

Hopkins and Central Avenues Redevelopment Plan

City of Jersey City

**Adopted by Municipal Council
June 18, 2008**

DIVISION OF CITY PLANNING

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Block & Lot Updates October 2, 2012**

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HOPKINS AND CENTRAL AVENUES REDEVELOPMENT PLAN

I. INTRODUCTION

The Hopkins and Central Avenues Redevelopment Area (hereinafter also referred to as the Redevelopment Area or the Area) was determined to be “an area in need of redevelopment”, pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.) by resolution of the Jersey City Municipal Council following a recommendation by the Jersey City Planning Board.

The Redevelopment Area includes the entire east side of Central Avenue between Hopkins and Beacon Avenues extending east approximately 127 feet. The Redevelopment Area itself is characterized by an auto body shop, surface parking lot, and two detached residential structures.

It would now appear to be appropriate for the City to take a more pro-active approach to redevelopment in this Area, in a manner that is more consistent with the mixed residential and commercial uses found in this area.

II. BOUNDARIES

The Hopkins and Central Avenues Redevelopment Area is located in the heights section of Jersey City, two blocks north of the “covered” roadway. The Area is generally located in the northern portion of Jersey City.

The Area consists of the following Tax Blocks and Lots:

Block 5704, Lots 1, 2, 3, 4, and 30

The boundary of the Redevelopment Area is also depicted on Map 1 – Boundary Map.

III. REDEVELOPMENT OBJECTIVES AND REQUIREMENTS OF ANY DEVELOPMENT AND CONSTRUCTION WITHIN THE PLAN AREA

- A. The planning and development of the Redevelopment Area as a residential area with limited ground floor retail along Central Avenue and accessory parking.
- B. To integrate new development within the Area into the surrounding community by encouraging the creation of a viable residential development that will complement the existing residential community.

- C. Encourage the assemblage of lots within the Area in order to create a suitable site for more comprehensive development.
- D. Provide on-site parking, while at the same time recognizing the availability of mass transit in order to take advantage of the Redevelopment Area's proximity to local bus routes and the Journal Square Transportation Center.
- E. The improvement of the pedestrian environment and traffic circulation for the contemplated new development by reducing the number of curb cuts within in the Redevelopment Area, and the provision of new side walks, street trees and other pedestrian amenities within the existing street rights-of-way.

IV. PROPOSED REDEVELOPMENT ACTIONS

These actions are proposed to substantially improve and upgrade the Redevelopment Area through a combination of redevelopment measures that will provide a uniform and consistent attack on blight within the Area by systematically removing blighting influences in an orderly manner and allowing for new construction. These will include but not be limited to:

- A. Acquisition of vacant land, and/or acquisition and demolition of structures, determined to be impediments to sound and comprehensive redevelopment.
- B. The consolidation and/or re-subdivision of land within the Redevelopment Area into suitable parcels for development for the new land uses where necessary.
- C. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Area and adjacent areas.
- D. Construction of new structures and complementary facilities that will complement the land use patterns in the surrounding area.

V. GENERAL ADMINISTRATIVE REQUIREMENTS

The following provisions shall apply to all property located within the Hopkins and Central Avenues Redevelopment Area.

- A. 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; 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 temporary or permanent Building Permit shall be issued for any work associated with (a) through (e) above, without prior site plan review and approval of such work by the Planning Board. Nothing in this section is intended to require site plan review and approval for minor modifications to the interior floor plan, such as the relocation or modification of partition walls, which are commonly done to accommodate new tenancies or during lease renewals.

- B. 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 twenty (20) 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. Approval requirements 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. Final site plan approval for any phase shall not be granted until performance guarantees for site improvements for that phase have been furnished by the redeveloper in accordance with NJSA 40:55D-53
- D. As part of final site plan approval, the Planning Board shall 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. No Certificate of Occupancy (CO) of any type, either permanent or temporary, shall be issued for any construction until performance bonds, in an amount identified by the Planning Board and the City Engineer, have been posted with City.
- F. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan and the Jersey City Land Subdivision Ordinance.
- G.. No development or redevelopment of any parcel in the Redevelopment Area that will result in an increase in wastewater from that parcel shall be permitted unless and until the planned project wastewater piping and systems for the removal of effluent and storm water are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority; and the municipal wastewater piping and systems for the removal of effluent and storm water are certified by the City of Jersey City Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as reasonably determined by the Division of Engineering.
- H. 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 one (1) year renewals of interim uses upon application, review, and approval.

