

Proposed Amendments to the Jersey Avenue Park Redevelopment Plan Emerson District

November 3, 2016

Text to be deleted is indicated as a ~~strikethrough~~.

Text to be added is indicated as ***Bold Italic***.

A yellow highlight has been added to proposed changes for ease of identification.

Sections which are not to be altered or amended are noted as **NO CHANGE**.

INTRODUCTION

NO CHANGE

I. BOUNDARY DESCRIPTION

The boundary of the Jersey Avenue Park Redevelopment Area is presented on the ~~Redevelopment Area Boundary~~ ***Land Use District*** Map. The boundary of the Redevelopment Area can generally be described as beginning at the intersection of the centerlines of Hoboken Avenue and Jersey Avenue to the north and continuing south along Jersey Avenue to 14th Street, thence turning southwest along 14th Street to the centerline of Coles Street, thence turning south along Coles to the centerline of 12th Street, thence heading west along the centerline of 12th Street to the centerline of Hoboken Avenue, thence following the centerline of Hoboken Avenue to the north and turning east until reaching the beginning point at the centerline of Jersey Avenue.

II. REDEVELOPMENT PLAN REQUIREMENTS

NO CHANGE

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

NO CHANGE

IV. DESIGN OBJECTIVES AND REQUIREMENTS

A. Building Design

NO CHANGE

B. Improved Open Space

NO CHANGE for paragraphs 1. Through 10. Add new paragraph

11. The construction of bikeways and public open spaces including the Coles Street Park and Emerson Park and as depicted on the Circulation, Bikeways and Open Space Map included within this Redevelopment Plan. Open spaces within the area shall be designed to introduce a range of functional and recreational elements to the District. Pedestrian walkways and bikeways shall be designed to link open spaces, residential, transit, office and retail elements within this and adjoining neighborhoods. Open space shall contain designed landscaping and lawns, high architectural materials and finishes for fencing, decorative walls, pedestrian pathways, seating, lighting and other hardscape furnishings. When designing open spaces access entry points shall take into consideration the location of ground floor uses at neighboring structures.

C. Landscaping and Lighting

NO CHANGE for paragraphs 1. Through 11. Add new paragraph as below:

12. *It is recommended that the areas under and adjacent to the New Jersey Turnpike and Routes 1&9 overpasses, including the areas along Twelfth Street, Thirteenth Street, Fourteenth Street, Coles Street and Monmouth Street, be constructed and improved with new lighting, landscaping, paint, and other decorative features as part of any redevelopment undertaken in this area.*

D. Rehabilitation of Existing Structures

NO CHANGE

V. TRAFFIC CIRCULATION OBJECTIVES AND REQUIREMENTS

NO CHANGE for paragraphs A. Through I. Add new paragraphs as below:

J. *Open Monmouth Street to extend from Thirteenth Street to Hoboken Avenue with a right-of-way width of 60-70 feet. The City shall work with the property owners adjacent to Monmouth Street north of Thirteenth Street to accomplish the reopening of any portions of the roadway that were previously vacated. Typical Cross Sections for Monmouth Street are included within this Redevelopment Plan illustrating the full 60-70 foot wide right-of-way, which may be constructed as determined by the planning board.*

K. *The City shall work to re-establish a public right-of-way (formerly Fourteenth Street) between Coles Street and Monmouth Street on Lot 1 of Block 6903, currently owned by the New Jersey Turnpike Authority. The Cross Section for the Fourteenth Street right-of-way shall be reviewed and approved by the Planning Board.*

L. *It is recommended that the areas under and adjacent to the New Jersey Turnpike and Routes 1&9 overpasses, including the areas along Twelfth Street, Thirteenth Street, Fourteenth Street, Coles Street and Monmouth Street, be improved with new lighting, landscaping, paint, and other decorative features as part of any redevelopment undertaken in this area.*

M. Fifteenth Street will be re-opened between Coles Street and Monmouth Street as part of the redevelopment of the Emerson District. Typical Cross Sections for Fifteenth Street and Coles Street are included within this Redevelopment Plan.

VI. OFF-STREET PARKING AND LOADING REQUIREMENTS

NO CHANGE

VII. RESIDENTIAL DENSITY BONUS

NO CHANGE

VIII. INTERIM USES

NO CHANGE

IX. GENERAL PROVISIONS

NO CHANGE

X. SPECIFIC LAND USE PROVISIONS

1. Development regulations for the Redevelopment Plan Area consist of two interrelated parts, land use district regulations and the Land Use District Map. The land use districts are designated as the Medium Rise District, the Mixed Use District, *the Emerson District* and the Commercial Strip District. The area at Monmouth Street between Seventeenth and Fourteenth Streets has been dedicated solely to the Newport Electrical Substation. Uses in this area shall be necessary or ancillary to the Electrical Substation function, and shall be reviewed and approved by the Planning Board. *Land within the substation area may also be utilized to re-open Monmouth Street to a 60-70 foot right-of-way width.*

2. 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.

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

4. 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 and parking garages within the redevelopment plan area.

5. The following uses are prohibited from all districts within the plan area:

- i. Junk, scrap and/or salvage yards
- ii. Recycling facilities, storage yards or centers
- iii. Gasoline stations outside the Commercial District [Service Station]
- iv. Discos, Rock Clubs, Dance or Karaoke Clubs

6. Formula Business Objectives

i. All commercial retail areas within each structure or within a single tax lot shall limit formula business establishments, as defined by the Land Development Ordinance, to a maximum of 30% of ground floor gross leasable commercial area. For the purposes of this area restriction, the formula business definition shall apply to the following uses, whether functioning as a principal or accessory use:

- a. Retail sales of goods and services
- b. Restaurants, all categories.
- c. Bars.
- d. Financial Service Facilities and Banks

ii. Grocery Stores greater than 15,000 square feet may exceed 30% of gross leasable commercial area, but shall be the only formula business within such structure or lot.

A. Medium Rise District

NO CHANGE

B. Commercial Strip District

NO CHANGE

C. Mixed Use District

NO CHANGE

D. Emerson District

1. This district is intended to provide regulations for the redevelopment of the former Emerson Radio Corporation factory as a mixed-use neighborhood, utilizing New Urbanism planning and design principals.

