

# **School No. 2**

# **Redevelopment Plan**

**DIVISION OF CITY PLANNING**  
**Adopted September 18, 1984**  
**Amended November 25, 2008 – Ord. 08-157**  
**Block & Lot Updates August 6, 2012**  
**Amended September 13, 2012 – Ord. 12-112**

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**I. BOUNDARIES**

The School No. 2 Redevelopment Area consists of 3 Tax Lots found on one Tax Block.

Block	Lots
11302	3, 3.01, 4

The boundary of the Redevelopment Plan Area is also depicted on Map 1. In the event of a discrepancy between lots listed in the chart and the Map, the Map takes precedence.

**II. REDEVELOPMENT PLAN GOALS & OBJECTIVES**

Redevelopment activities in the School No. 2 Redevelopment Plan Area (hereinafter “the Area”) will be undertaken in conformity with, and will be designed to meet, the following goals and objectives:

- A. To eliminate existing blighting influences on the surrounding neighborhood through the comprehensive rehabilitation of the School No. 2 and its adjacent grounds.
- B. To preserve the existing fabric of the school building to the maximum feasible extent, paying particular attention to the Erie Street façade.
- C. To provide redevelopment opportunities for the Area that will be in concert with the surrounding residential neighborhood.
- D. To strengthen the Harsimus Cove Historic District by allowing an additional historic building to be added to the neighborhood’s set of assets.
- E. To provide housing opportunities without displacement of existing residents as the Area is devoid of residents.
- F. To add new ratable to the City’s tax base where properties are currently tax exempt.

**III. DESIGN OBJECTIVES**

It is mandatory that redevelopment activities conform to the following design requirements:

- A. Additional construction increasing the size of the school’s footprint shall not exceed three (3%) percent of the existing footprint, and this additional

area may not front on Erie Street nor contain any uses other than service and utility related uses.

- B. A rooftop garden/sitting area is permitted on top of the school building provided it be set back ten (10) feet from any roof edge, and not visible from a public right of way.
- C. Existing windows and doors shall be preserved wherever possible. There shall be no change to the size or rhythm of the windows on the Erie Street façade. New windows and doors may be installed but they shall be consistent with the historic character of the building. Lower level windows may be secured by solid tubular steel grills, which also must be consistent with the historic character. All such grills must be painted black.
- D. The only acceptable method for cleaning the exterior of the school is high-pressure water bath. The use of abrasives is strictly forbidden.
- E. Parking areas must be surrounded by a solid tubular steel fence, five (5) feet high, where such areas abut a street line. An automatic rolling gate shall be installed to provide secure access to such areas. All fencing and gates shall be painted black. Landscaping shall be provided for such areas at a rate of ten percent (10%) of the paved area. The use of the public sidewalk area for the street tree planting in lieu of landscaping will be considered by the Planning Board in site plan approval. Any such trees must be a minimum of three and one-half (3 ½) inches in caliper and will be allowed to reduce the landscaping requirement by ten percent (10%) per tree. (i.e.: 5 trees yields a 50% reduction of the 10% requirement, down to 5%.)
- F. Lighting within the Area shall be provided so that all areas are sufficiently illuminated from dusk till dawn. The site shall be illuminated so that an average of one half (0.5) foot candles covers the overall site. No area shall fall below three tenths (0.3) foot candles. Adjoining properties shall not experience any direct glare from such lighting. All such lighting must be wired to automatic timers or photo-sensitive switches.
- G. All exterior design elements will be subject to site plan review of the Jersey City Planning Board within review will follow the review of the Jersey City Historic Preservation Commission. The Historic Commission shall recommend appropriate action of the Planning Board. In all cases the Planning Board retains final site plan approval authority.

#### **IV. SPECIFIC REQUIREMENTS**

##### **A. Submission of Redevelopment Proposals**

Prior to commencement of construction, architectural drawings and site plans with detailed specifications 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 requirements and 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. Final Site Plan approval for any phase shall entitle an applicant to building permits.

As part of any Final 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.

