

Garfield Avenue REDEVELOPMENT PLAN

ADOPTED MAY 13, 2015 – ORDINANCE 15.050



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INTRODUCTION

On April 22, 2015 the Jersey City Municipal Council determined, by Resolution # 15-266, the *Garfield Avenue Study Area* to be a non-condemnation "area in need of redevelopment," pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.).

The purpose of the Garfield Avenue Redevelopment Plan is to encourage and facilitate the development of underutilized, abandoned, and neglected properties.

The Jersey City Master Plan lists several specific objectives and recommended actions which guide the standards and requirements for this plan. These include:

- *Acknowledge distinct characteristics of residential neighborhoods through design standards. The scale of new development should be consistent with the neighborhood.*
- *Encourage adaptive reuse of obsolete buildings, especially industrial facilities.*
- *Promote the creation of incubator space*

The Garfield Avenue Redevelopment Plan Area is approximately 5.2 acres located in the Bergen-Lafayette neighborhood of Jersey City, relatively adjacent to the New Jersey Turnpike exit 14B. The area straddles Garfield Avenue and is bounded by Arlington Avenue, Wilkinson Avenue, the mid-block lot lines between Marcus Street and Bayview Avenue, and a paper street called Commercial Street. There are 17 tax lots included in the Area. The Area, though adjacent to residential uses and zoned R-1 (one- and two-family residential), is a mix of warehousing, light industrial, service and commercial uses.

I. BOUNDARY DESCRIPTION

A map of the boundary, entitled, *Map 1: Boundary Map*, dated December 12, 2014, is attached and shall govern the boundaries of this redevelopment plan.

II. REDEVELOPMENT PLAN OBJECTIVES

This Redevelopment Plan is intended to compliment and rejuvenate the Garfield Avenue blocks and underutilized buildings therein. The Redevelopment Plan provides for mixed use and residential development.

Renewal activities for the Garfield Avenue Redevelopment Plan Area will be undertaken in conformity with, and will be designed to meet, the following objectives of the Redevelopment Plan:

- A. No acquisition of private property.
- B. Encouragement of the rehabilitation and adaptation of underutilized, vacated, deteriorated and obsolete structures including unused industrial buildings, which, in their current state, adversely affect the feasibility of amenable neighborhood physical change and further development of an emerging area.
- C. Provision of land in parcels of sufficient size and configuration so as to permit economic redevelopment.
- D. Provision of site improvements for the beautification of the Garfield Avenue Redevelopment Plan Area and surrounding neighborhoods.

- E. Provide for redevelopment without public acquisition or relocation of residents and business concerns.
- F. Coordinate redevelopment activities to provide a uniform and consistent attack on blighted, dilapidated, and obsolete structures within the Area.

III. GENERAL ADMINISTRATIVE PROVISIONS

- A. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed thereto.
- B. There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color, age, gender, marital status or national origin. No lease, conveyance or other instrument shall be executed by a developer or any of his successors or assignees, whereby land within the project area is restricted upon the basis of race, creed, color, age, gender, marital status or national origin in the sale, lease, use or occupancy thereof.
- C. No building or structure shall be constructed over public rights-of-way or easements without the written approval of the Municipal Engineer and site plan approval by the Planning Board.
- D. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the project shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval, so that compliance of such plans with the redevelopment objectives can be determined.
- E. No use or reuse shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, 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. Roasting operations involving food products are recognized as producing some fumes and smoke. Such operations shall not be prohibited if the applicant can show such to comply with commonly accepted health and emissions standards for such operations.
- F. No junked motor vehicles or parts thereof shall be permitted to be stored on the premises of any service station.
- G. All residential redevelopment proposals and construction plans shall meet or exceed applicable F.H.A. and/or H.F.A. minimum room size requirements prior to Board approval.
- H. 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 original date of approval of this plan by the Jersey City Municipal Council, provided however that any development or redevelopment projects that are commenced and/or completed within said forty (40) year period shall be deemed to comply with all applicable laws, as long as they comply with the provisions of this Redevelopment Plan.
- I. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.