2. The developer(s) will be required to fulfill certain performance standards, including but not limited to the obligation to provide community benefits for the successful implementation of the objectives of the redevelopment plan. The benefits to the community include, but are not limited to:

- a. Restoration and adaptive reuse of the original 1920's, 5-story Structure with no apparent change to the building's height;
- b. The provision of public uses in the district to help administer public services to a growing neighborhood and greater Jersey City;
- c. The construction of Monmouth Street, a 60'-70' right-of-way between 13th and 16th Streets;
- d. The construction of the 15th Street right-of-way between Coles and Monmouth Streets;
- e. The improvement of the 16th Street right-of-way between Coles and Monmouth Streets;
- f. Dedication of 30'-40' of land on the west side of the property between 14th and 16th Streets for the reopening of Monmouth Street;
- g. Dedication or public easement and construction of a 60' wide section of land between Monmouth and Coles Street for the reopening of 15th Street;
- h. The construction of publicly accessible open and recreational space south of 14th Street;
- i. The detailed reconstruction of the Art Deco Entrances at the corners of 14th Street, 15th Street and Coles Street at the base of the new southern structure; and
- j. Construction and dedication of a Public Use Facility as further outlined in this district; and
- k. Contributions to the Open Space fund for the development of the Coles Street Park of the Jersey Avenue Park Redevelopment Plan.

4. There shall be a master site plan application filed with the Division of City Planning which shall include all of the properties and phases of the entire district. The Planning Board shall approve the phasing of the sites in the district and phasing of community benefits. More specifically, the open space provisions and other community benefits cannot all be left till the last phase and roads must be constructed contemporaneously with adjacent development parcels.

5. **Permitted Uses:** Please also refer to the Ground Floor Frontage Map for the location of Required Retail Frontages and other ground floor uses. The permitted uses in areas indicated as Retail Required shall be commercial uses that serve to activate the building frontages and streetscape such as Retail Sales of Goods and Services, Restaurants, Bars and Night Clubs, and other similar uses.

- a. Multi-Family Residential
- b. Offices, including Medical Offices.
- c. Schools
- d. Retail Sales of Goods and Services
- e. Restaurants, Bars and Night Clubs
- f. Banks and financial institutions (limited to a maximum of 25' street frontage)
- g. Theaters, Performing Arts Centers, Galleries and Museums
- h. Day Care Centers
- i. Health Clubs
- j. Open Space and Parks
- k. Public Uses
- l. Billboard (limited to one billboard within the Emerson District of a size, shape geographic location, and orientation similar to the pre-existing billboard near the corner of Coles Street and 14th Street as determined by the Planning Board and provided that the pre-existing billboard is removed)
- m. Mixed-use of the above

6. Accessory Uses:

- a. *Off-street Structured Parking and Loading – required off-street parking may be provided on-site or on another property within the District. Excess parking may be leased to businesses, commuters or residents.*
- b. *Home occupations.*
- c. *Such other uses customarily associated with and subordinate and incidental to a permitted use within the district.*

7. Prohibited Uses:

- a. *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.*
- b. *Drive-thru facilities for banks, restaurants, pharmacies, and other commercial uses shall be prohibited.*

8. Permitted Height:

- a. *Building heights within this zone shall be as indicated on the proposed height map for the Emerson District and paragraph 8 of this section.*
- b. *That portion of the former Emerson Building to be retained and indicated on the Adaptive Reuse and Demolition Plan Map shall remain as a 5-story structure, although mezzanine or loft levels may be incorporated into the redesign of the interior of the building to accommodate the anticipated residential and commercial reuse of the building. No change to the apparent bulk or height of the retained building is permitted as visible from the adjacent rights-of-way.*

9. Additional Height Requirements and Standards:

- a. *All residential floors above the first floor shall have a minimum floor to ceiling height of 9 feet and a maximum of 12 feet. Floors containing amenity spaces; such as recreation rooms, meeting rooms, etc. may have a maximum floor to ceiling height of 14 feet.*
- b. *Ground floor commercial areas shall have a minimum floor to ceiling height of 12 feet. In addition, ground floor commercial space may include a mezzanine level, which shall not be counted as a floor. The maximum floor to ceiling height of the commercial ground floor area shall not exceed 24 feet.*
- c. *The floor of all residential uses provided on the first floor of any building shall be located at least 30 inches above finished grade adjoining the building.*
- d. *Uses other than residential uses located above the ground floor shall have a minimum floor to ceiling height of 9 feet and a maximum of 15 feet.*
- e. *The above requirements shall not apply to the rehabilitation of the Emerson Building. Rather the existing floor to floor heights, character of the building*

- and other similar factors shall be considered*
- f. Parapets, guard rails, stair and elevator bulkheads may exceed the permitted height within the limitations imposed by the City of Jersey City Land Development Ordinance.*
 - g. Roof top amenity space shall also be permitted and shall not count as a floor provided that not more than 20% of the roof area is enclosed amenity space.*
 - h. Existing rooftop water tower(s) on the structure to remain, as well as one (1) to be replicated on the south tower, are exempt from the height requirements listed above.*

10. Permitted Intensity of Development –

The maximum permitted units for the entire Emerson District shall not exceed 1,100 residential dwelling units. The maximum permitted number of units may be distributed among the development parcels or phases, such that permitted units not used on one parcel may be transferred to another parcel.

- 11. Open Space Contribution Requirements –** *The Developer upon approval of the first phase or building of any development shall contribute the sum of \$750,000.00 as an open space contribution. The Contributions shall be dedicated to the Jersey Avenue Park Open Space Fund. Contributions shall be payable as follows: 1/2 upon issuance of the first building permit for the first phase or building; and 1/2 upon issuance of the first of any certificate of occupancy for that specific phase or building. Use of the funds shall be put toward designated public open space as identified on the Circulation, Bike Pathways and Open Space Map of this plan.*

12. Required Setbacks

- a. Buildings shall be setback from the street line the distance necessary to provide a minimum of a 15 foot wide sidewalk adjacent to all streets. Existing buildings which are being rehabilitated under this plan are exempt from this requirement provided that no building shall be expanded in such a way as to reduce the existing sidewalk width.*
- b. Where two or more high rise buildings are constructed the minimum distance between the facades of high rise buildings facing each other shall be at least 60 feet.*

- 13. Public Use Facility Requirement -** *Subject to a Developer's agreement with the City of Jersey City, the redeveloper(s) shall construct and dedicate a shell space for a new Public Use Facility to service the Redevelopment Area and the community at-large. The shell space construction will include the concrete floor, windows, perimeter walls and roof of the enclosed premises and will include rough utilities to the space including water, gas, HVAC, sanitary and electric service appropriately sized for the square footage based on commercial use. The shell space shall be at least 20,000 square feet not to exceed 29,000 square feet and include a minimum of 40 easily accessible assigned parking spaces. This facility shall occupy a portion of the ground floor and may occupy a portion of the mezzanine level of the building identified on the Ground Floor Frontage Map. Before the issuance of any certificate of occupancy for this*

development parcel, the public use facility shall be constructed and dedicated to the City of Jersey City for one dollar. The Public Use Facility is not subject to condo fees except for those related to the operation of the public use facility like utilities or HVAC as further detailed in the developer's agreement. Public uses include but are not limited to: Police district headquarters, Emergency Management offices, or other City offices (the "Public Use Facility"). Final design of the facility shall be subject to planning board approval.

