order to provide adequate air and light to interior portions of development blocks and to residential structures.

6. Required Setbacks -

- a. A minimum stepback of 5 feet shall be required at the top of the base of any proposed structure above 5 stories.
- b. For any structure taller than 15 stories, an additional minimum stepback of 5 feet shall be required.

B. Hospital District

This district is intended to provide for the anchor development of the Jersey City Medical Center; as well as ancillary and accessory support facilities and other medical related uses and facilities.

1. Permitted Uses:

- a. Hospitals,
- b. Rehabilitation and convalescent facilities,
- c. Ambulatory care facilities and other similar medical treatment facilities
- d. Medical Office Buildings,
- e. Nursing Homes and Assisted Living Facilities,
- f. Retail sales of goods and services,
- g. Civic/Governmental uses,
- h. Schools, Colleges,
- i. Utilities, except that natural gas transmission lines shall be prohibited
- j. Mixed-uses of the above

2. Permitted Height: Maximum building height shall be ten (10) stories

3. Additional Height Requirements:

Parapets and other roof-top appurtenances may exceed the permitted height.

4. Maximum Permitted Intensity of Development:

Maximum floor area ratio shall not exceed 4.0. Floor area shall not include areas dedicated to parking, loading, utility, equipment, mechanical rooms and other similar spaces; but shall include treatment areas and rooms and spaces containing medical equipment.

6. Required Setbacks

- a. All buildings and structures shall be setback a sufficient distance to provide the required sidewalk widths adjacent to the building.
- b. Other setbacks shall be indicated as necessary on all site plans and shall be subject to Site Plan Review and Approval by the Jersey City Planning Board.

C. Utility Support District

This district is intended to provide for the continued development and maintenance of the Public Service Electric and Gas Company Sub-Station located generally at the corner of Pacific Avenue and Grand Street.

1. Permitted Uses - a single utility / sub-station facility with a maximum height of 35 feet, except that natural gas transmission lines shall be prohibited

2. Required Setbacks and Landscaping:

All buildings, structures and equipment, not requiring immediate frontage on a street, shall be setback a sufficient distance to provide a dense landscaped buffer of evergreen and ornamental deciduous plant material along all property lines. Decorative fencing and/or a decorative masonry wall shall be provided along all street lines to match the existing fence and wall on Pacific Avenue. Setbacks shall be indicated on all submitted site plans and shall be subject to Site Plan Review and Approval by the Jersey City Planning Board.

D. Development Requirements are depicted on the following Maps and Table

1. Land Use Map
2. Superimposed Block Identification Map
3. Frontage Regulating Plan
4. Vehicular Circulation Plan
5. Open space and Recreation Facilities Plan
6. Regulating Plan
7. Thoroughfare Section Reference and Thoroughfare Design Standards
8. Unit Count/Development Capacity Summary

VIII. Circulation Plan

- A. The required street network is required depicted on the Street Network Plan.
- B. All utility shall be provided below ground on site and along all the Rights of Way

of the redevelopment plan.

- C. The Planning Board shall also require the additional construction of all streets and avenues they find warranted to provide adequate and safe ingress and egress to the project or completed portion of the redevelopment plan area.
- D. No building or structure shall be located within areas designated as street thoroughfares of this plan.
- E. Sidewalk areas, including all light rail pedestrian crossings, shall be properly paved, landscaped and lighted consistent with the requirements of this plan and the approved design plans, and sound planning and design principles.
- F. Traffic signalization shall be installed by the redeveloper, as determined necessary by the Planning Board.
- G. In maintaining the interconnected and comprehensive nature of this plan, all streets adjacent to each block, on all sides, shall be constructed in conjunction with the development of any project or building within the block. The Planning Board may at its discretion, in an extreme case, waive this requirement and instead only require a portion of the street/streets required to develop the block if it finds that the access is not helpful to the end users of the new blocks development.
- H. Any unfinished roadway area would however, be a temporary design, with the full design bonded for and its construction and implementation called on by the Planning Board or Governing Body when they determine it is warranted.
- I. Where a developer is required to construct a street or a portion of a street, that would otherwise be the responsibility of a developer(s) of an adjacent block(s) as part of the development of that block(s); then a mechanism shall be established to ensure that the initial developer is reimbursed for the pro-rata share of the cost of construction of said street(s) that would have otherwise been the responsibility of the adjacent developer.
- J. Street signage (street names, traffic regulations, parking restrictions, etc.) shall be consolidated and affixed onto lamp posts wherever possible in order to reduce visual clutter.
- K. All new streets, sidewalks, rights-of-way, roadways, driveways, and access easements constructed within the redevelopment area shall conform to the Street Network Map and Thoroughfare Standards as identified herein.

IX. OPEN SPACE PLAN

- A. Public open space areas, streetscape and landscape improvements shall be developed as directed by this Plan and indicated on the Open Space Plan map and are subject to site plan approval by the Planning Board.
- B. The Planning Board shall have the discretion to require a suitable mechanism to insure a balanced development of planned open space, commercial services and infrastructure to service the redevelopment plan area during the review of any site plan application.
- C. A unified streetscape plan shall be required of each redeveloper. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval in conjunction with the project site plan application and implemented contemporaneously with the construction of the redevelopment project. The streetscape plan shall include all street frontages, existing and proposed. The plan shall identify, but not be limited to: decorative paving materials, curbing materials, colors, tree pit treatments, trash receptacles, benches, bicycle racks, decorative street lighting, planters and planting pots. The streetscape plan shall respect and incorporate the design requirements provided with this Plan. The Planning Board shall assure that any such plan or plans are consistent with the design requirements of this Plan and compatible with other previously approved plans with the Redevelopment Area.
- D. Trees shall be planted as specified in the "Thoroughfare Standards" as included in this Plan. All tree pits shall be covered with metal grates, decorative fencing, tree guards, and/or decorative pavers. Open tree pits or planting strips in any street right of way are prohibited.
- E. All open space, including yards, decks over parking structures and green rooftops shall be landscaped with trees, shrubbery, ground covers and other appropriate plant material unless said open space is specifically designated for other activities which require paving or other treatment. Screen planting shall consist of evergreen plant materials. Additional decorative plants may be incorporated into the design of the screen planting area to provide seasonal variety. Only species with proven resistance to the urban environment in this area will be acceptable.
- F. All street lighting shall be of decorative design and comply with the approved standard fixture types. Street lights shall be located at the outer edge of all sidewalks, and shall be no more than 15' tall for every 40' of sidewalk frontage.
- G. For townhouse style units, mailboxes shall be located on the building face. For high rise structures, they shall be inside in the lobby area of the building.
- H. One percent of the cost of each project shall be devoted to the implementation of a public art within the public exterior of the project. Planning Board approval is required.