As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.

- J. All utility distribution lines and utility service connections from such lines to the project areas' individual uses shall be located underground.
- K. No use or reuse shall be permitted, which, when conducted under proper safeguards, will produce corrosive, toxic or noxious fume, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration (60 decibels), or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- L. All residential redevelopment proposals and construction plans shall meet or exceed applicable FHA minimum room size requirements prior to approval by the Planning Board.
- M. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this plan and the Land Development Ordinance (LDO) of Jersey City.
- N. Upon demolition of existing structures, the site shall be graded and planted or sodded, with a durable dust free surface in the interim period prior to construction of new buildings.

IV. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Garfield Avenue Redevelopment Plan Area through redevelopment action, including the adaptive reuse of existing structures and complementary development on remaining un- and underdeveloped sites.

V. TRAFFIC CIRCULATION OBJECTIVES AND GUIDELINES

- A. Parking and service access should be separated from Garfield Avenue to the greatest extent possible. Access areas shall be clearly designated and designed so as to avoid the backing in and out of vehicles onto the street ROW.
- B. Sight triangle areas at all intersections shall be kept clear of plantings and structures by limiting heights to a maximum of thirty (30) inches.
- C. The pedestrian circulation system shall be integrated with the roadway circulation network and shall encourage safe and improved pedestrian circulation through the following:
 - 1. The focus of the streetscape improvements along primary pedestrian corridors;
 - 2. Encourage design features, materials and activities at the street level which create an attractive and interesting pedestrian environment;
 - 3. Insure the safety of pedestrians by providing adequate sidewalk space and clearly defined pedestrian crossings;
 - 4. Direct new development to minimize pedestrian and traffic conflicts.
- D. All sidewalks and pathways must be designed to provide ease of access for the physically disabled. Access ramps shall be conveniently placed and sloped at a maximum of 8.5 percent to provide easy connection to streets and sidewalks. Design standards shall meet, at a minimum,

barrier free design regulations as specified in the Uniform Construction Code.

VI. INTERIM USES

Interim uses may be established, subject to agreement between the developer(s) and the Planning Board that such use will not have an adverse affect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board which may establish an interim use period of up to three (3) years in duration. Additional renewals of an interim use may be granted by the Planning Board.

VII. DEVIATIONS

The Planning Board may grant deviations from the regulations contained within this redevelopment plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, or by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this redevelopment plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this redevelopment plan would be advanced by a deviation from the strict requirements of this plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of this redevelopment plan.

Notice, pursuant to NJSA 40:55D-12.a. and b., shall be given by an applicant seeking such relief.

VIII. SPECIFIC LAND USE PROVISIONS

This redevelopment plan authorizes the planning Board to identify, review, and approve the site improvements and building improvements, including the façade design of all buildings within the redevelopment plan area.

- A. Adaptive Reuse District
 - 1. Permitted Uses
 - a. Residential
 - b. Work/Live Artist Studios
 - c. Artist Studio Workspace
 - d. Restaurants, category one and two
 - e. Retail
 - f. Business Incubators
 - g. Community Center
 - h. Daycare center
 - i. Adult Daycare center
 - j. Senior Housing
 - k. Assisted Living Residence
 - l. Long Term Care facilities

- m. Combinations of the above
- 2. Accessory Uses - customarily associated with, subordinate and incidental to the principal use, and located on the same lot:
 - a. Garage on-Site/off-street Parking & Loading Facilities
 - b. Fences & Walls
 - c. Signs
 - d. Recreation rooms, exercise rooms, resident meeting rooms, roof top recreation areas, and other similar rooms and facilities for the use of building residents.
- 3. Area Yard, and Bulk Requirements
 - a. The adaptive re-use of these properties shall exempt the area, yard and bulk requirements, provided that the coverage is not increased by more than 5%
 - b. Height – vertical additions are permitted, provided that the height is not increased by more than two stories or a total height of 60 feet, whichever is less. Vertical additions must be set back from the existing façade a minimum of twenty feet (20’).
- 4. Parking
 - a. Parking shall be provided to the greatest extent practicable considering the constraints of each site and prioritizing the preservation of the existing structures. The Board shall consider each application and determine if the parking proposed is appropriate. It may be necessary for the applicant to convert a portion of the existing building into a parking garage.