14. Building Design Requirements

- a. That portion of the Emerson Building lying north of the former Fifteenth Street right-of-way shall be retained as indicated on the Adaptive Reuse and Demolition Plan Map for this Zone. Existing architectural features of the building are to be retained and restored. The rehabilitation of the northern portion of the Emerson Building shall be carried out in a manner that respects the industrial character of the existing building utilizing in-kind materials and finishes. Care shall be taken in selecting replacement windows, doors, and other materials in order to maintain the architectural style and industrial character of the structure. Replacement windows shall match the original size and have similar window patterning. Additions to the existing building, such as rooftop bulkheads and amenity space, and new buildings adjacent to the existing structure, may be done in a contemporary manner and with contemporary materials such as metal and glass to differentiate the new additions from the existing structure; while respecting the character and design of the existing building.*
- b. The roof of the Emerson Building that is to be retained may be used for rooftop amenity and recreation space for the proposed development. Rooftop elevator and stairway bulkheads, roof decks, enclosed amenity space, and perimeter guardrails required by construction codes, are permitted rooftop additions and shall meet the height requirements as set forth above.*
- c. Prior to the demolition of the southern portion of the Emerson Building, the 5-story art deco entrance shall be documented through photography and field measurements. This art deco entrance shall be replicated and incorporated into the design of the base of the new southern building. The replicated entrances shall be located at the corner of 14th and Coles Street and near the corner of 15th and Coles Street.*
- d. The existing water towers currently located on top of the Emerson Building are required elements to be retained and restored. It is recognized that these structures may have to be removed and rehabilitated in order to re-use them.*
- e. Notwithstanding the reopening of Fifteenth Street, the redeveloper shall be permitted to construct an enclosed pedestrian bridge or other similar structural connection over Fifteenth Street between the portion of the Emerson building to be retained on the northern side of Fifteenth Street and the new building to be constructed on the portion of the site south of Fifteenth Street. Final design to be approved by Planning Board.*

- f. All new structures within the District shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of materials, light, air, usable open space, access to public rights-of-way and off-street parking, height, setback and bulk.
- g. Buildings shall be designed so as to be attractive from all vantage points, such that the materials, fenestration and detailing used on all faces and sides of the building are of comparable quality. Excessive expanses of blank walls shall not be permitted on any building.
- h. Buildings shall have a clear base, middle and top. This may be achieved through the use of architectural devices, such as string courses, cornices, lintels, sills, and/or horizontally differentiating surface treatments and/or materials when traditional architectural design is incorporated into proposed buildings. Buildings using a contemporary approach to design may use contemporary architectural treatments and design to accomplish the differentiation of the base, middle and top, but more than just a band or color change.
- i. Building face materials used on all sides shall be of high architectural style and quality such as metal panels, natural stone, brick and/or other such materials as acceptable to the Planning Board. EIFS (Exterior Insulating Finishing Systems, CMU size/type block, 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.
- j. Parking levels shall be masked from the street by habitable building areas, either commercial or residential, to the greatest extent practical. Where screening by habitable building areas is not practical, the building shall be articulated to resemble habitable building uses in a manner consistent with the architectural design of the building.
- k. 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 is not acceptable.) Any louvers must be screened with decorative grates.
- l. Main building entries shall be prominent, easily identifiable and connect to the public sidewalk so as to contribute to the overall liveliness of the pedestrian environment.
- m. 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. This requirement may be modified as necessary for compliance with flood proofing or mitigation within flood

hazard areas. 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.

- n. Windows in residential portions of a building shall be arranged in an organized manner. Window headers shall be emphasized more than sills. 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.
- o. Balconies along a right-of-way are prohibited. Balconies and terraces shall be permitted along side walls and facing into the interior of the block. All railings shall be designed to be semi-opaque in order to screen the view onto the balconies. All balconies shall be subject to review and approval by the Planning Board.
- p. 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. 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.
- q. 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.
- r. All trash and recycling areas shall be located within the buildings or parking structures. Design of the garbage and recycling facilities shall be coordinated with the Jersey City Division of Sanitation before an application is finalized and heard before the Planning Board.

s. *Required open space and/or landscaped areas may be provided at grade or on rooftop areas; excepted that any open space intended to be used by the general public shall be located at grade in order to be more inviting to the general public and facilitate public access and identified by a public access plaque.*