X. Utility and Infrastructure Requirements

- A. All applicants shall satisfy the Municipal engineer and the Planning Board that provisions for the necessary utilities is accomplished in a way that advances the health safety and welfare of the general public.
- B. Utility Placement – All utility distribution lines and utility service connections from such lines to the project area's individual uses shall be located underground, including utility and signal mechanized boxes. Utility appliances, regulators and metering devices shall be located underground. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- C. If it becomes evident to the Planning Board and the Municipal Engineer during the implementation of this development that a long term utility and infrastructure plan is needed and desired, a Utility Plan which shall include the on-tract and off-tract infrastructure improvements needed to serve the development shall be provided by the designated developer.
- D. 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 plan by the City Council of the City of Jersey City. The Planning Board may, as always, review the plan from time to time.

XI. Acquisition Plan

- A.. All property within the Area is to be acquired as a result of this Plan, if necessary, through the exercise of eminent domain pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. and the Eminent Domain Act of 1971, N.J.S.A. 20:3-1 et seq.

XII. Procedure for Amending the Redevelopment Plan

This Redevelopment Plan may be amended from time-to-time upon compliance with the requirements of the law. A fee of \$1,000 shall be paid by the party requesting such amendment, unless the request issues from an agency of the City. The Planning Board, at their sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a Professional Planner, licensed in the State of New Jersey.

XIII. Implementation

In accordance with NJSA 40A:12A-4(c), the Jersey City Redevelopment Agency (JCRA) is designated as the redevelopment entity for the redevelopment project and shall be responsible for the implementation of the redevelopment plan. No person or land owner shall be entitled to carry out any part of this redevelopment plan without first entering into a redevelopment agreement with JCRA that describes the land to be improved or redeveloped, the redevelopment and improvement authorized, the time within which such work is to be commenced and completed and such other terms and conditions that JCRA may find to be necessary or appropriate. All such work shall be subject to approval by the Planning Board as required by NJSA 40A:12A-13, but the Planning Board shall not approve any development or redevelopment within the redevelopment area unless the applicant has entered into and remains subject to a redevelopment agreement that is recognized by JCRA as valid and binding.

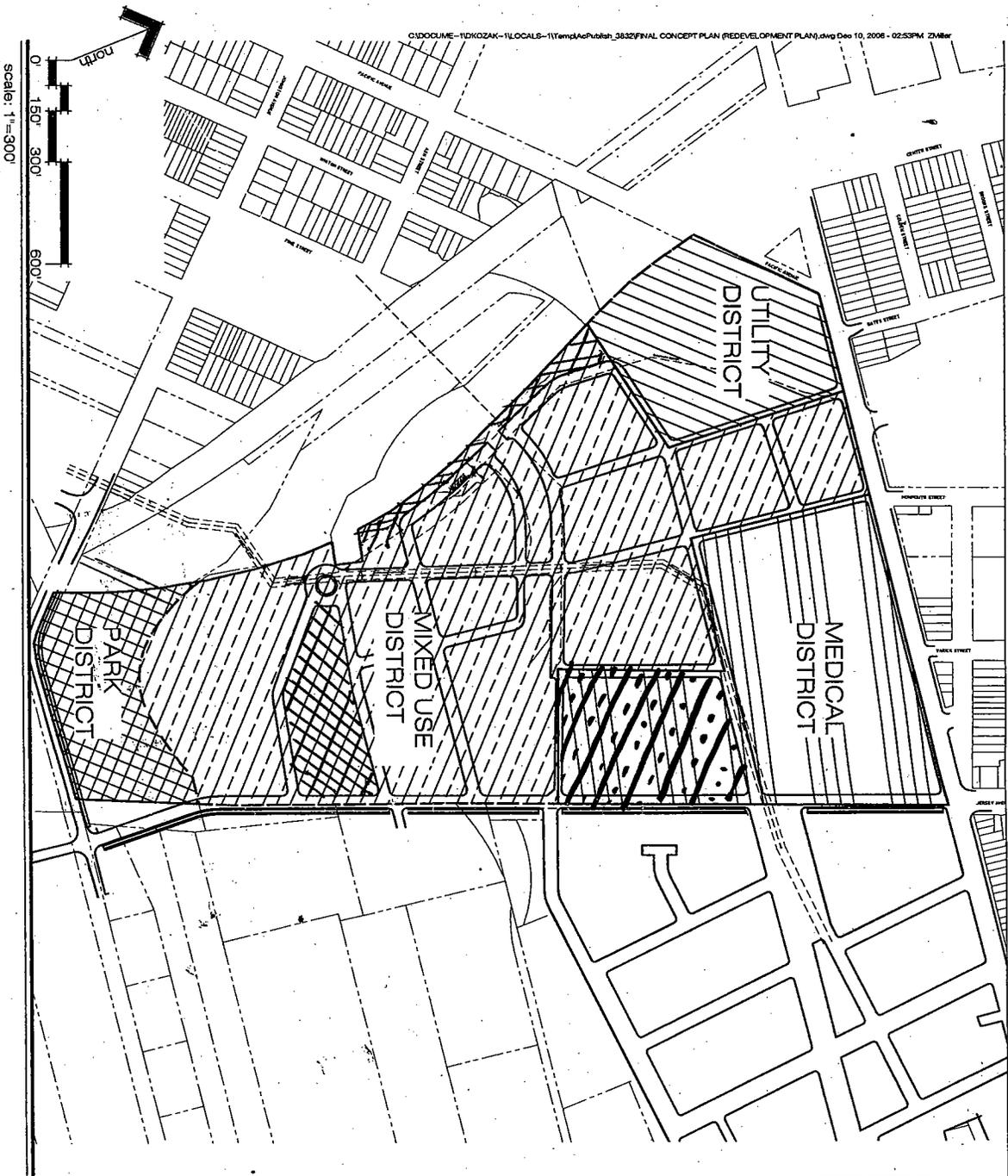
XIV. Severability

If any section, paragraph, division, subdivision, clause or provision of this plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this plan shall be deemed valid and effective.

Unit Count/ Development Capacity Summary

| Block Number | Block Size (acres) | Max. DU |
|---------------------|---------------------------|---------------------|
| | Net | |
| 1 | - | Utility Sub-Station |
| 2 | 1.02 | 175 |
| 3 | 1.34 | 240 |
| 4 | 8.94 | Hospital |
| 5 | 1.39 | 240 |
| 6 | 1.46 | 275 |
| 7 | 2.50 | 1000 |
| 8 | 3.58 | 700 |
| 10 | 1.21 | 205 |
| 11 | 0.61 | 110 |
| 12 | 1.40 | 280 |
| 13 | 0.70 | 130 |
| 14 | 1.68 | 310 |
| 15 | 2.14 | 375 |
| 16 | 5.22 | 575 |
| Total | | 4615 |