B. Residential District

- 1. Permitted Use:
 - a. Multi-family Residential.
- 2. Accessory Uses - customarily associated with, subordinate and incidental to the principal use, and located on the same lot:
 - a. Off-street Parking.
 - b. Fences and walls.
 - c. Home Occupations.
 - d. Signs.
 - e. Recreation rooms, exercise rooms, resident meeting rooms, roof top recreation areas, and other similar rooms and facilities for the use of building residents.
- 3. Area, Yard and Bulk Requirements
 - a. All existing lots at the time of adoption of this plan are conforming but may not be reduced in size. The creation of flag lots shall be prohibited.
 - b. All lots must have sole frontage on Garfield Avenue. Any lots currently existing that do not have frontage on Garfield Avenue but are in common ownership with a lot fronting on Garfield Avenue must be consolidated.
 - c. Density is not regulated by floor area ratio or units per acre in this zone.

Instead, a "building envelope" is defined.

- d. Subdivisions must conform to the following minimum standards:
 - i. Minimum lot area: 7,500 square feet
 - ii. Minimum lot frontage on Garfield Avenue: 75 feet
 - iii. Minimum lot width: 75 feet
 - iv. Minimum lot depth: 100 feet
- e. Required Front Yard Setback:
 - i. Minimum 5 feet
 - ii. Maximum 10 feet
- f. Required Side Yard Minimum:
 - i. Minimum 5 feet
- g. Minimum Rear Yard:
 - i. 30 feet
- h. Floor-to-ceiling height:
 - i. 9 feet minimum.
- i. Maximum Building Height:
 - i. 5 stories and 55 feet.
- j. Maximum Lot Coverage
 - i. 75%

4. Parking Standards:

- a. Minimum of 1 off-street parking space per dwelling unit
- b. Compliance with requirements in the Off-Street Parking and Loading Requirements section below.
- c. Parking must be provided in an interior garage at or below grade.
- d. Maximum twelve foot (12') driveway and curb cut width
- e. For lots with one hundred feet of street frontage or less, there shall be no more than one vehicular egress point per lot. For lots with 101 feet of frontage or more, there may be one egress point for every hundred feet of frontage or portion thereof.

5. Bonus Provisions - in recognition of the benefits of pedestrian access between Garfield Avenue and the planned Canal Crossing Redevelopment Area, as well as the growing need for affordable housing citywide, the following bonus is offered:

An additional story and 11 feet of height, for a maximum of 6 stories and 66 feet of height are permitted when the following are all provided:

- a. A privately held and maintained 600 square foot pedestrian plaza is developed for 24-hour public use. The Developer and its successors and assigns must agree to maintain and repair the plaza in accordance with a Developer's Agreement entered into with the Planning Board. This plaza must have a minimum of twenty (20) feet of linear frontage along Garfield Avenue.
- b. A privately held and publicly maintained pedestrian extension of Wilkinson Avenue, extending roughly perpendicularly from Garfield Avenue to the Canal

Crossing Redevelopment Plan boundary at the paper street known as Commercial Street. This walkway must be a minimum of 8 feet wide, employ barrier free design, and be sufficiently lit for safe passage.