DE. Signage

NO CHANGE

EF. Parking

NO CHANGE

FG. Landscaping

NO CHANGE

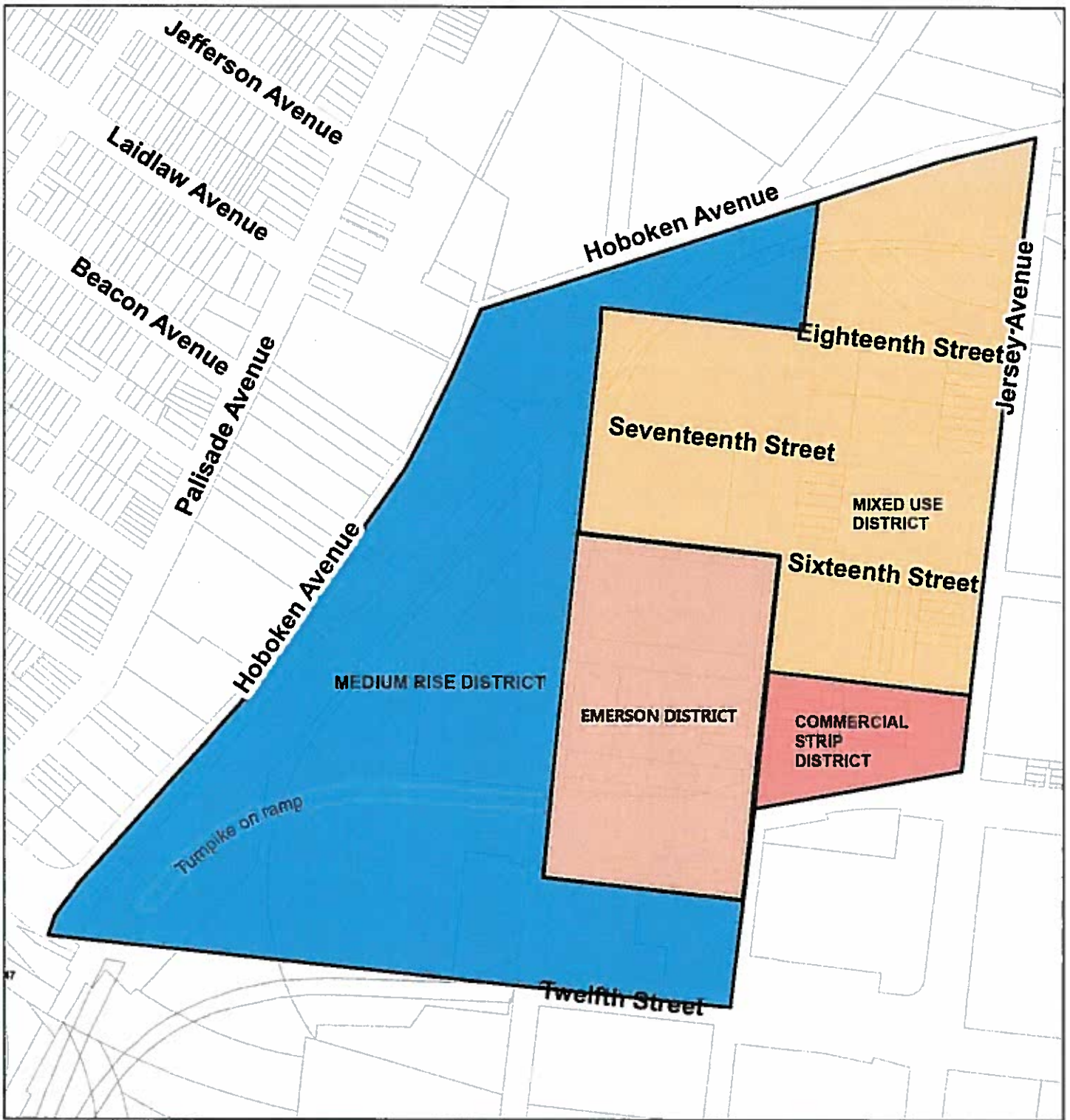
XI. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

NO CHANGE

XII. PROCEDURE FOR CHANGES IN APPROVED PLAN

NO CHANGE

MAPPING CHANGES: SEE ATTACHED AMENDED "LAND USE DISTRICT MAP"; AND PROPOSED HEIGHT PLAN, PROPOSED FRONTAGE PLAN and PROPOSED GREEN SPACE / BIKE PATHWAYS MAP FOR THE EMERSON REHABILITATION and MIXED USE DISTRICT. ALSO INCLUDED ARE PROPOSED CROSS SECTIONS FOR FIFTEENTH STREET, COLES STREET AND MONMOUTH STREET.



Jersey Avenue Park Redevelopment Plan Land Use District Map

Legend

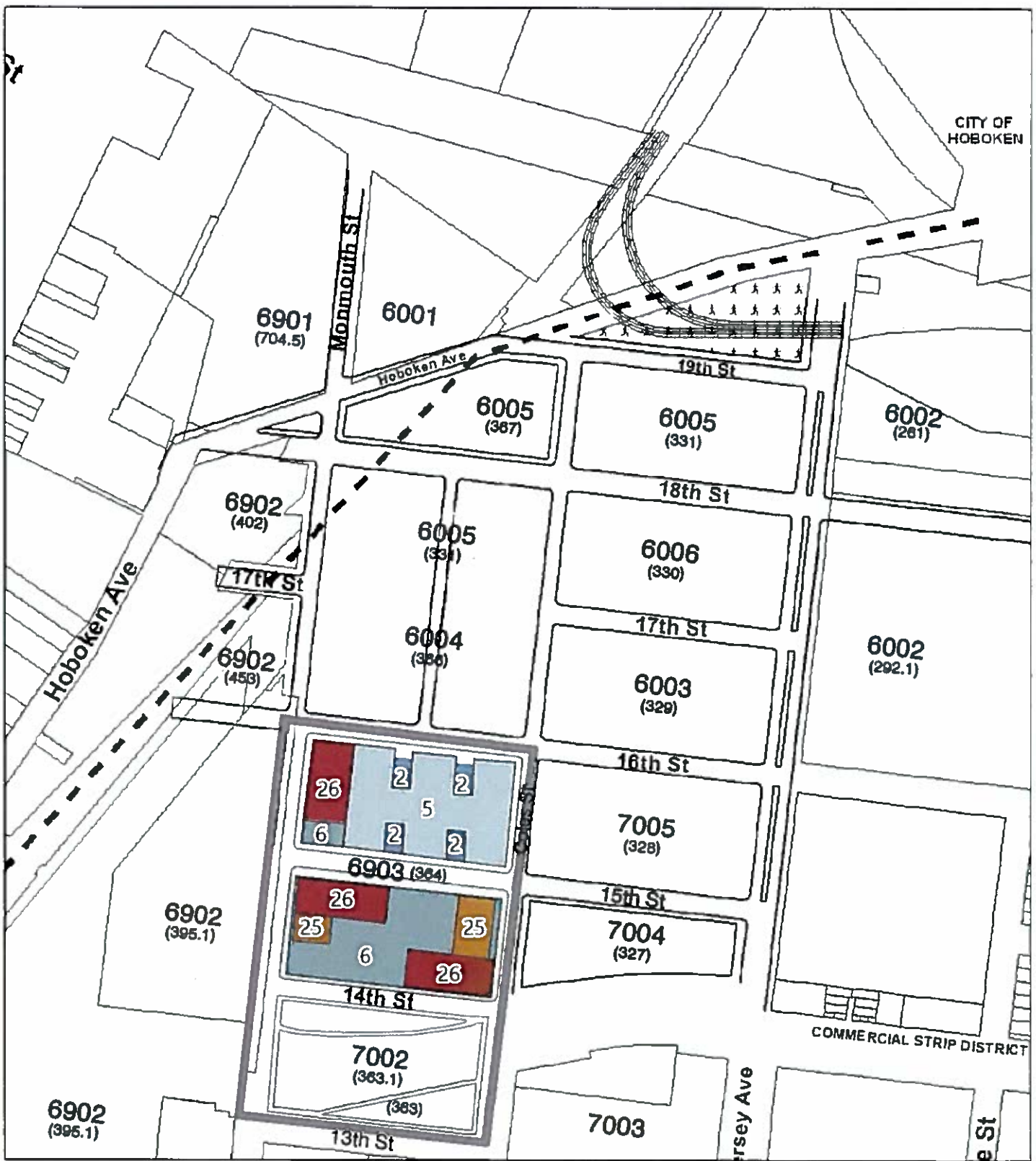
- Commercial Strip District
- Medium Rise District
- Mixed Use District
- Emerson District