- I. Deviation Clause - 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 adopted pursuant to this 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 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 exceptions or waivers from design standards, 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: (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a non-conforming use, (3) an increase in height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district, (4) an increase in the permitted floor area ratio, (5) an increase in the permitted density.

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.

- L No building shall be constructed over an easement in the Redevelopment Area without site plan review and approval of the Jersey City Planning Board and prior written approval of the Redevelopment Agency and the Division of Engineering.
- K If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

VI. GENERAL DESIGN REQUIREMENTS AND RESTRICTIONS

The following standards and requirements shall apply to all applications, including but not limited to: developments, re-developments, rehabilitation, and or re-use applications within the Redevelopment Plan area:

- A. All utility service connections to utility distribution lines within the Redevelopment Area; and all utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted in sidewalk areas or exterior to the building. 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.
- B. Chain link fencing shall be prohibited within the Redevelopment Area, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- C. No Billboard shall be permitted on any property within the Redevelopment Area.
- D. No signage shall be permitted within the Redevelopment Area, which includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations.
- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way.
- F. Upon demolition of any existing structures, the site shall be graded, planted, sodded, and/or developed, in accordance with this Plan.
- G. All trash dumpsters and/or compactors shall be located within a building. All outdoor storage shall be prohibited.
- H. All buildings within the Redevelopment Area must display the street address of the building such that it is clearly visible from the adjoining street right of way.
- I. In order to facilitate the overall redevelopment of the Hopkins and Central Avenues Redevelopment Area, the surrounding area, and the City of Jersey City in general, all advertising, signage and other promotion of the resulting project, whether undertaken by the City, the Redevelopment Agency, or private developers, shall contain references to the proposed project's location. They all shall clearly state it to be within the City of Jersey City so as to promote the positive external effects for not only the project, but the Redevelopment Area and the City as well.

VII. URBAN DESIGN REQUIREMENTS

A. Building Design Requirements

1. All structures within the Redevelopment 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. Buildings shall be designed to be attractive from all vantage points, such that similar façade materials and detailing are used on all facades.
2. Building entrances shall be oriented toward the street and shall have direct access to public sidewalk.
3. Buildings shall have a clear base, middle and top. Architectural devices, such as providing stringcourses, cornices and sub-cornices, and horizontally differentiating surface treatments, shall be used to achieve the necessary transitions.
4. The windows and glazing of a building are a major element of the building and therefore, they shall be articulated by lintels and sills and they shall be recessed the depth of one brick width. Additionally, they shall contain the following:
 - a. Residential: Windows in residential portions of a building shall be arranged such that the vertical dimension, or height, is greater than the horizontal dimension, or width. However, bay windows, bow windows or other window features may also be incorporated into the façade to provide architectural interest and character, provided that the overall verticality of the structure is not adversely affected. Scattered window facades shall not be allowed. Each façade shall present a unified, rational composition. Corner buildings shall have windows on both street frontages. All frontages shall be treated as a primary façade. The window sill of any residential window sill facing a public street shall not be less than 5 feet above the elevation of the adjoining sidewalk, except where a low fence, a min of 5 feet from the window face, defines the edge of the sidewalk and the private garden area adjacent to the windows.
 - b. Commercial: Windows and glazing on ground floor commercial uses should be broad and expansive providing views into the store and display areas. At least seventy –five (75%) 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 closed, and be of the open grate style.
5. Balconies shall not be located on any façade fronting a public street, although French style balcony structures may be used on upper story windows provided that do not protrude more than eight (8”) inches from the façade. Balconies may be located along the rear façade, but shall not protrude more than four (4) feet from the building façade. In locations where the rear residential façade of the building is located less than twenty (20) feet from the rear lot line, balconies shall not be located below the fourth (4th) floor level.

Railings on all balconies and terraces shall be designed to screen the view onto the balcony. Tubular style fencing or railings shall not be permitted, except on French style balconies. Railings shall be designed utilizing opaque style materials and materials that are compatible with other architectural materials used in the design of the building.