- c. Minimum lot size must meet the standards set forth above.
- d. Minimum sidewalk width along Garfield Avenue must be ten (10) feet.
- e. Affordable housing and workforce housing shall be provided, as follows:
 - i. For every ten (10) residential units constructed, a development shall be obligated to include one unit that is affordable to households of low, moderate, or work force income. In addition, a redeveloper shall be permitted to construct a “bonus” market rate unit for every low, moderate, or work force income unit constructed. The result being that out of every eleven (11) units constructed, one will be an affordable or workforce unit.
 - ii. Affordable housing shall be defined the same as affordable housing that is a part of a fair share plan housing element as approved by Superior Court and/or the Counsel On Affordable Housing (COAH) or the City of Jersey City. Workforce housing shall be defined as housing affordable to households with a gross household income equal to more than eighty percent (80%) but not more than one-hundred and twenty percent (120%) of the median gross household income for households of the same size.
 - iii. Affordable housing requirements may be further defined and obligated as part of a Redevelopment Agreement between the City of Jersey City Redevelopment Agency and a designated redeveloper. Where such a Redevelopment Agreement exists, the affordable housing requirements of that agreement shall take precedent over this section of the Redevelopment Plan.
 - iv. Where a redevelopers agreement does not exist, the mix of low income, moderate income and workforce units, the number of bedrooms and other attributes of the affordable and workforce housing shall be mutually agreeable to the City and the Redeveloper.

C. Signage

- 1. Each commercial use fronting on a public street may be allowed one (1) exterior sign, not to exceed 20 square feet.
- 2. Signage for apartment buildings is limited to a Nameplate or awning identification, not to exceed two (2) square feet.
- 3. Temporary Construction Signs - One sign for each project or development indicating the name of the project or development, general contractor, subcontractor, financing institution and public agency officials (where applicable). The sign area shall not exceed 32 square feet and shall be attached (where there is an existing structure) or freestanding (where there is new construction).
- 4. Sign Standards
 - a. All signs shall be mounted flush to the face of the building.

- b. No sign shall be animated or flashing.
- c. Roof signs, billboards and signboards are prohibited.
- d. Window signs are prohibited above the ground floor level and shall not exceed 20 percent of the window surface to which the display appears.
- e. Freestanding signs, except for those indicating direction, transportation, circulation and street parking are prohibited.
- f. All signs are subject to site plan review.

D. Off-Street Parking and Loading Requirements

1. All required parking spaces must comply with size and aisle standards set forth in the Land Development Ordinance. Parking facilities utilizing automated mechanical parking systems or a valet parking system are exempt from these dimensions; applicants must show that proposed valet parking lots will be functional.
2. Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction of pedestrian walks and thoroughfares. Developers shall demonstrate that sufficient off-street parking and loading will be provided to meet the needs of the proposed use.
3. Parking setback areas shall be adequately landscaped to provide buffer and visual screening.
4. The developer / applicant shall demonstrate that sufficient off-street loading is provided to accommodate the anticipated demands of the building and proposed uses. All loading shall be located off-street; all loading shall be designed to reduce conflicts with pedestrian and other traffic to the greatest extent practical.
5. Interior garage lighting shall utilize only fixtures that will not readily expose the lighting source from view, thereby maintaining a soft illumination of the interior garage space. Individual fixture sources shall not be visible from the exterior. An internal lighting plan prepared by a lighting professional shall be included with any garage application for review and approval
6. Projects are subject to bike parking standards as outlined in the Land Development Ordinance
7. Where indoor parking is proposed in new buildings, the following standards apply:
 - a. Garage level(s) to be screened so as not to give the apparent perception of garage space from street rights-of-way and from adjacent property lines.
 - b. Examples of various acceptable screening and façade treatment techniques which can be utilized include the following:
 - i. Artificial windows of the punched out style utilizing glass or decorative grillwork or a combination of same.
 - ii. Artificial building façade wrapping around the exterior of the garage.
 - iii. Extension of the ground floor or second floor window design to upper floors without the glass, but utilizing the same detailing, design, and window frame color.
 - iv. The addition of cornices, lintels, quoins, and other decorative detailing in addition to all the other façade designs.
 - v. Emphasis of a vertical exterior façade pattern instead of the

horizontal cladding associated with parking garages and their structural members.