1 inch = 300 feet






November 2016



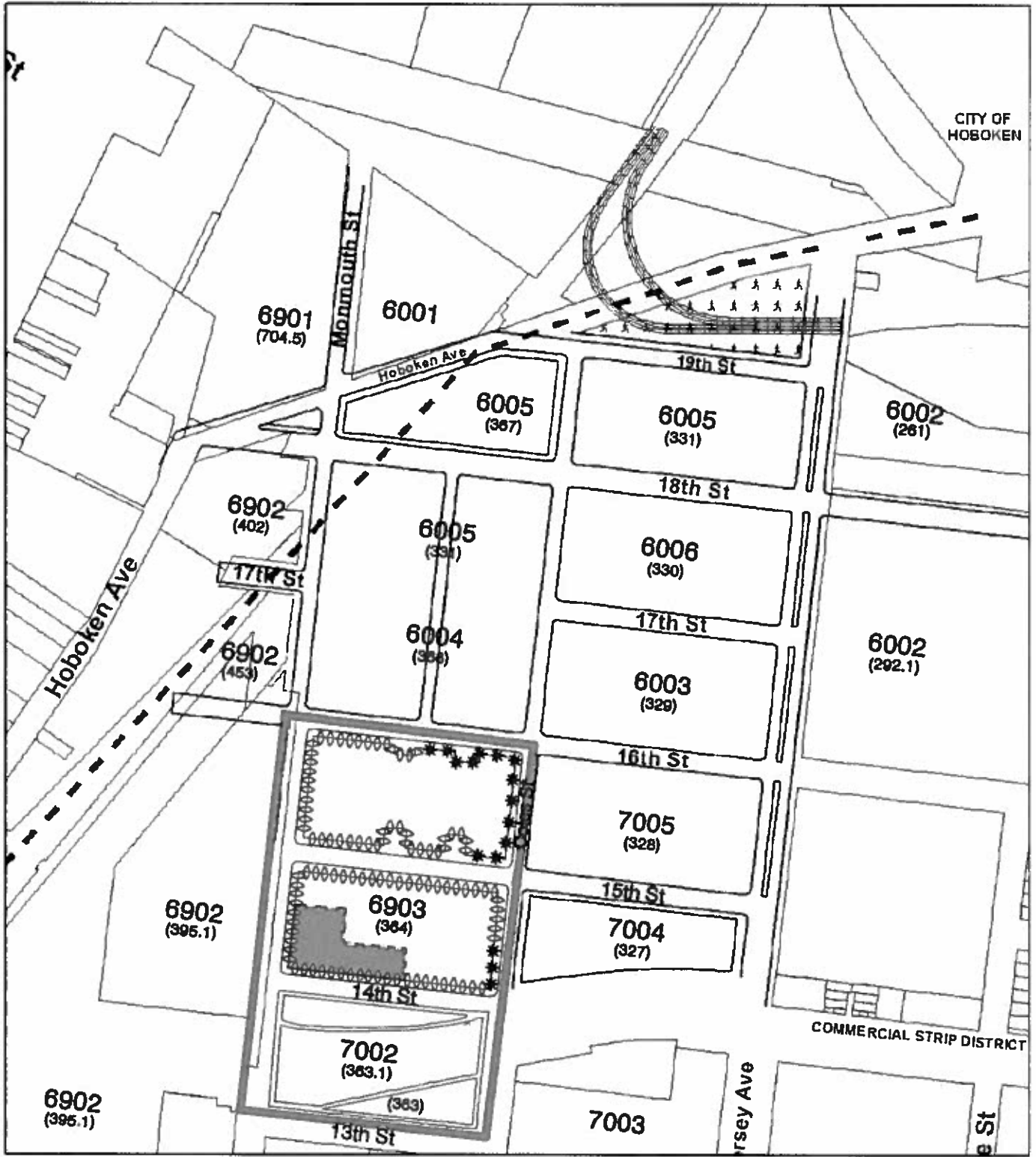
Jersey Avenue Park Redevelopment Plan
 Emerson District
 Max. Permitted Heights Map