6. EIFS (Exterior Insulating Finishing Systems, artificial stone and artificial brick veneer (“Permastone” & “Brickface”), vinyl, plastic, or other artificial siding or cladding panels materials are prohibited on any building face within this Redevelopment Area. Cementitious hardboard or composite type siding may be used on the rear façade of the building above the ground floor portion of the building, and on a portion of the upper facades facing Hopkins and Beacon Avenues, provided that at least 50% of these upper level facades are comprised of brick and the portions of the façades containing the cementitious siding is set back at least 5 feet from the façade of the base of the building. The front façade of the residential portion of the building fronting onto Central Avenue shall be brick. The base of the building comprising the ground floor portion of the building and rising to the transition to the residential portion of the building shall be constructed of pre-cast masonry on all facades fronting on a public street. The rear façade of the base of the building shall be constructed of brick.
7. All electronic communication equipment, mechanical equipment, generators, HVAC equipment and similar 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 zones. They shall be located interior to the building where ever possible and entirely screened from view from surrounding streets and buildings if located on a rooftop. 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 or complimentary materials as approved by the Planning Board, 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.
8. Cellular antennas / wireless communication antennas and facilities are not permitted within this Redevelopment Area. Reference shall be made to the Wireless Communications section of the Jersey City Land Development Ordinance for appropriate permitted locations for these facilities.
9. All ground level mechanical equipment must be located within the building. No equipment may be located on 1st or second story roof tops except as necessary to ventilate the parking garage. All rooftop equipment must be properly screened in conformance with the requirements of this Redevelopment plan.

B. Streetscape, Landscape, and Lighting Requirements

1. A streetscape plan is required for all projects and shall include proposed sidewalk and curbing materials and treatments, street trees, tree pit grates and/or treatments, and any proposed street furniture, lighting or other features to be provided. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval as part of the site plan application and implemented as part of the construction of the project.
2. Sidewalks and curbs shall be charcoal gray. Tree pits a minimum of 12 sq. ft. in size.
3. Decorative concrete paving materials shall be incorporated into the design and pedestrian scale lighting is required. At a minimum, decorative elements shall be introduced at building entrances at street corners and along the curb line to accent and channel pedestrian flow. There shall be one handicapped ramp on each corner that tapers to the corner radius.
4. All plant material used must be able to withstand the urban environment 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. All landscaping shall be guaranteed for a period of two (2) years. Any landscaping which is not resistant to the urban environment or that dies during this period shall be replaced by the developer or property owner.
5. Street trees shall be planted along all curb lines of streets within the Redevelopment Area at a maximum of 30 feet on center, and be a minimum caliper of 3 ½ inches. Each tree pit shall contain a decorative metal grate and/or decorative paving treatment.
6. All areas not covered by a building, plaza or sidewalk shall be landscaped with trees, shrubs, groundcovers or other appropriate plant material.
8. Lighting within the Redevelopment Area shall sufficiently illuminate all areas to prevent "dark corners". All lighting sources shall be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot-candles.

C. Off-street Parking Design and Loading Requirements

1. Parking shall be internal to the building and be located on the ground level of the proposed building. Ingress and egress to the parking area shall be limited to no more than one ingress and one egress location. Access is prohibited from Central Avenue.
2. The façade of the parking level(s) shall be designed so as to have an attractive, finished appearance compatible with that of the upper levels and/or ground floor commercial components of the building. Each façade, whether or not it fronts on a street, shall be treated as being of equal importance in terms of material selection and architectural design.