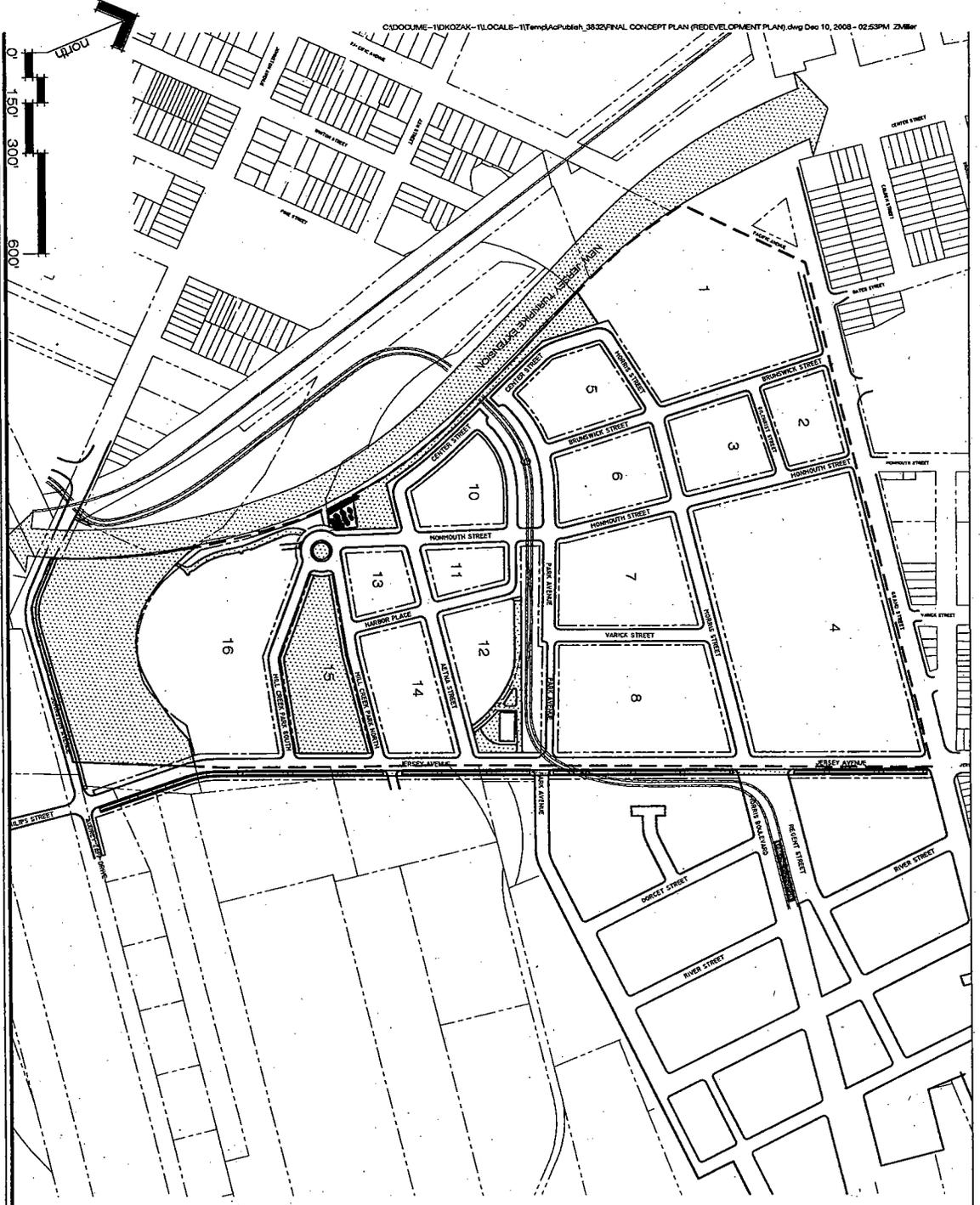
February 18, 2011



- LEGEND
-  UTILITY DISTRICT
 -  MEDICAL DISTRICT
 -  MIXED-USE DISTRICT
 -  PARK DISTRICT

LAND USE MAP

GRAND JERSEY



BLOCK IDENTIFICATION PLAN

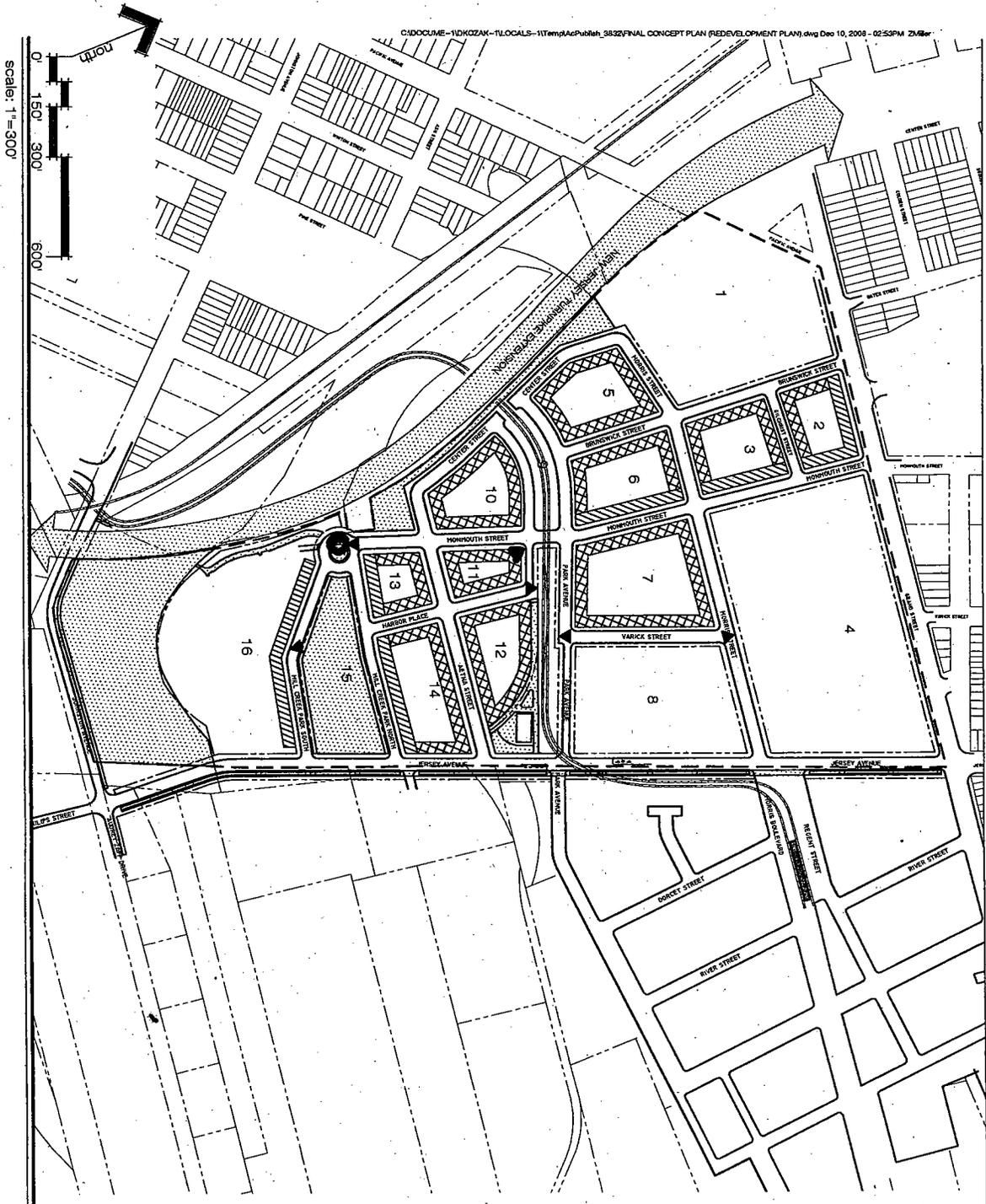


 PARK

NOTE: THE BLOCK NUMBERS SHOWN
 HERE ARE FOR REDEVELOPMENT PLAN
 REFERENCE ONLY.

