

PROPOSED AMENDMENT
ENOS JONES REDEVELOPMENT PLAN

Version - 6/14/2018

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**.

14. SPECIFIC LAND USE PROVISIONS

All zone locations are designated in Map 3. "Zones," ~~dated December 14, 2017~~

1-4. **NO CHANGE**

5. ***Ninth and Brunswick Zone*** :

Purpose: To redevelop the last phase(s) of development in the land area that was part of the former Ninth & Brunswick Redevelopment Plan area, and adjacent land area, to complete a transition of development to this redevelopment plan area and Enos Jones Park, and to encourage development to benefit Enos Jones Park and the community. The zoning regulations and standards of the former Ninth & Brunswick Redevelopment Plan, with the exception of the parking standards set forth in this section, shall govern the prior completed development and the prior development approvals, and those development approvals shall be grandfathered as part of this Redevelopment Plan.

A) ***Permitted Uses***

- i. Residential***
- ii. Parks/Public Open Space***
- iii. Public Utilities, except that natural gas transmission lines shall be prohibited***

The following uses shall only be permitted on the ground floor, basement level, and the first full floor above base flood elevation:

- iv. Offices***
- v. Medical Offices***
- vi. Retail Sales and Services***
- vii. Restaurants, category one and two***
- viii. Child Care Centers***
- ix. Health clubs***
- x. Schools***
- xi. Financial Services***

B) ***Accessory Uses – customarily associated with, subordinate and incidental to the principal use, and located on the same lot:***

- i. Garage on-Site/off-street Parking & Loading Facilities***
- ii. Fences & Walls***
- iii. Signs***
- iv. Recreation rooms, exercise rooms, resident meeting rooms, roof top recreation areas, and other similar rooms and facilities for the use of building residents.***

C) **Area Yard, and Bulk Requirements (See Chart)**

AREA, YARD & BULK CHART

	RESIDENTIAL
MIN. LOT AREA	20,000 sf
MAX. HEIGHT	65'
MAX. LOT COVERAGE ¹	95 %
MIN. LOT AREA IN SQ. FT. ³	2,000 sq. ft.
MAX. DENSITY ²	55 DU/AC
MIN. FRONT YARD	5'
MAX. FRONT YARD	10'
MIN. EACH SIDE YARD	0'
MIN. REAR YARD	0'

1 Total percentage, buildings and impervious surfaces

2 Dwelling units per acre.

3 Not including Park & Recreation Area space

D. **Parking (which shall apply to the existing phases of developments and futures phases of development)**

a. **Minimum parking requirements:**

- 1. Residential units: .75 space per dwelling unit**
- 2. Offices (except medical offices): One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet of floor area.**
- 3. Medical offices: One space per one thousand (1,000) square feet, excluding the first two thousand (2,000) square feet of floor area**
- 4. Retail sales of Goods and Services: One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet of floor area.**
- 5. Financial Institutions: One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet of floor area.**
- 6. Restaurants: One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet of floor area.**
- 7. Theaters and Museums: One space per one thousand (1,000) square feet, excluding the first five thousand (5,000) square feet floor area.**

b. The shared use of parking is encouraged and shall be permitted where it can be demonstrated that the uses sharing the parking have distinct peak parking demand periods, such as would be the case with a school and residents of that building. A parking management plan shall be presented by the applicant as part of the site plan application demonstrating how the parking will be allocated and shared among the uses, and is subject to approval by the Jersey City Planning Board.

c. Any parking not utilized by a tenant shall be placed into a common pool of available

parking spaces and may be leased by the building ownership to other tenants of the building or to residents within the community.

d. A parking management plan shall be implemented to ensure that all parking facilities are utilized in conformance with this redevelopment plan.

E. Initial Residential Density Bonus (pursuant to the prior Ninth & Brunswick Redevelopment Plan)

This provision, the “Initial Residential Bonus Density”, is applicable to all development and permits construction of up to 30 additional dwelling units per acre.

- i. All residential projects are eligible to receive an additional bonus density not to exceed an additional 30 DU/AC, if the developer agrees to contribute to green space located within the Plan Area, as set forth more specifically below.*
- ii. The green space development requirement may be satisfied by any one or combination of the following methods approved by the Planning Board as part of the Preliminary Site Plan:
 - 1. Monetary contribution to the City of Jersey City to be established in a separate account for the exclusive purpose of acquiring, developing and enhancing green space within the plan area.*
 - 2. Developer donation of real property for green space development; such property to be deeded to the City in perpetuity. The green space development may consist of a developer donation of private land as depicted in the Concept Dog Run and Park/Trail Map attached hereto (“Land Donation Area”; a 15 foot wide path) that shall be initially improved as a publically accessible dog run and park at the cost of the developer, and maintained by the developer for up to a ten year period. The Land Donation Area shall be preserved for future use, at the discretion of the City of Jersey City, as part of a future pedestrian and bike trail. The “Land Donation Area” shall be offered to the City for a nominal value of one dollar at the end 10-year maintenance period or at the discretion of the City of Jersey City.**
- iii. The amount of monetary contribution or value of an equivalent in-kind contribution of land shall be calculated as follows:
 - 1. \$7,500 for each additional bonus residential dwelling unit constructed under this provision over the base density permitted without this bonus.**
- iv. Any development utilizing this bonus provision must comply with all applicable criteria of the area, yard, and bulk chart, or be granted the appropriate deviations pursuant to the requirements of this plan.*
- v. Satisfaction of 50% of the green space contribution requirement is a required pre-condition for the issuance of any building permit associated with the project. The remaining 50% shall be paid to the City of Jersey City prior to the issuance of any Certificate of Occupancy.*