3. All window openings in the parking level street facade shall be of the punched style. They shall be consistent with the rhythm of the window openings serving the principal uses within the building. All window openings fronting on Central Avenue shall contain glass panels. The glass tint and/or reflectivity may be different so as to decrease the visibility of the garage use within. In lieu of glass, the openings on other facades may be covered by a hinged solid metal plate/shutter or decorative grill. Where louvers are needed, they shall be placed in the least visible location, and covered with decorative grills sufficient in design and detail to hide the louver from view. Blind windows shall also be required where there is a blank wall feature.
4. In order to preserve the maximum number of on-street parking spaces possible, driveway widths and curb cuts shall be limited to the minimum width and number necessary. Driveway / curb cut widths leading to parking areas should be no more than twelve (12) feet for one way access and no more than twenty (20) feet for two way access.
5. All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep. The placement of a curb up to two (2) feet within the required 18 foot depth of the parking space is permitted, provided that there is adequate area for an automobile occupying the parking space to over-hang said curb a like distance without infringing on required landscaping or pedestrian areas. All aisles shall be a minimum of 22 feet wide. Compact spaces may be provided only with the approval of the Planning Board and shall be a minimum of 8 feet wide by 16 feet deep.
6. Off-street parking and loading areas shall be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.
7. Light fixtures within any parking level shall be screened so as to not be visible from the exterior of the building either from the street or from other surrounding buildings and properties. Identification of the internal fixture and its location must be provided in order for any application to the Planning Board for site plan to be deemed complete.
8. Developers shall demonstrate to the Board's satisfaction that sufficient off-street loading is provided to meet the needs of the proposed uses.
9. Parking provided within the Redevelopment Area shall be for the use of the residents or tenants of the building in which the parking is located.
10. The number of required and/or permitted parking spaces for each use is indicated in Section VIII of this Plan.

D. Signage

1. Permitted Signage:

- a. Each residential building shall display the street address of the building on the front facade or front door of the building such that it is visible from the adjoining street right-of-way.
- b. Each residential building may provide any necessary signage required for proper mail delivery indicating the name(s) of the resident(s) of the building on the mailbox or doorbell, all of which shall be within the lobby of the building. Bundled exterior mailboxes shall be prohibited..
- c. Each major residential building, i.e. buildings on lots of 10,000 square feet or more, may have one (1) exterior sign flush mounted to the façade at the entrance to the building indicating the building’s name, if any, not to exceed twenty (20) square feet.
- d. Home occupations shall have no external signage.
- e. Commercial Uses - Each such use fronting on a public street may be allowed one (1) exterior wall mounted sign not to exceed not to exceed twenty (20) square feet. In addition, each commercial tenant may be permitted one blade sign. Each blade sign shall not exceed a maximum of 10 square feet and shall be externally lit. Blade sign are required to be located on the building facade directly on the sidewalk frontage and shall be placed such that the lowest portion of the sign hangs at least 8 feet above the sidewalk.

2. Additional Signage Regulations and Requirements:

- a. All signs are subject to minor site plan review when not included as part of a major site plan application.
- b. All signs shall be flush mounted and project no more than twelve (12) inches although blade signs may be attached to the first floor façade.
- c. All signs may be attached to the first floor level of the building only.
- d. 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.
- e. Sign Lighting: Signs may be lit from gooseneck fixtures, backlit halo, up-lights. Internally lit signs and sign boxes are prohibited.
- f. Temporary construction and marketing signs shall be permitted subject to the following regulations: Temporary construction and marketing signs shall not exceed thirty –two (32) square feet; no person shall exhibit more than one (1) such sign per property, advertising the name of the building or project, general contractor, subcontractor, financing institution, public agencies and officials, and professional personnel; and such signs shall only be permitted beginning with the issuance of a building permit and terminating with the issuance of a certificate of occupancy for the building or project.

3. Prohibited Signage: The following signs and devices shall not be permitted within the Hopkins and Central Avenues 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. Nothing in this paragraph shall be deemed to prohibit either lamppost mounted seasonal banners or traditional holiday decorations.

VIII. SPECIFIC LAND USE REGULATIONS

The following regulations shall apply within the Redevelopment Area as found in this Plan.

- A. Principal Permitted Uses: Multi-family Residential
- B. Uses incidental and accessory to the principal use, including:
 - 1. Off-street parking, on the ground level of the principal building.
 - 2. Commercial uses, such as retail sales of goods and services and restaurants, restricted to the ground floor.
 - 3. Fences and walls.
 - 4. Other uses customarily associated with and subordinate and incidental to a residential development; such as: meeting rooms, laundry rooms, recreational areas, rooftop amenity areas and other similar facilities.
- C. Maximum Permitted Density – 110 d.u. per acre (Note: that this density may not be achievable given the site constraints of the area)
- D. Maximum Permitted Height –5 stories; 4 residential stories over ~~4~~ 1 level of parking
 - 1. Additional Height Regulations:
 - a. All residential floors above the first (or ground) floor shall have a minimum floor to ceiling height of nine (9) feet. The first (or ground) floor shall have a minimum floor to ceiling height of ten (10) feet.
 - b. Parapets, bulkheads and other roof-top appurtenances may exceed the permitted height within the limitations imposed by the Jersey City Land Development Ordinance. Bulkheads and other rooftop appurtenances shall be located so as to limit their visibility from surrounding public R-O-W's. This shall be achieved through creative disguises within the basic architecture of the building, such that these features do not negatively impact the appearance of the building.
- E. Minimum Lot Size – 15,000 sq. ft.