GRAND JERSEY

Scale: 1"=300'



Scale: 1" = 300'

GRAND JERSEY

FRONTAGE REGULATING PLAN

RETAIL FRONTAGE REQUIRED
 THOSE GROUND FLOOR AREAS DESIGNATED ON THE FRONTAGE REGULATING PLAN THAT ARE REQUIRED TO PROVIDE A STOREFRONT AT SIDEWALK LEVEL FOR RETAIL USE.

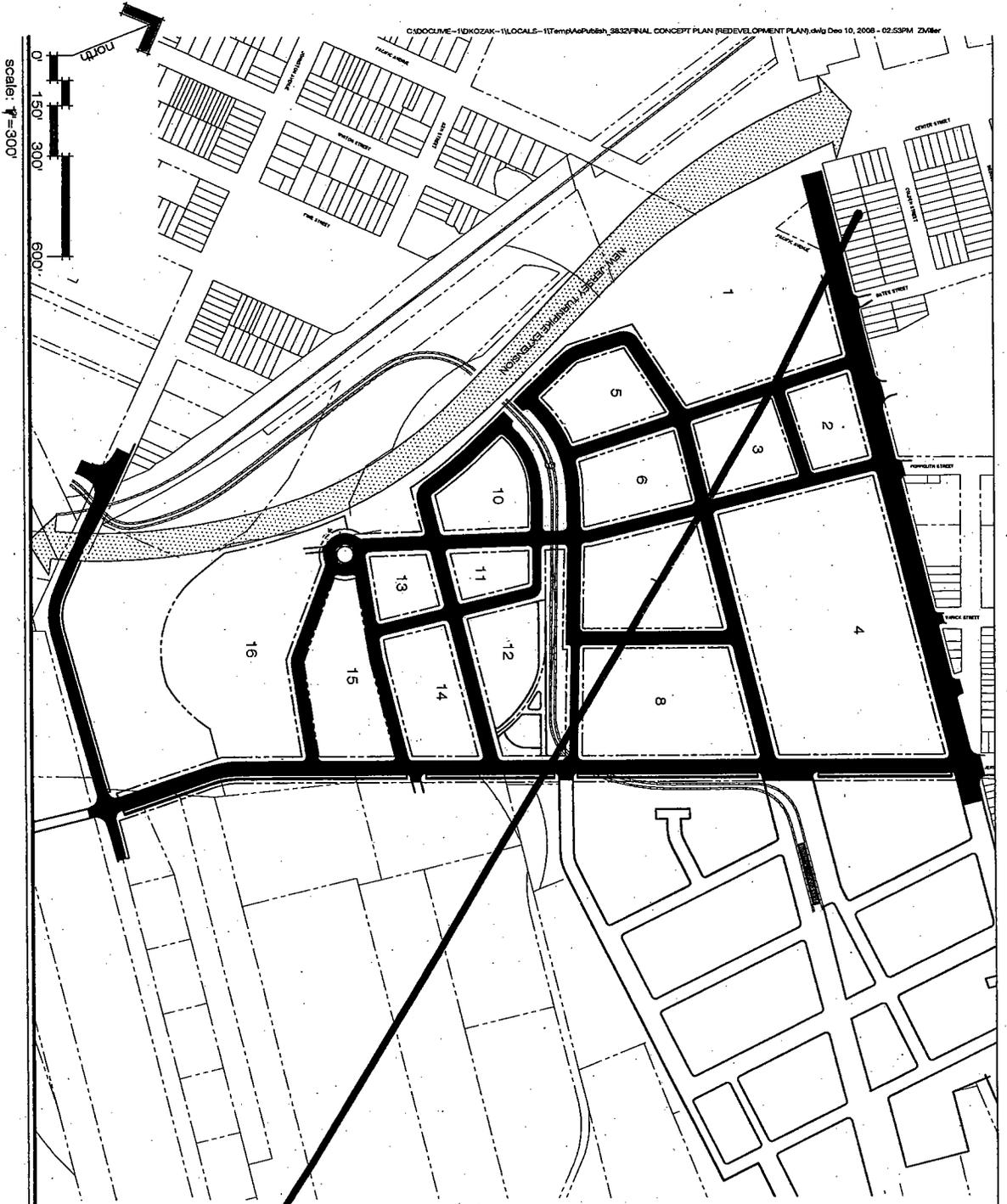


RETAIL FRONTAGE OPTIONAL
 THOSE GROUND FLOOR AREAS DESIGNATED ON THE FRONTAGE REGULATING PLAN THAT ARE ALLOWED TO PROVIDE A STOREFRONT AT SIDEWALK LEVEL FOR RETAIL OFFICES OR USES PROVIDED ITS ASSOCIATED RETAIL USES SPACES BE DESIGNED WITH HIGHER CEILING HEIGHT TO ACCOMMODATE THE POTENTIAL FOR FUTURE CONVERSION TO RETAIL USE.



TERMINATED VISTA
 A LOCATION AT THE AXIAL TERMINATION OF A THROUGH-FRAME A BUILDING LOCATED AT A TERMINATED VISTA MUST RECEIVE THE AXIS WITH AN APPROPRIATELY SCALED ARTICULATION OF THAT FAÇADE AND/OR ROOFLINE.





STREET NETWORKS

CONSISTENT WITH THE PRINCIPALS OF SMART GROWTH AND SOUND URBAN DESIGN, THE PLAN CALLS FOR A POROUS STREET NETWORK CONSISTING OF NUMEROUS NEIGHBORHOOD SCALE STREETS, AND AVENUES. THIS NETWORK PROVIDES FOR MULTIPLE OPTIONS FOR VEHICULAR TRAFFIC WITHIN THE REDEVELOPMENT AREA SUCH THAT VEHICULAR TRAFFIC IS MORE EVENLY DISTRIBUTED THROUGHOUT THE REDEVELOPMENT AREA.