11. RESIDENTIAL DENSITY BONUS

- A) All **re**developers are eligible to receive the height or density bonus, if the **re**developer agrees to contribute to the development or enhancement of and exclusive use for Enos Jones Park located within the Plan Area, as set forth more below in Table B. Bonus Zones are determined by their designation specified in Map 2. entitled, “Brunswick Triangle Density Bonus Map,” **dated December 14, 2017.**

Table B. Maximum Bonus Density and Height

Zone	Maximum Bonus Density	Maximum Bonus Height
Bonus A to D – NO CHANGE		
Bonus E	An additional 45 residential dwelling units above the Initial Residential Bonus Density.	No change in feet; One mezzanine permitted

- B) In all instances, Base Flood Elevation + 1 is exempted from the Maximum Height in feet, but NOT in stories. Any stories in the Base Flood Elevation, even if they are only used for storage, shall count as a story. **Any** additional height in feet or number of stories above what is allowed in the Specific Land Use Provisions is required to satisfy this bonus requirement.
- C) Any **re**development utilizing this bonus provision must comply with all applicable criteria of the area, yard, and bulk standards regulated by Section 13. Specific Land Use Provisions.
- D) The bonus requirement shall be satisfied by any one or combination of the following methods as approved by the Planning Board as part of a Site Plan:
- i. **Redeveloper** ~~Developer~~ donation of actual improvements to Enos Jones Park; such improvements shall be determined by the Division of Architecture and specified in a redevelopers agreement with the Jersey City Redevelopment Agency.
 - ii. Monetary contribution to the Jersey City Redevelopment Agency to be established in a separate account for the exclusive purpose of developing and enhancing Enos Jones Park within the plan area.
- E) The amount of monetary contribution or value of an equivalent in-kind contribution of land shall be calculated as follows:
1. For Zone A, \$35,000 for each bonus residential dwelling unit constructed under this provision over the base density.
 2. For Zones B, C, and D, \$35,000 for every residential dwelling unit constructed under this provision in every bonus story.
- F) **The bonus requirement for redevelopment in Bonus Zone E shall be satisfied by the following methods as approved by the Planning Board as part of a Site Plan:**
1. **Monetary contribution to the City of Jersey City in the amount of eight-hundred thousand dollars (\$800,000) to be established in a separate account for the exclusive purpose of developing and enhancing Enos Jones Park within the Plan area.**
 2. **Inclusionary and Affordable Housing Units: The redeveloper shall provide for two (2)**

residential work force units (up to 120% AMI) and two (2) Moderate Income Affordable Units (60 to 80 percent AMI) in the project, or provide for said units within other existing development projects owned and controlled by the redeveloper within Tax Block 6902. One of the work force units shall be at a least a two-bedroom unit. The other work force unit may be a 1-bedroom unit. The two (2) Moderate Income Affordable Units may be 1-bedroom units. The four Inclusionary and Affordable Housing Units shall be deed restricted for a period of thirty (30) years, and shall be provided by the redeveloper prior to the issuance of any first certificate of occupancy for any redevelopment project using this bonus provision.

- G) Satisfaction of 50% of the contribution requirement is a required pre-condition for the issuance of any first building permit associated with the project. The remaining 50% **shall be paid prior to any first Certificate of Occupancy. All payments** shall be paid to the Jersey City Redevelopment Agency and placed in the established separate account for the exclusive purpose of developing and enhancing Enos Jones Park **prior to the issuance of any first Certificate of Occupancy.**
- H) All **re**development projects within this Redevelopment plan that intend to utilize **the any** density bonus, shall be pursuant to a redevelopment agreement approved by the Jersey City Redevelopment Agency. The agreements will be undertaken on a project-by-project basis, and shall be required as a condition of site plan approval to have entered into a fully executed redevelopment agreement with the Jersey City Redevelopment Agency. The applicant shall be deemed to have satisfied this condition only if the redevelopment agreement sets forth in detail all elements the applicant is obligated to grant to the City as a condition of the bonus incentive **(s)**, including but not limited to the parties, schedule of conveyance of contributions, terms and conditions . Nothing herein shall be construed to deprive or dispossess the Jersey City Redevelopment Agency of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. including the designation of a redeveloper under the Act.

NOTE: COORDINATING MAP CHANGES REQUIRED TO MAP 1, 2 AND 3 OF THE ENOS JONES REDEVELOPMENT PLAN