Any subdivision of lots, parcels of land, or other real property within the Area shall be in accordance with the requirements of this plan and the land subdivision ordinance of the City of Jersey City.

##### **B. 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, gender, color, or national origin.

##### **C. Off Street Parking**

All off street parking areas shall be paved. Stalls shall be nine (9) feet by eighteen (18) feet. Minimum aisle width shall be 22 feet. Poured-in-place concrete curbing shall surround all parking and landscaped areas. An overhang of two (2) feet shall be allowed in computing stall depths. Adequate storm water drainage will be required for all parking areas. The requirements of the Jersey City Department of Engineering shall be taken into consideration by the Planning Board for site plan review. Lighting for all parking areas shall be provided.

##### **D. Refuse Storage & Collection**

Adequate facilities for storage of refuse shall be indicated on site plan. The method of collection shall also be indicated on said plan. All such storage areas must be screened. The use of solid brick walls is encouraged.

- E. Landscaping  
While it is acknowledged that there is very little available open space for landscaping, the suggestions of the Landscape Architecture Unit of the City's Division of Urban Research & Design shall be given great weight by the Planning Board in its review for approvals. All landscaped areas and trees shall be maintained by the redeveloper or the property owner(s).
- F. Interim Uses  
Interim uses may be established, subject to agreement by the developers with the Planning Board, that such uses will not have an adverse effect upon existing or contemplated development during the interim use period. Such interim use period may not exceed three (3) one year periods.
- G. Duration of Plan's Effect  
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 forth (40) years from the date of approval of this plan by the City Council of the City of Jersey City.

**V. 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. This Redevelopment Plan contains provisions necessary to fulfill statutory requirements of the City of Jersey City.
- C. The Redevelopment Plan proposes to attain identifiable local objectives as to appropriate land use, density of population, improved public utilities, traffic circulation, recreational and community improvements, and other public renovations.
- D. It should be noted that the Area contains no existing residents or businesses. It is entirely vacant. Therefore no relocation is necessary.
- E. The Planning Board may grant deviations from regulations contained within this Plan where, 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 his 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 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 not a permitted 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-23.a & b.

## **VI. LAND USE PLAN**

### **A. Permitted Principal Uses**

- 1) Residential
- 2) The cellar of the School 2 building may be used for storage, community meeting space, or building amenity space.