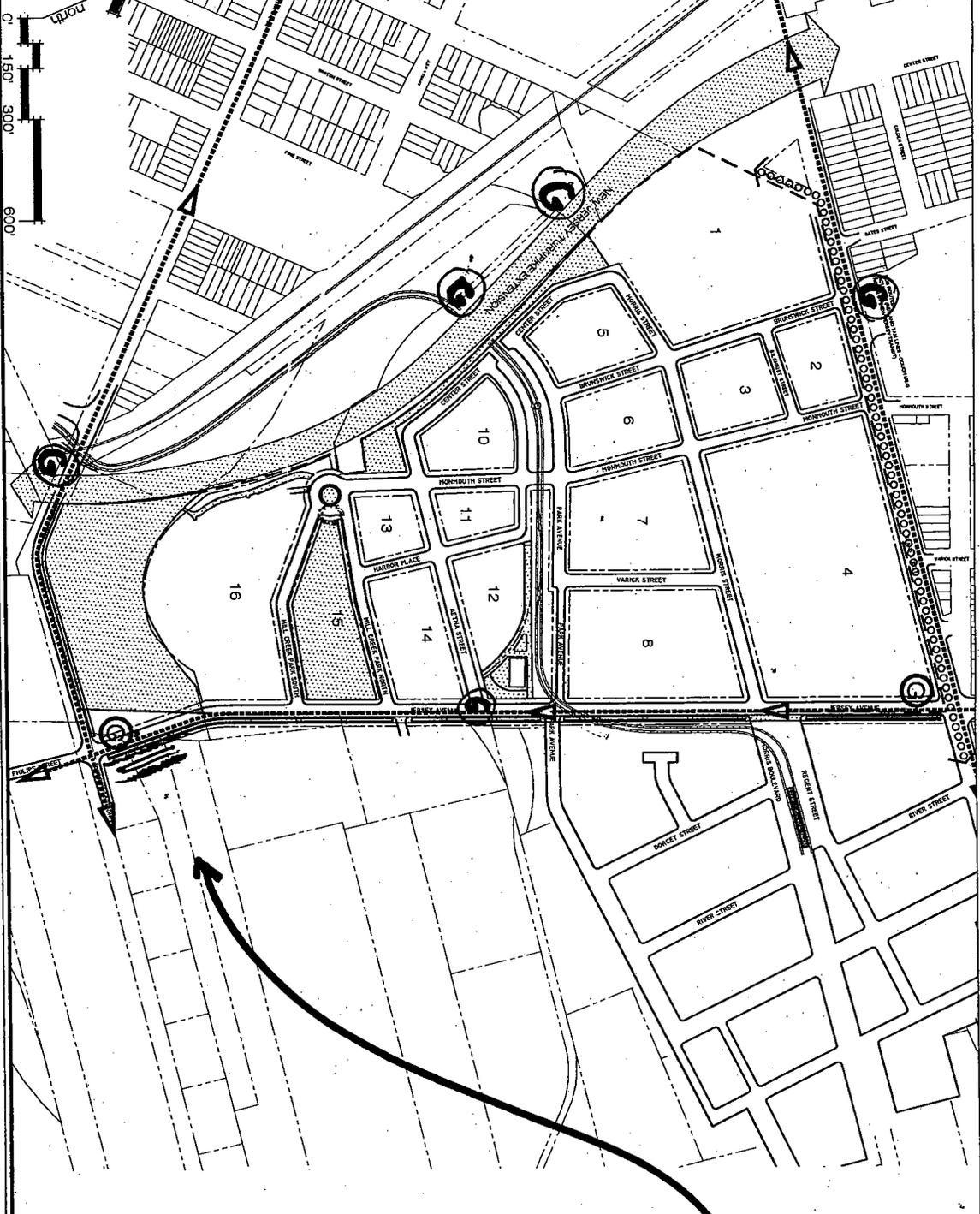
TRAFFIC CALMING TECHNIQUES HAVE ALSO BEEN EMPLOYED TO KEEP TRAFFIC MOVING SLOWLY SO THAT PEDESTRIANS FEEL SAFE. THE STREET NETWORK, COMBINED WITH STRATEGICALLY PLACED PEDESTRIAN PLAZAS, PARKS AND WALKWAYS, WILL ALSO PROVIDE FOR MULTIPLE AND VARIED PATHS OF PEDESTRIAN TRAVEL DESTINATIONS THROUGHOUT THE REDEVELOPMENT AREA.

* R.O.W. INCLUDES 16' SIDEWALK ON BUILDING SIDE AND SIDEWALK WIDTH ON MILL CREEK PARK SIDE. REMAINING SIDEWALK WIDTH ON PARK SIDE TO BE INCORPORATED INTO PARK.

GRAND JERSEY

Scale: 1"=300'

Scale: 1"=300'