IX. DESIGN OBJECTIVES AND REQUIREMENTS

A. Building Design – General

1. Building design shall be guided by the general characteristics of the surrounding properties and the surrounding neighborhoods.
2. All structures within the Redevelopment Plan Area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights-of-way and off-street parking, height and bulk.
3. Buildings should be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside the Redevelopment Plan Area.
4. All major mechanical equipment located on the roof of any building shall be screened from view with materials harmonious with those used in the building's facade. The screening shall not impair the functioning of the equipment.
5. New construction shall be encouraged to provide a top which shall serve to finish the building. Said top may be in the form of a cornice, a parapet, or any other indicator consistent with the design, proportions, materials and character of the building.
6. All electronic communication equipment shall be mounted in such a way that it does not negatively impact the appearance of the building on which it is placed, nor create objectionable views when seen from surrounding buildings.
7. Access by the elderly, physically handicapped and/or disabled shall meet, at a minimum, barrier free design regulations as specified in the Uniform Construction Code.
8. Roofs may contain HVAC equipment, provided however, that the equipment must be enclosed or screened. Constructed screening shall be executed in a matter that is sympathetic with the architecture of the building, and shall not be visible from an elevation of five feet above the sidewalk on the opposite side of the public right-of-way.
9. Chain link fencing shall not be permitted except during construction and for dog run enclosures. If chain link fencing is used for a dog run, it may not exceed 4 feet in height and must be surrounded by thick landscaping a minimum of 3 feet high and 1 foot deep.
10. All utility distribution lines and utility service connections from such lines to the area's individual uses shall be located underground.
11. Roofs shall include open space for building residents. Terraces, decked areas, seating areas, and landscaping should be included.
12. Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving materials, changes in height incorporating stairs or any other indicator shall be incorporated into the main entrance design
13. Required amenities:
 - a. Laundry facilities. A minimum of one (1) washer and dryer for every ten (10) units with a minimum of one (1) washer and dryer on each residential floor must be provided; OR a washer and dryer in each residential unit.
 - b. Bicycle storage in accordance with City standards

B. Building Design – Adaptive Reuse District - Preservation and rehabilitation are the primary objectives of this district’s design controls

1. Existing buildings shall implement rehabilitation that restores the building’s exterior façade to its original profile to the extent possible within reasonable engineering methods and cost. Restoration of original window and door openings is encouraged to the extent feasible.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
5. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.
6. The surface cleaning shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials are strictly forbidden as they destroy the essential water resistant glazing on the exterior of brick and masonry, and scour, scar and obliterate the surface.
7. For new construction as an addition to the existing buildings, the following shall apply:
 - i. Vertical additions shall not be made to replicate the original building in materials or color. Additions shall be primarily of glass and steel with other modern material details. Glazing on additions must be a minimum of 75%.
 - ii. All vertical additions shall incorporate flat roofs
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
9. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

C. Building Design - Residential District - as it pertains to new construction.

1. All facade vents for air conditioning or heating units must be incorporated into the window design such that vent grills and windows appear as a single unit. This is best achieved by lining up vent grills with the vertical or horizontal edge of the adjacent window and matching the window's length or width or using a spandrel panel to fill any voids.
2. Synthetic stucco materials such as EIFS are prohibited.
3. Concrete block may not be used as a primary material on any facade.

4. Cantilevered balconies are prohibited along rights-of-way.
5. Use of chain link fencing, razor wire, barbed wire, or other similar security devices is expressly prohibited. Chain link fencing may be temporarily utilized during construction only.
6. All landscaping must be curbed by a concrete, brick, metal, or stone curb measuring a minimum of 6 inches in height and 4 inches in width surrounding all landscaped areas, except for rear yard areas.
7. All buildings must be designed to have attractive street frontages with quality materials.
8. Flat roofs are required.