### **B. Accessory Uses**

- 1) Parking areas

### **C. Conditional Uses**

- 1) None

### **D. Intensity of Development**

- 1) Maximum development shall not exceed 30 residential units

### **E. Parking**

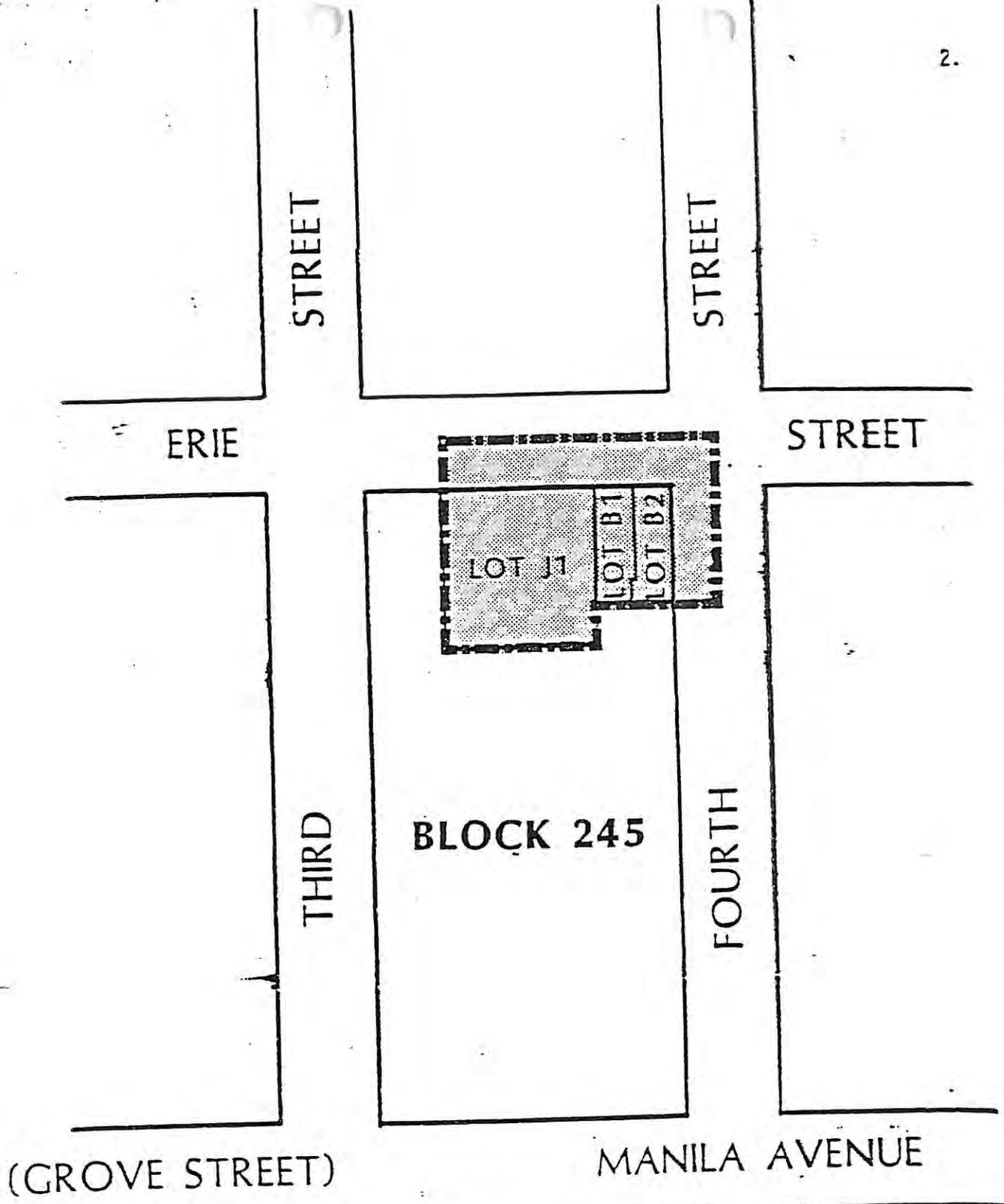
- 1) A maximum of ten (10) parking spaces must be provided

## **VII. PROCEDURE FOR AMENDING THIS PLAN**

This redevelopment plan may be amended from time to time upon compliance with the requirements of law. A fee of \$500 plus all costs of copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan.

**VIII. VALIDITY OF ORDINANCE**

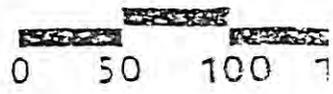
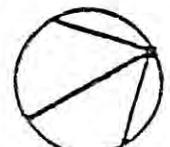
If any section, paragraph, division, subdivision, clause or provision of this plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and remainder of this plan shall be deemed valid and effective.