Legend

-  Stories
-  Palisades Preservation Overlay District
-  Emerson District



NOVEMBER 2016



CITY OF HOBOKEN

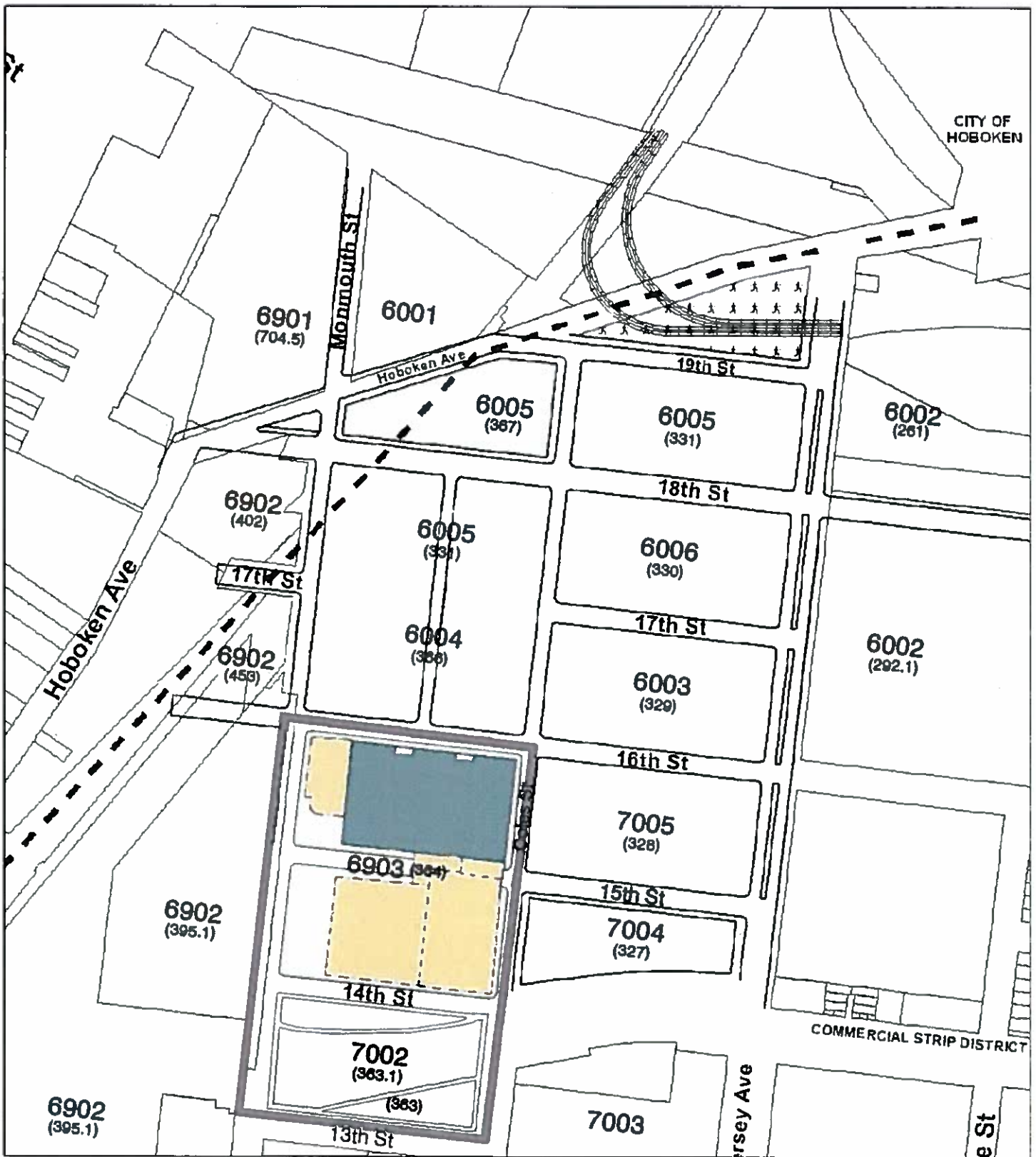
COMMERCIAL STRIP DISTRICT

Jersey Avenue Park Redevelopment Plan Emerson District Ground Floor Frontage Map

- Legend**
- Frontage**
 - * * * * * Retail Required
 - ◇ ◇ ◇ ◇ ◇ Retail Permitted
 - Emerson District
 - Public Use Facility



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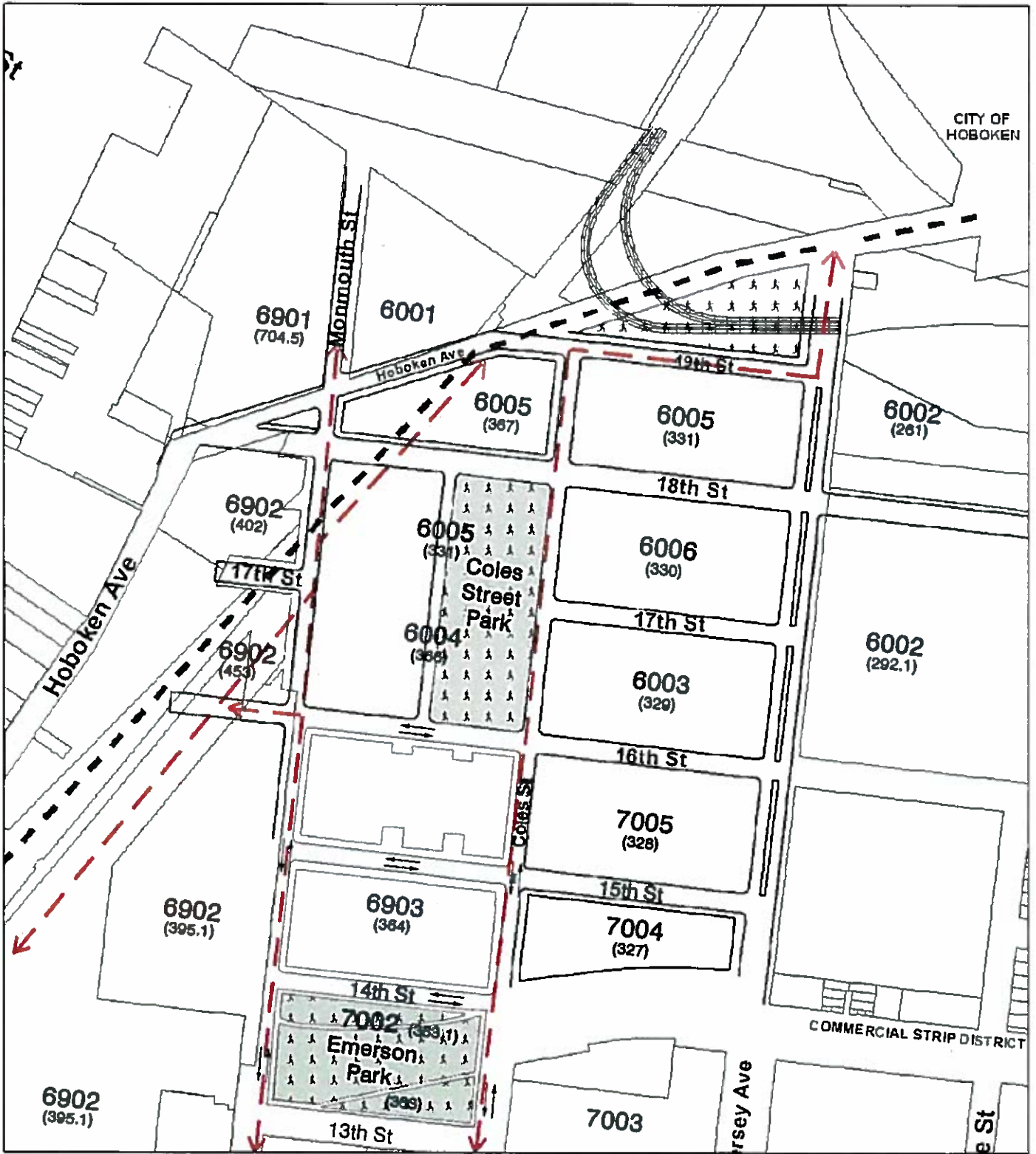
Jersey Avenue Park Redevelopment Plan
Emerson District
Adaptive Reuse and Demolition Map