X. LANDSCAPING AND LIGHTING

- A. Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, or loading space. The developers' plan shall include plans for landscaping indicating the location, size and quantity of the various species to be used. Areas reserved for future development shall, as a minimum, be seeded with Perennial Rye Grass, or equivalent.
- B. Greenspace (trees, shrubs, flowers, etc.) shall be used as buffers and to accent entrances, arcades and sidewalks.
- C. In cases where, because of topographic issues and/or preexisting building conditions, garage parking is partially below grade and unable to be "wrapped" with ground floor retail, it is required that the perimeter landscaping be planted in a raised planting bed. This planting bed must be approximately 30" high with a seating wall of brick/masonry construction that complements the design of the building. Plantings in this bed must be a thick shrubbery variety a minimum of 3 feet high from the top of the wall.
- D. All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of three (3) feet high and shall be planted, balled and burlapped, as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board.
- E. Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
- F. Underground watering facilities shall be encouraged for all landscaped areas.
- G. Trees and shrubs shall be planted along curblines of streets at a maximum of 40 feet centers or in groupings in a regular pattern to further enhance the aesthetic quality of the Redevelopment Plan Area.
- H. Parking areas for more than ten (10) vehicles, and all loading areas abutting a street, shall provide a screen planting of dense evergreen not less than three (3) feet high along any street line and along all property lines except those instances where a building intervenes or where the proposed plantings may interfere with site triangles.
- I. Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light off the premises and shall be in accordance with the lighting requirements of the Land Development Ordinance.
- J. Lighting within a site shall sufficiently illuminate all areas, including those areas where buildings are set back or offset to prevent "dark corners".
- K. All lighting sources must be adequately shielded to avoid any glare. The area of illumination shall have a fairly uniform pattern averaging at least 1/2 footcandles.
- L. New lighting fixtures installed as part of site improvements shall be in scale with existing street

hardware and relate to the size of the project.

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

The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-7 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- A. This law requires that a redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:
 1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
 2. Proposed land uses and building requirements in project area.
 3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
 4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
 5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, (c) the State Development and Redevelopment Plan adopted pursuant to the State Planning Act.
 6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households...that are to be removed as a result of the implementation of the redevelopment plan....
 7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of the implementation of the redevelopment plan....
- B. In accordance with the State requirements, the following statements are made:
 1. The proposals of this Plan conform with the general plan for the municipality;
 2. This plan provides an outline for the development of the Garfield Avenue.
 3. No residents are expected to be displaced as a result of the adoption or implementation of this Plan.
 4. No properties are to be acquired, and there is no provision for eminent domain as part of this Plan.
 5. The subject Area is not in proximity to other municipalities. The 2002 Hudson

County Master Plan includes the following:

- a. Objective: Protect existing neighborhoods from incompatible development.
- b. Goals: To provide for the economic re=vitalization of the County's commercial and industrial base.
- c. Action Strategy: Support efforts to revise State building code requirements to permit special residential uses (i.e. artists) to live in industrial buildings

The 2008 Reexamination Report adds the following:

- a. Goals: To promote compact and mixed use development patterns.
 - b. Goals: To encourage redevelopment in areas in need of rehabilitation.
 - c. Goals: To develop a diversified economy to maintain full employment.
 - d. Objectives: Encourage the adaptive reuse of older industrial facilities.
 - e. Objectives: Review on a case-by-case basis conversion of industrial buildings to commercial uses.
6. No housing units are expected to be removed as a result of the adoption or implementation of this plan.
 7. There is no known affordable housing in the Plan Area, and no housing units are identified as to be removed.

XII. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$1,000 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan.

XIII. MAPS

See following pages.