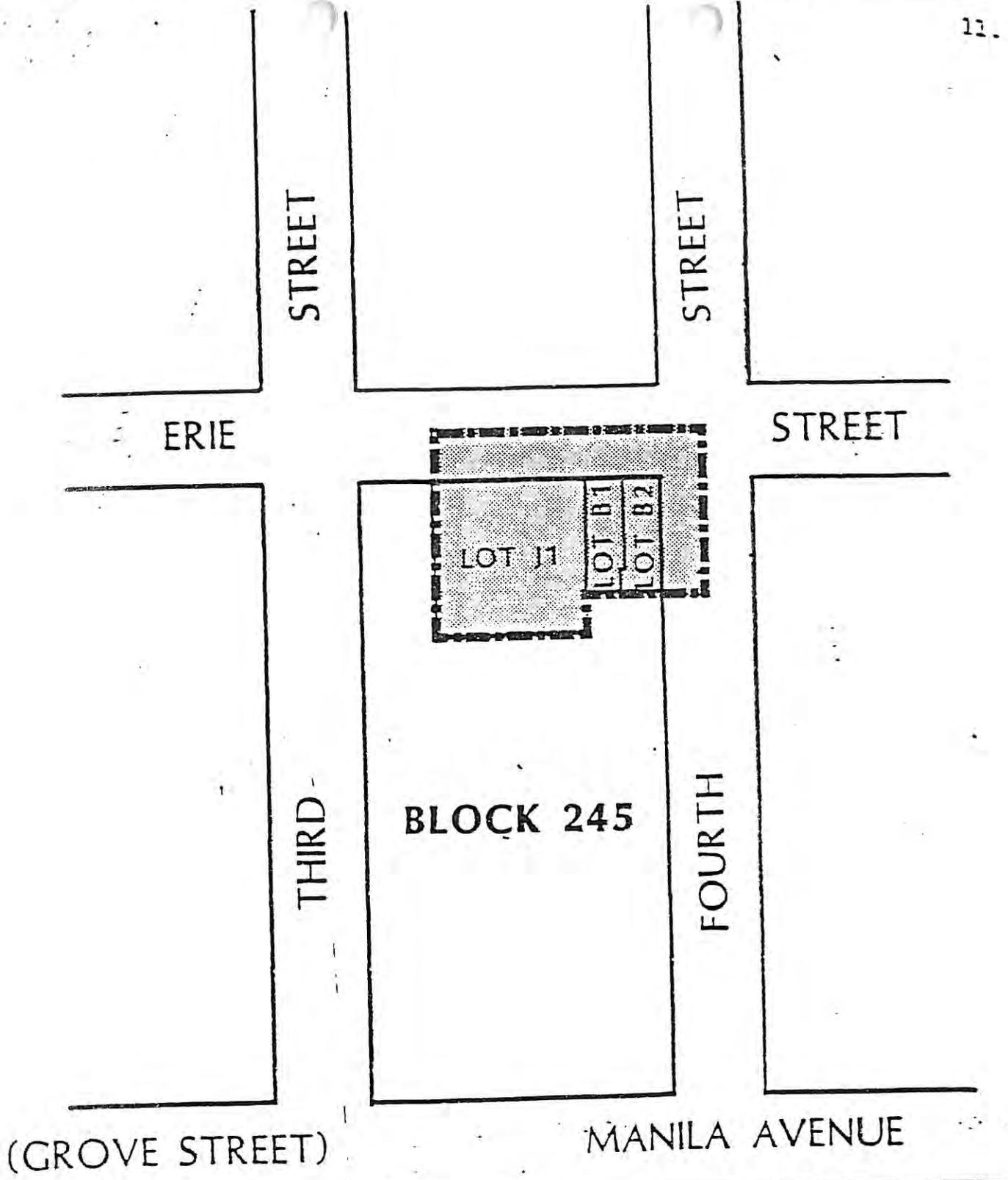


**LEGEND**

 REDEVELOPMENT AREA

**BOUNDARY MAP  
MAP #1  
SCHOOL NO. 2  
STUDY AREA**

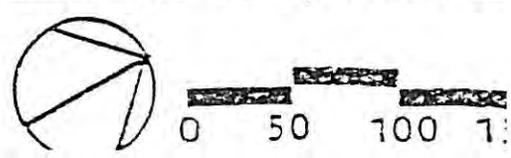


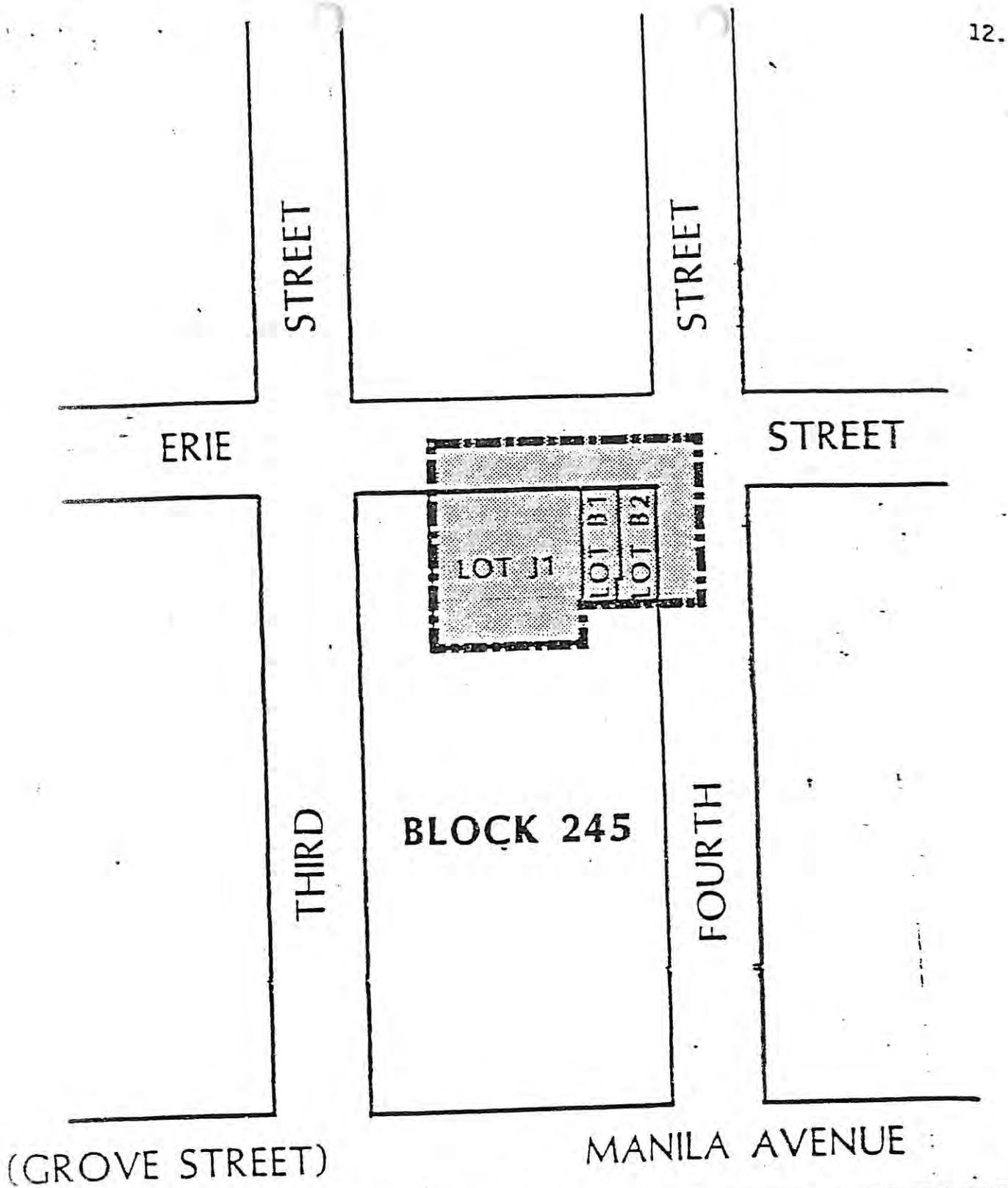


**LEGEND**

 SCHOOL NO. 2  
 REDEVELOPMENT  
 AREA

**LAND USE**  
**MAP #2**  
**SCHOOL NO. 2**  
**STUDY AREA**

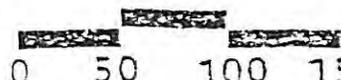
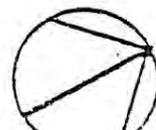