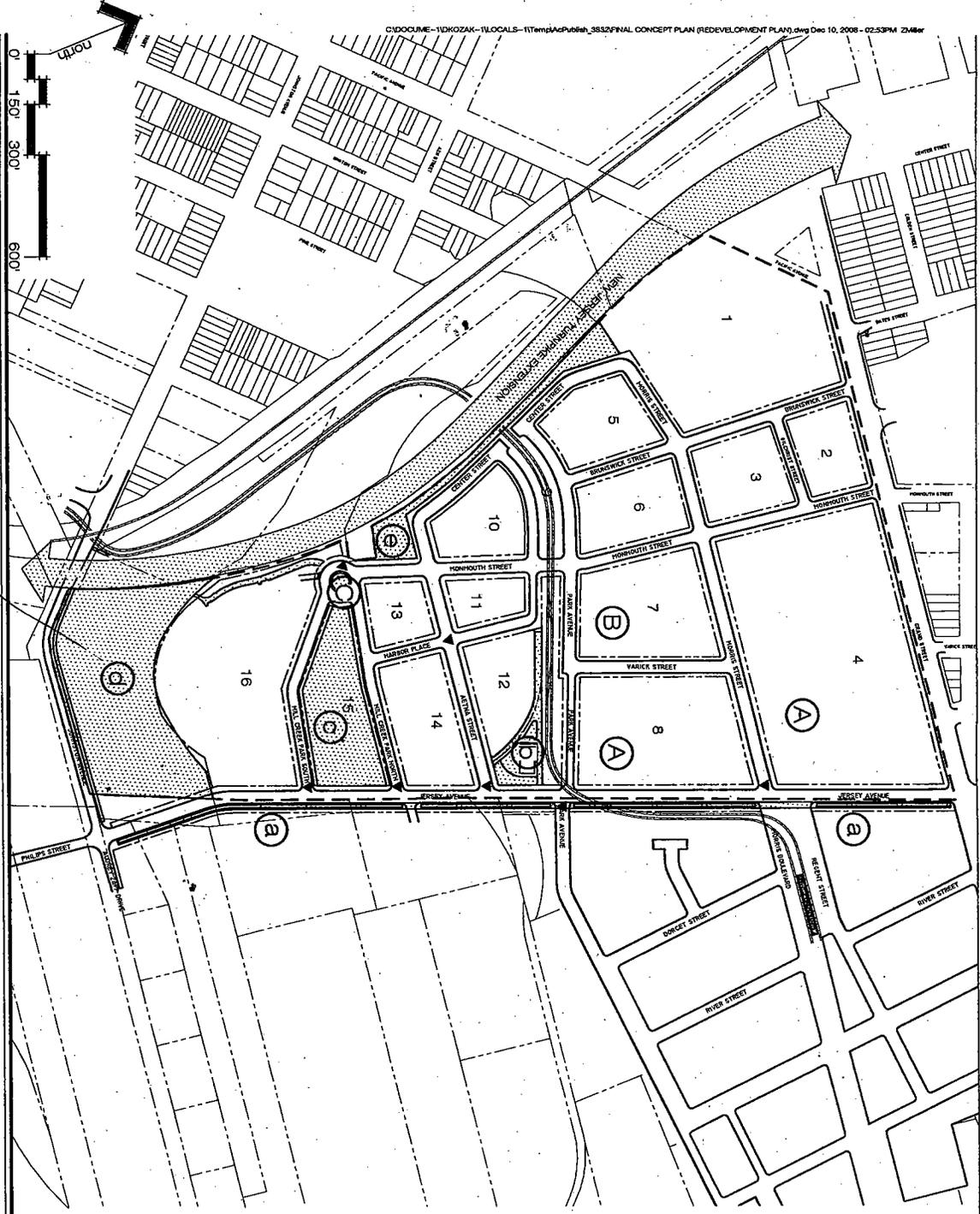
GRAND JERSEY

TRANSIT PLAN

LEGEND

-  APPROXIMATE LOCATION OF EXISTING LIGHT RAIL STATION
-  APPROXIMATE LOCATION OF PROPOSED LIGHT RAIL STATION
-  EXISTING BUS ROUTE
-  EXISTING BICYCLE ROUTE
-  GATEWAY
-  PARK

OPEN SPACE, COMMUNITY AND RECREATION FACILITIES PLAN



Bike Rental
- Sewer CTR
- Park System

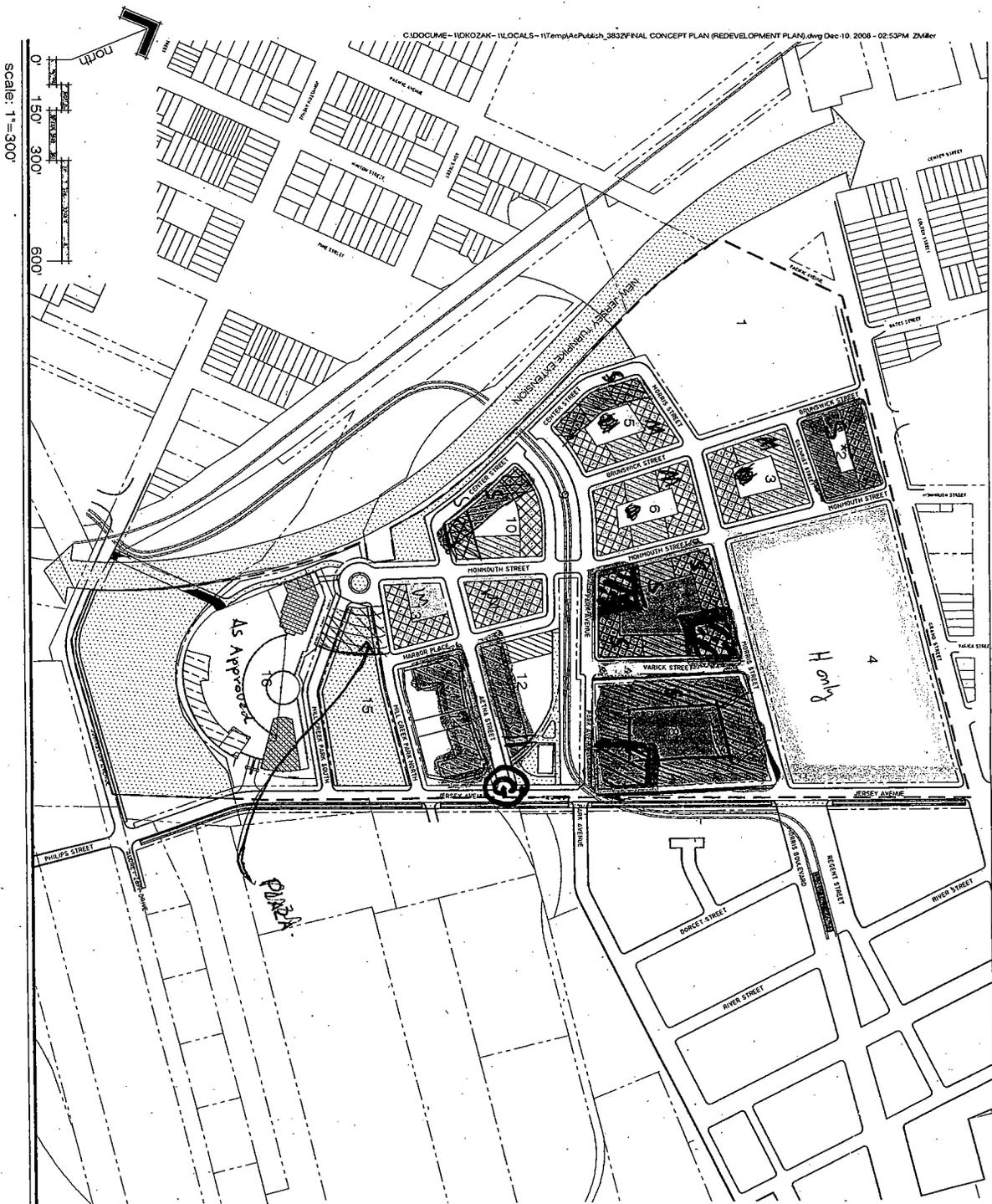
- THE CIVIC BUILDINGS AND STRUCTURES ARE AS FOLLOWS:
- A. JERSEY CITY MEDICAL CENTER
 - B. MUNICIPAL PARKING FACILITY
 - C. MILL CREEK PARK MONUMENT
- THE CIVIC SPACES ARE AS FOLLOWS:
- a. JERSEY AVENUE BIKE WAY
 - b. PLAZA
 - c. MILL CREEK PARK
 - d. ~~RECREATION PARK~~ Grand Jersey Park / Linwood Rec. Pathway
 - e. CENTER STREET GREENWAY / Linwood Rec. Pathway

THIS PLAN ILLUSTRATES THE GENERAL LOCATION AND DESCRIPTION OF THE VARIOUS CIVIC BUILDINGS, RECREATIONAL SPACES, COMMUNITY FACILITIES AND OPEN SPACES WITHIN THE CANAL CROSSING NEIGHBORHOOD.

▲ DECORATIVE PAVEMENT FEATURES TO ACT AS TRAFFIC CALMING DEVICES AND EMPHASIZE PEDESTRIAN CHARACTER OF THESE AREAS.