F. Maximum Permitted Coverage

Building Coverage	95%
Lot Coverage	95%

G. Minimum Setbacks

1. No setback along street frontages for the base of the building
2. Central Avenue runs at an angle across the front of the site. Therefore, the setback of upper story portions of the building may provide setbacks or stepbacks that may vary from zero to fifteen feet. The intention is for the upper story portions of the building to be articulated along this façade in order to provide architectural interest and varying light and shadow patterns
3. The upper story facades of the building fronting onto Beacon and Hopkins Avenue may be constructed at the street line, provided that at least 25% of the linear building frontage above the base level is set back at least 5 feet from the front façade of the base of the building.
4. The rear, or interior, lot line is irregular. Therefore, the building setback may vary along the course of this lot line. Along the southern portion of this lot line, where it jogs closer to Central Avenue, the base of the building may be constructed up to the lot line and the upper portions of the building shall be setback at least 15 feet. Along the more northern portion of this lot line where it is more distant from Central Avenue, the base of the building shall be setback at least 5 feet from the lot line and the upper portions of the building shall be set back 20 from the property line. Balconies may extend up to 4 feet into these required setback areas.

H. Open Space

1. All open areas along the rear property line shall be landscaped with decorative trees, shrubs and ground covers.
2. Terraces / roof decks shall be provided on the roof area over the ground floor parking to provide open space for tenants of the adjoining units.
3. Balconies shall be provided for upper story units along the rear façade as further regulated by Section VII of this Plan.

I. Minimum Parking Requirements – 1.0 parking space per dwelling unit.

IX. ACQUISITION PLAN

All properties within the Redevelopment Area are listed as To Be Acquired.

X. RELOCATION PLAN

It is anticipated that most acquisition within the Redevelopment Area will be conducted by private means, thereby reducing the amount of necessary relocation. However, should

relocation of persons or businesses become necessary, the process of relocating the affected persons and businesses will receive the careful attention of local officials and the Jersey City Redevelopment Agency, and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.

XI. CIRCULATION PLAN

All streets and rights of way within the redevelopment area shall remain open to the public. No modification of the street configuration or rights of way is permitted, however, re-construction and street and sidewalk replacement may be required.

All streets should provide on street parking on both sides of the street unless restricted by local ordinance. After construction is complete, all R-O-W's adjacent to the project needing street opening as a result of this project shall be re-surfaced to meet City Engineering specifications.

XII. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- C. The Plan has given proposed land uses and building requirements for the Redevelopment Area.
- D. The Acquisition Plan (Section IX), which is a part of this Plan, indicates all property to be acquired as a result of this Plan.
- E. The Plan is in general compliance with the Master Plan of the County of Hudson. The Hudson County Master Plan encourages "the redevelopment process to target specific neighborhoods for development assistance" as well as encouraging "municipalities to use creative planning tools such as redevelopment, special improvement districts (SID's) and urban enterprise zones to promote their goals and objectives."

The Plan is not contrary to the goals and objectives of the Jersey City Master Plan. The Master Plan states that residential neighborhoods should be protected and preserved from the intrusion of non-residential uses. Additionally, the Master Plan encourages residential uses over commercial uses in this area.

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 redevelop urban land.

- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not

addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

XIII. PROCEDURE FOR AMENDING THE PLAN

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of one thousand dollars (\$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. If there is a designated developer, as provided for under NJSA 40A: 12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all costs.

- B. No amendment to this Plan shall be approved without the review and recommendation of the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.


XV
MAPS




**HOPKINS AND CENTRAL AVENUES REDEVELOPMENT AREA
BLOCK 569 LOTS 12A, 12B, 75, 76, 77, and 78A**

MAP 1: BOUNDARY MAP

LEGEND

 BOUNDARY

 North

Not to Scale