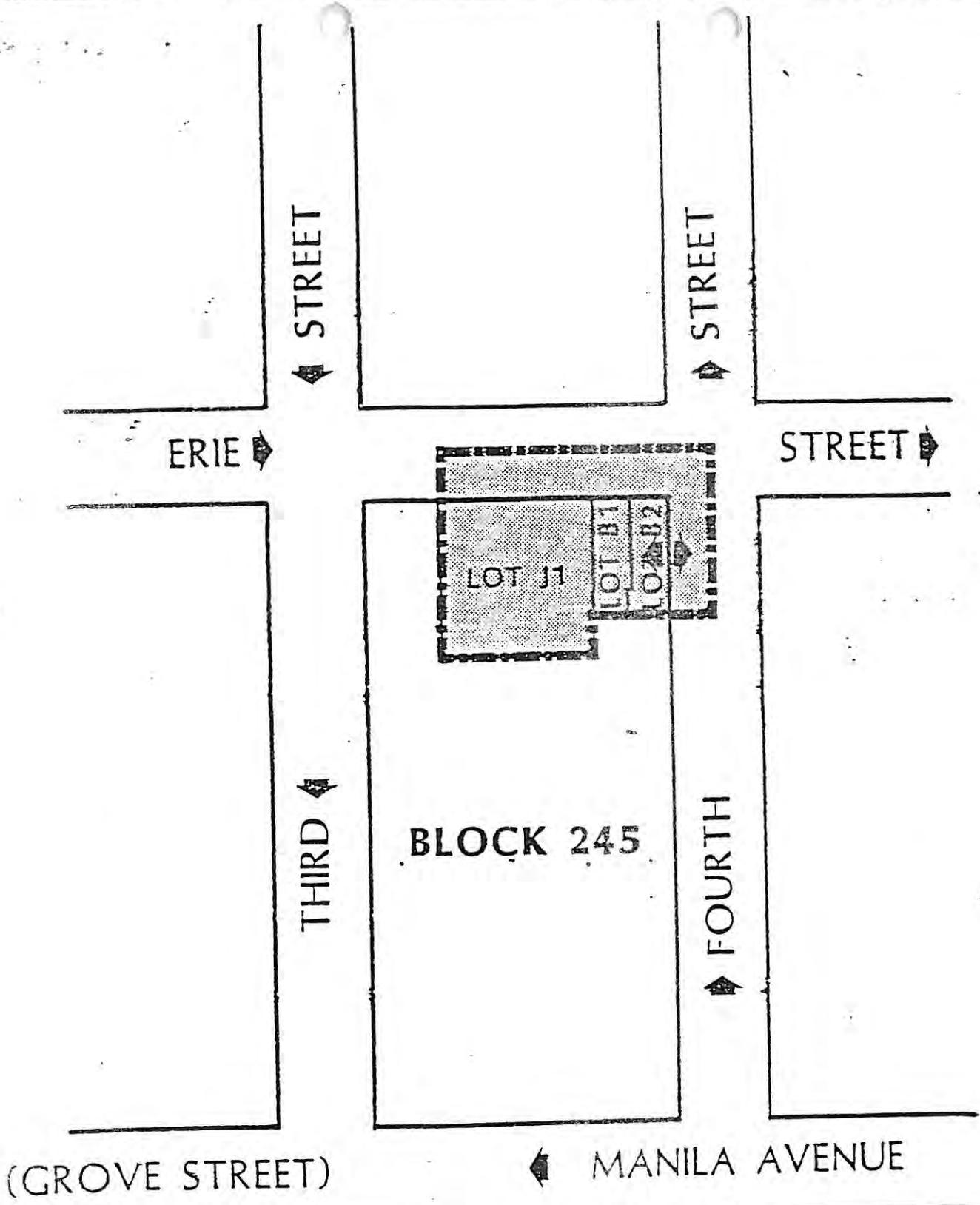


**LEGEND**

 TO BE ACQUIRED

**ACQUISITION  
MAP #3  
SCHOOL NO. 2  
STUDY AREA**





LEGEND

-  TWO WAY (VEHICULAR TRAFFIC)
-  ONE WAY (VEHICULAR TRAFFIC)

**CIRCULATION  
MAP # 4  
SCHOOL NO. 2  
STUDY AREA**