GRAND JERSEY

Scale: 1"=300'



BUILDING HEIGHT REGULATING PLAN

-  S - CLASS BUILDINGS 4 - 6 STORIES
-  M - CLASS BUILDINGS 8 - 12 STORIES
-  L - CLASS BUILDINGS 14 - 18 STORIES
-  XL - CLASS BUILDINGS 22 - 28 STORIES
-  PARK

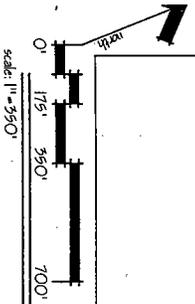
* For Key: Refer to Color Only

~~** 2 - IF BLOCK #2 IS DEVELOPED FOR A COMMERCIAL USE WITHOUT ANY MIXED USES, THE MAXIMUM HEIGHT SHALL BE 30 FEET.~~

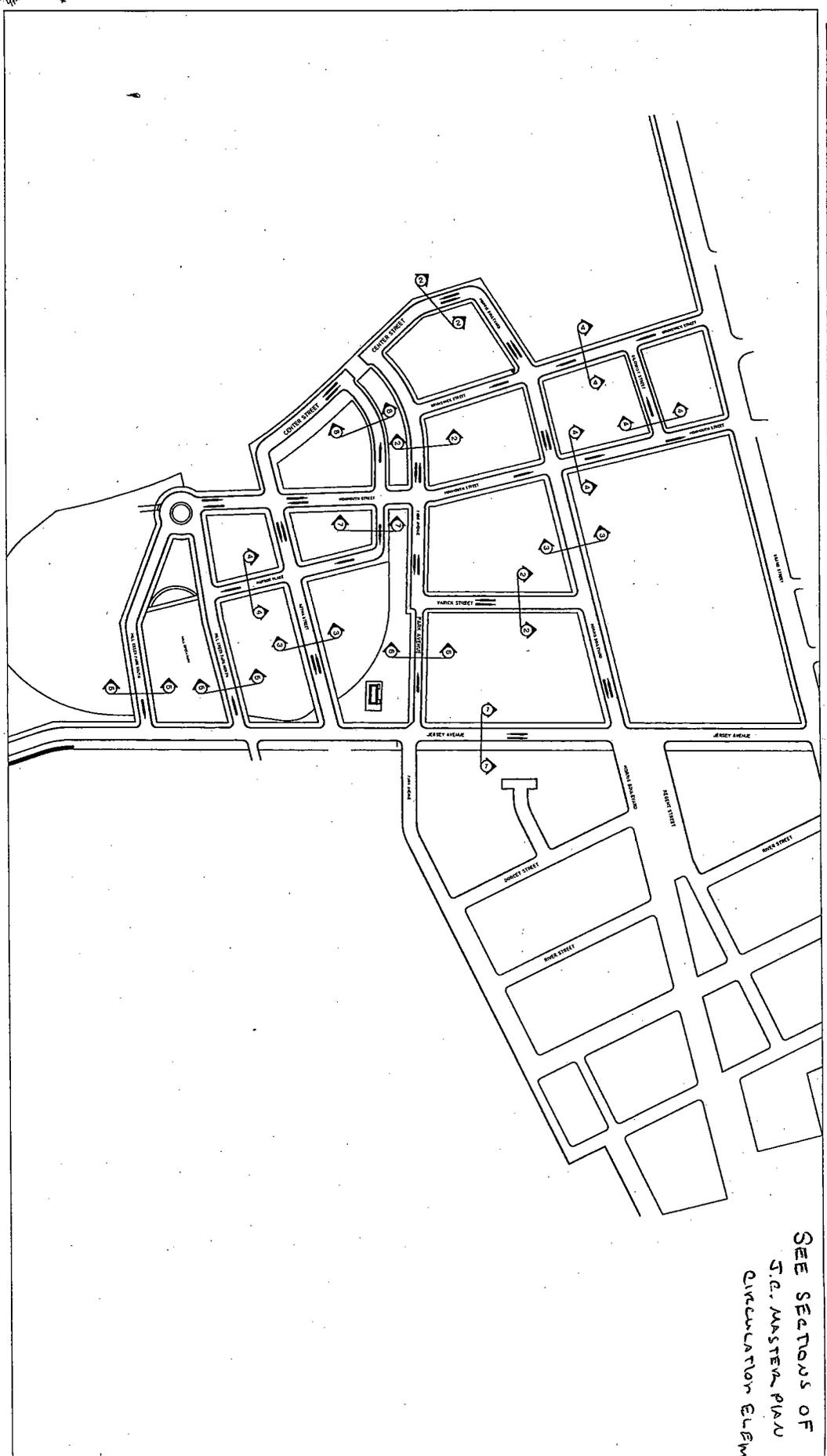
~~** 7 - IF BLOCK IS DEVELOPED AS A MUNICIPAL PARKING GARAGE THE MAXIMUM HEIGHT SHALL BE ???.~~

GRAND JERSEY

scale: 1"=300'



GRAND JERSEY



SEE SECTIONS OF
S.C. MASTER PLAN
CIRCULATION ELEMENTS.

THOROUGHFARE SECTION REFERENCE

City Clerk File No. Ord. 11-033

Agenda No. 3.F 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 11-033

TITLE:

**CALENDAR YEAR 2011
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Municipal Council of the City of Jersey City in the County of Hudson finds it advisable and necessary to increase its CY 2011 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Municipal Council hereby determines that a 1.5 % increase in the budget for said year, amounting to \$ 5,039,723 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Municipal Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Municipal Council of the City of Jersey City, in the County of Hudson, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2011 budget year, the final appropriations of the City of Jersey City shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 1.5 %, amounting to \$ 5,039,723, and that the CY 2011 municipal budget for the City of Jersey City be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 11-034

ORDINANCE AMENDING ORDINANCE 09-128 TO AUTHORIZE THE CONVEYANCE OF 90 VIRGINIA AVENUE TO THE JERSEY CITY COMMUNITY HOUSING CORPORATION, A NON PROFIT CORPORATION, FOR THE PURPOSE OF CONSTRUCTING 10 EMERGING MARKET RESIDENTIAL CONDOMINIUM UNITS AND 3 AFFORDABLE HOUSING CONDOMINIUM UNITS

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

WHEREAS, Ordinance 09-128, adopted on January 13, 2010, authorized the transfer of Block 1978, Lot 41.99, also known as 90 Virginia Avenue (Property), from the City of Jersey City (City) to the Jersey City Community Housing Corporation (JCCHC), a non-profit 501(c)3 corporation, whose corporate purpose is to construct residential housing; and

WHEREAS, the conveyance approved by the adoption of Ordinance 09-128 was authorized pursuant to NJSA 40A:12-21(l) of the Local Lands and Buildings Law which allows which allows a municipality to negotiate a sale for nominal consideration to a nonprofit housing corporation for the purpose of constructing housing for low and moderate income persons; and

WHEREAS, pursuant to Ordinance 09-128 JCCHC agreed to construct 14 units of low and moderate income housing with 30 year affordability controls, together with onsite parking; and

WHEREAS, JCCHC, was unable to secure financing for the project because there were insufficient funds available in HOME funds or from the City's Affordable Housing Trust Fund; and

WHEREAS, thereafter, JCCHC proposed to seek alternate financing and reconstitute the project as a CHOICE eligible project; and

WHEREAS, CHOICE is a financing program administered by the New Jersey Housing and Mortgage Finance Agency (HMFA) to develop newly constructed and substantially rehabilitated owner-occupied primary residential housing, and which provides below-market interest rate construction loans for developers and favorable end loan financing for eligible home buyers; and