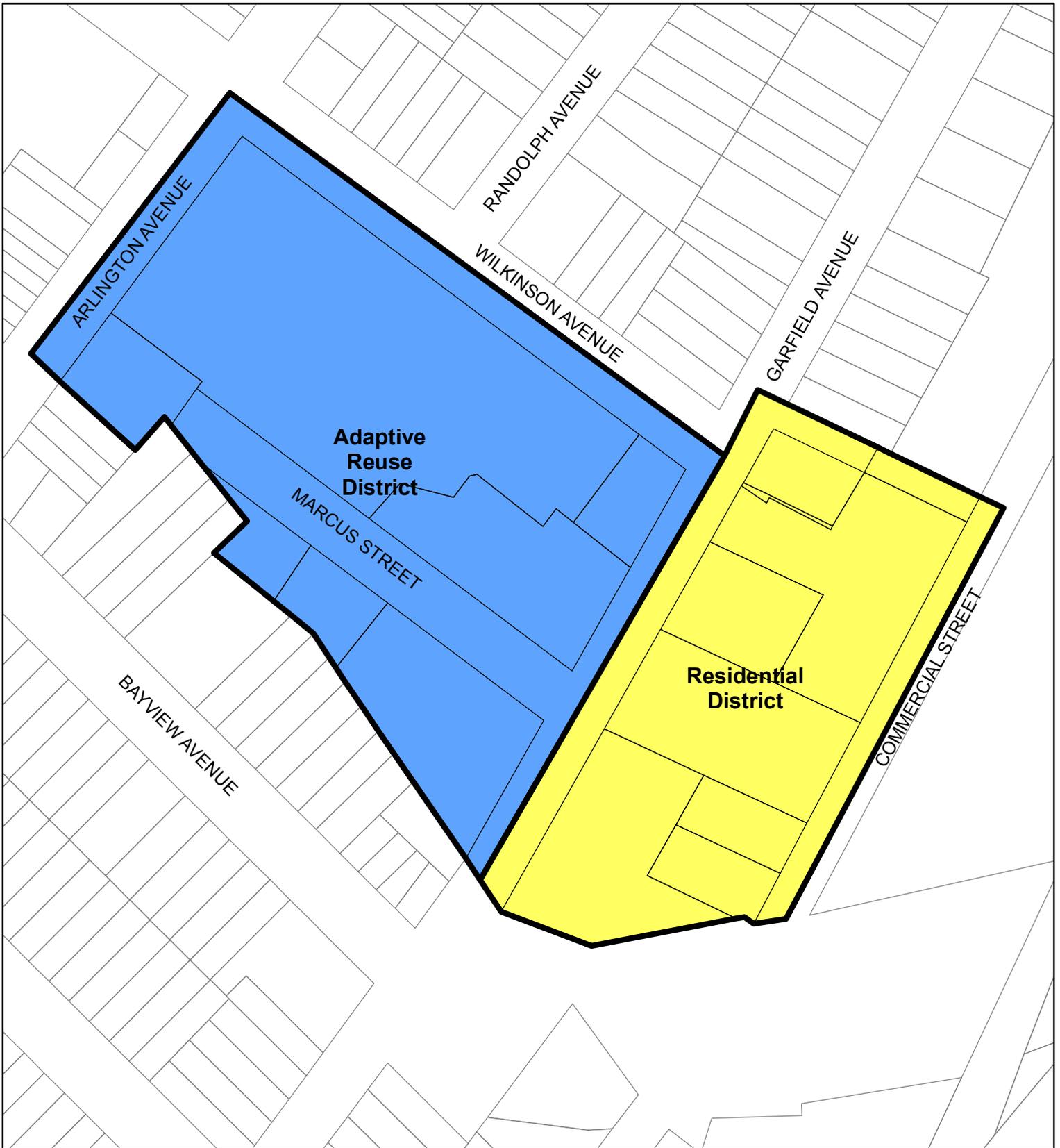


GARFIELD AVENUE REDEVELOPMENT PLAN
MAP 1: BOUNDARY MAP

December 12, 2014



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GARFIELD AVENUE REDEVELOPMENT PLAN

December 12, 2014

MAP 2: LAND USE MAP

- Adaptive Reuse District
- Residential District



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