Legend

- Permitted To Be Demolished
- Adaptive Reuse to Remain
- Palisades Preservation Overlay District
- Emerson District



NOVEMBER 2016



Jersey Avenue Park Redevelopment Plan Circulation, Bikeways, and Open Space Map

Legend

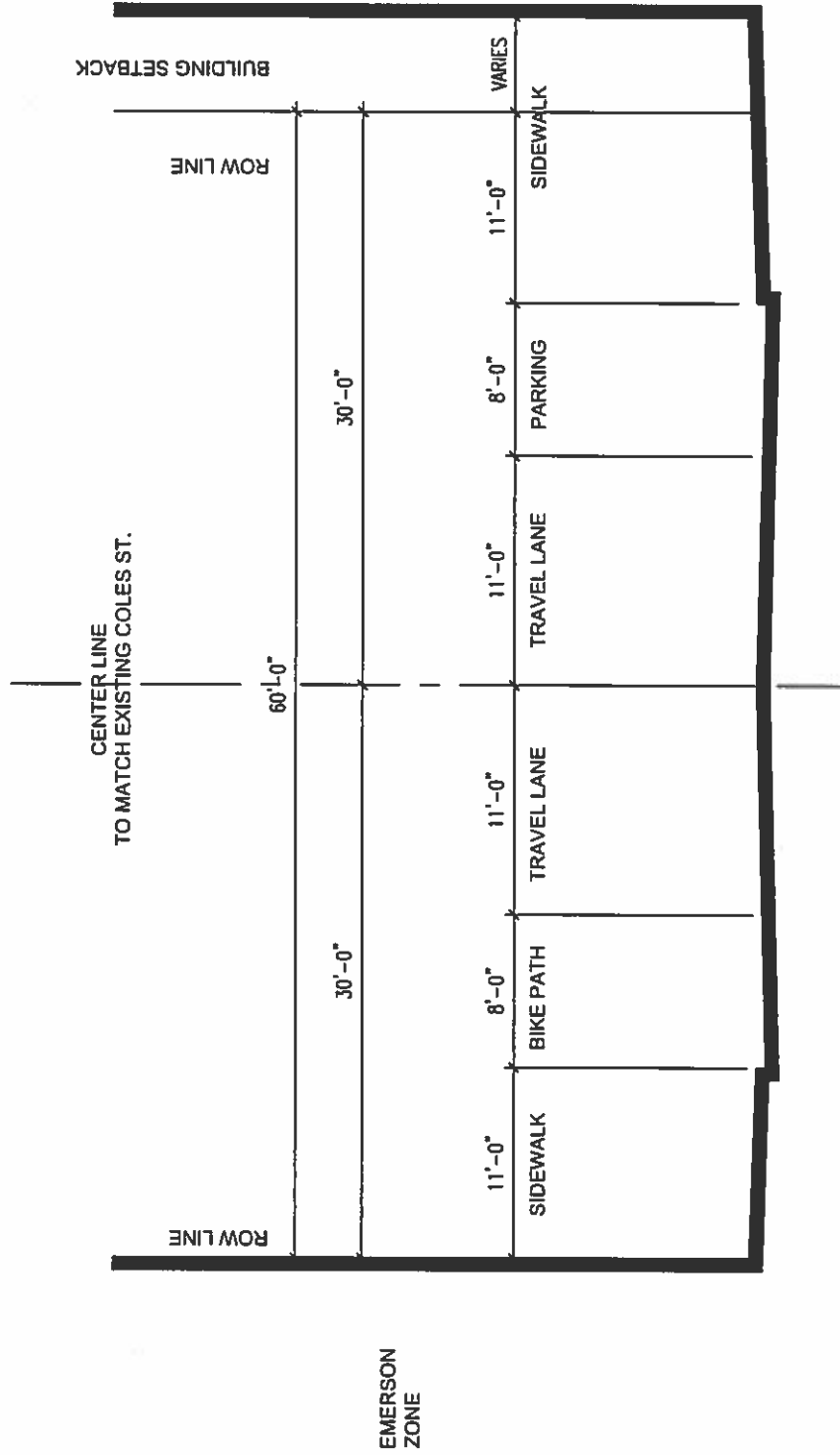
- Bike Pathway Alternatives
- Traffic Direction
- Public + Recreational Open Space