WHEREAS, pursuant to HMFA's CHOICE Program requirements, 15% of a project's units must be priced and deed restricted for 30 years in accordance with the Uniform Housing Affordability Controls, NJAC 5:80-26.1 et seq.; and

WHEREAS, pursuant to HMFA's CHOICE Program requirements, the balance of the project's units must be priced and deed restricted for 15 years as Emerging Market Units, in accordance with CHOICE Program Rules; and

WHEREAS, JCCHC now proposes to acquire the Property from the City for the sum of \$100,000 and construct 13 condominium units of residential housing, 10 of which shall be Emerging Market units and 3 of which shall be affordable units; and

WHEREAS, pursuant to N.J.S.A. 40A:12-21(j), the City is authorized to convey municipal property for nominal consideration to a nonprofit housing corporation provided the profits from the resale of the property shall be used to acquire and rehabilitate other residential property owned by the City;

WHEREAS, NJSA 40A:12-21 requires title to automatically revert to the City if the property is used for any purpose other than the agreed upon use or if used for any commercial, business, trade or manufacture purpose; and

ORDINANCE AMENDING ORDINANCE 09-128 TO AUTHORIZE THE CONVEYANCE OF 90 VIRGINIA AVENUE TO THE JERSEY CITY COMMUNITY HOUSING CORPORATION, A NON PROFIT CORPORATION, FOR THE PURPOSE OF CONSTRUCTING 10 EMERGING MARKET RESIDENTIAL CONDOMINIUM UNITS AND 3 AFFORDABLE HOUSING CONDOMINIUM UNITS

WHEREAS, JCCHC shall be required to apply any profit from the resale of the units or the Property to the cost of JCCHC's acquiring and rehabilitating other residential property in need of rehabilitation owned by the City; and

WHEREAS, JCCHC shall provide the City with certified financial statements indicating the profit, which shall be subject to audit by the City, and retain the profits in an escrow account for the purpose of JCCHC's acquisition and rehabilitation of other City owned residential property; and

WHEREAS, it is necessary to amend Ordinance 09-128 and the Development Agreement dated February 9, 2010 between the City and JCCHC to include the above amendments.

NOW, THEREFORE BE IT ORDAINED, by the Municipal Council of the City of Jersey City:

- 1) The conveyance of Block 1978, Lot 41.99, also known as 90 Virginia Avenue (Property), from the City of Jersey City (City) to the Jersey City Community Housing Corporation (JCCHC) for the sum of \$100,000, pursuant to NJSA 40A:12-21(j), is hereby approved.
- 2) JCCHC shall construct thirteen (13) condominium units on the Property; 3 of the units shall remain deed restricted as affordable for a period of 30 years pursuant to NJAC 5:80-26.1 et seq. and 10 of the units shall be deed restricted as emerging market units for a period of 15 years pursuant to NJAC ; CHOICE Program Rules.
- 3) JCCHC shall be required to apply any profit from the resale of the units or the Property to the cost of JCCHC's acquiring and rehabilitating other residential property in need of rehabilitation owned by the City.
- 4) The Deed shall contain appropriate restrictions limiting its use to affordable housing, emerging market housing and to accord with NJSA 40A:12-21.
- 5) The Mayor or Business Administrator is authorized to execute an Amended and Restated Development Agreement, in substantially the form attached here, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary and any other documents appropriate or necessary to effectuate the purposes of the within ordinance.
 - A. All ordinances, specifically Ordinance 09- 128, 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 fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This ordinance shall take effect in the manner as prescribed by law.
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorizing 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, the order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

RR
3/04/11

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required
Not Required

City Clerk File No. _____ Ord. 11-035

Agenda No. _____ 3.H. _____ 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 11-035

TITLE:

ORDINANCE AUTHORIZING THE CONVEYANCE OF 242 BERGEN AVENUE TO JERSEY CITY EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION, A NON PROFIT CORPORATION, FOR THE PURPOSE OF CONSTRUCTING 12 UNITS OF AFFORDABLE RENTAL HOUSING

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

WHEREAS, the City of Jersey City (City) is the owner of certain property shown on the Tax Assessor's Map as Block 1986, Lot 3.A, more commonly known by the street address of 242 Bergen Avenue (Property), and more particularly described in the survey and metes and bounds attached hereto as Exhibit A; and

WHEREAS, Jersey City Episcopal Community Development Corporation (JCECDC) is a non-profit housing corporation organized pursuant to N.J.S.A. 55:16-1 et seq., whose corporate purpose is to construct housing for low and moderate income persons or families; and

WHEREAS, pursuant to N.J.S.A. 40A:12-21(l) of the Local Lands and Buildings Law, a municipality is authorized to negotiate a sale for nominal consideration of property it owns but is not needed for a municipal purpose, to a nonprofit housing corporation for the purpose of constructing housing for low and moderate income persons or families; provided it is used strictly for that purpose and is not used for any commercial, business, trade or manufacturing purpose; and

WHEREAS, in addition, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325, a municipality is authorized to convey by private sale to a nonprofit entity provided there is a contractual guarantee that the housing will remain affordable to low and moderate income households for a period of at least 30 years; and

WHEREAS, JCECDC proposes to construct 12 rental units of low and moderate income housing which shall be deed restricted for 30 years in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq.; and

WHEREAS, JCECDC proposes to acquire the Property from the City for the sum of \$110,000; and

WHEREAS, N.J.S.A. 40A:12-21 requires title to automatically revert to the City if the Property is used for any purpose other than the agreed upon use or if the Property is used for any commercial, business, trade or manufacturing purpose; and

WHEREAS, it is in the best interests of the City to authorize the conveyance of the Property to JCECDC pursuant to N.J.S.A. 40A:12-21(l), subject to the execution of a Developer's Agreement that contains at a minimum all of the above terms and conditions.

NOW, THEREFORE BE IT ORDAINED, by the Municipal Council of the City of Jersey City:

1) The conveyance for the sum of \$110,000 of property shown on the Tax Assessor's Map as Block 1986, Lot 3.A, more commonly known by the street address of 242 Bergen Avenue, and

more particularly described in the survey and metes and bounds attached hereto as Exhibit A, to Jersey City Episcopal Community Development Corporation (JCECDC), a non-profit housing corporation organized pursuant to N.J.S.A. 55:16-1 et seq., is hereby approved pursuant to N.J.S.A. 40A:12-21(l).

2) JCECDC shall construct 12 rental units of low and moderate income housing which shall be deed restricted for 30 years in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq.

3) The Mayor or Business Administrator is authorized to execute a Developer's Agreement in substantially the form attached hereto, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary, and a Deed and any other documents appropriate or necessary to effectuate the purposes of the within ordinance.

4) As required by N.J.S.A. 40A:12-21(l), the Deed shall contain appropriate restrictions, including an automatic reverter of title in the event the property is not used for affordable housing in accordance with the Developer's Agreement, or is used for any commercial, business, trade or manufacturing purpose.

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 fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

C. This ordinance shall take effect in the manner as prescribed by law.

D. The City Clerk and the Corporation Counsel be and they are hereby authorizing 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, the order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

3-3-11

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required