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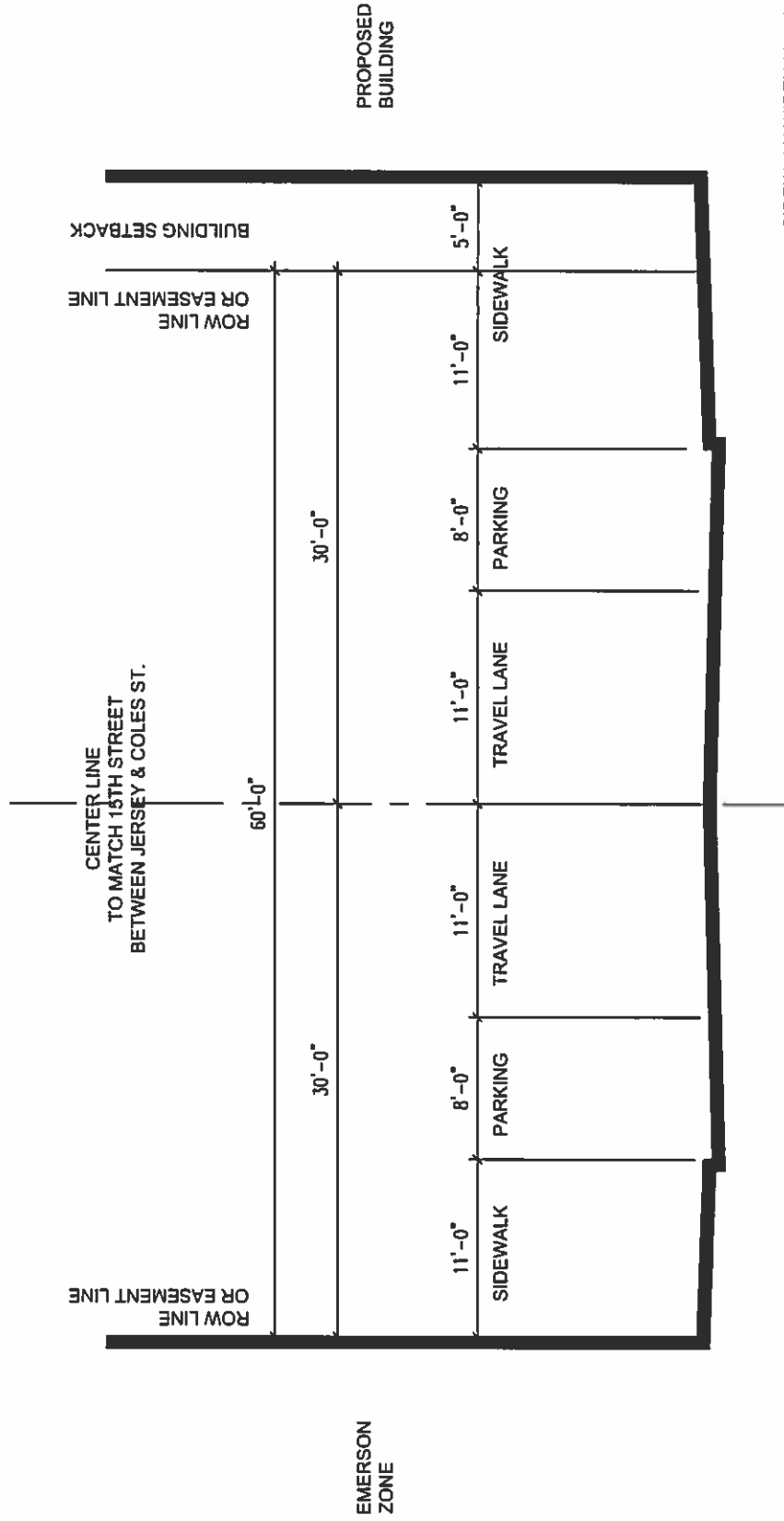
* Refer to Street Sections attached
Bike Pathways connect to 2nd Street
Light Rail Station.

COLES STREET TYPICAL ROADWAY SECTION
 FACING NORTH



SIDEWALK WIDTH MAY INCREASE
 ON PRIVATE PROPERTY
 CONCEPTUAL DESIGN SUBJECT
 TO CHANGE DURING SITE PLAN
 APPROVAL PERIOD

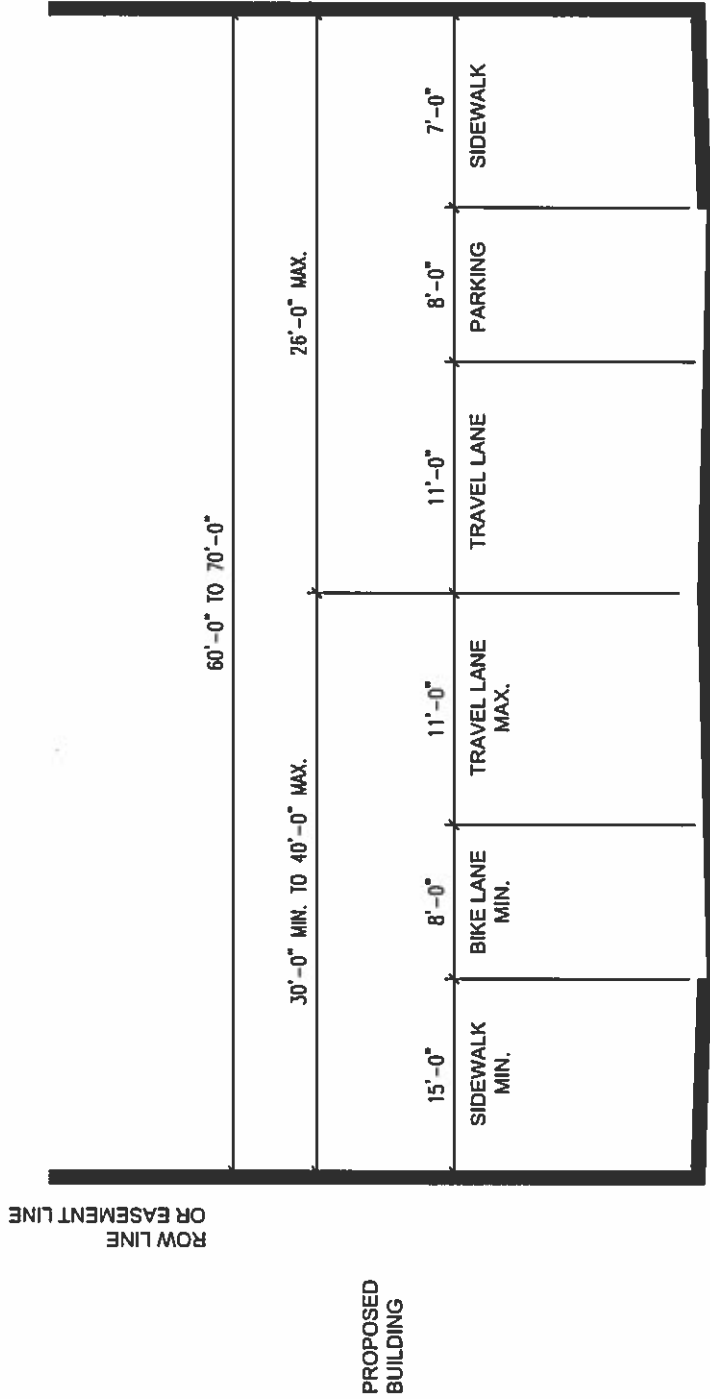
**15TH STREET TYPICAL ROADWAY SECTION
BETWEEN COLES STREET & MONMOUTH STREET
FACING EAST**



SIDEWALK WIDTH MAY INCREASE
ON PRIVATE PROPERTY

CONCEPTUAL DESIGN SUBJECT
TO CHANGE DURING SITE PLAN
APPROVAL PERIOD

**60' TO 70' WIDE MONMOUTH STREET PREFERRED ROADWAY
SECTION BETWEEN 14TH STREET & 16TH STREET
FACING SOUTH**



SIDEWALK WIDTH MAY INCREASE ON PRIVATE PROPERTY
CONCEPTUAL DESIGN SUBJECT TO CHANGE DURING SITE PLAN APPROVAL PERIOD