

DROYERS POINT REDEVELOPMENT PLAN

OCTOBER 1982
AMENDED AUGUST 1983
AMENDED SEPTEMBER 1984
AMENDED MAY 1989
AMENDED OCTOBER 2001
Block & Lot Updates September 1, 2012
AMENDED SEPTEMBER 13, 2012 – ORD 12-112
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I. DESCRIPTION OF PROJECT

The following blocks and lots comprise the project area:

Block	Lot
26103	1, 2, 3, 9
26102	5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21

The redevelopment area is approximately 90 acres.

II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Renewal activities of the Droyers Point Study Area will be undertaken in conformity with and designed to meet the following goals and objectives:

- A. To comprehensively redevelop the Droyers Point Study Area by the elimination of negative blighting influences, including environmental remediation of contaminated areas; and by providing new construction and site improvements where appropriate.
- B. To provide for a variety of residential uses and housing types in order to meet the housing needs of existing and anticipated residents of Jersey City.
- C. To further the development of waterfront related activities, including a pedestrian walkway, a public boat launch, and scenic overlooks.
- D. To provide for convenience commercial facilities to service the anticipated residential population, either on site or in the adjacent commercial district.
- E. To provide for the improvement of the functional and physical layout of the project area for contemplated redevelopment and the removal of impediments to land disposition.
- F. To provide construction related jobs through the construction of new housing and public improvements.
- G. To construct new housing for homeownership through private development financing.
- H. To provide for the overall improvement of traffic circulation through the elimination of unnecessary streets wherever possible, and the development of new vehicular and pedestrian circulation systems which provide for the separation of vehicular and pedestrian traffic as well as to provide for the maximum use of public transportation.

- I. To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.
- J. To provide for the stabilization of and increase in the tax base of the project area and the entire city by redeveloping non-revenue producing areas and by reestablishing investment confidence on the part of future residents both within the area and in contiguous neighborhoods.
- K. To provide for the coordination of redevelopment activities to promote a uniform attack on blight and reinforce already existing renewal and improvement programs in adjacent areas in accordance with a plan that integrates the Droyers Point Study Area with the existing physical and social fabric of the City of Jersey City.
- L. To provide where necessary site improvements for both proposed and existing residential uses including new streets and sidewalks, street realignment, off-street parking, open space, pedestrian walks, recreational areas, and new trees, where appropriate.
- M. To maximize developer participation and contribution in the Droyers Point Study Area redevelopment plan.
- N. To provide where appropriate and applicable without negating privacy and security, public access to the Newark Bay waterfront.

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Droyers Point Study Area through a combination of redevelopment actions. These will include but not be limited to:

- A. Clearance of dilapidated structures;
- B. Retention and rehabilitation of sound compatible uses;
- C. Assemble into developable parcels the vacant and underutilized land now in scattered and varied ownership;
- D. Provisions for a full range of public infrastructure necessary to service and support the new community; and
- E. Construction of new residential structures and complimentary facilities.

IV. BUILDING DESIGN OBJECTIVES FOR NEW CONSTRUCTION

- A. All structures within the project 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 right-of-ways and off-street parking, height and bulk.
- B. Groups of related buildings shall be designed to present a harmonious appearance in

terms of architectural style and exterior materials.

- C. Buildings should be designed so as to be attractive from all vantage points.
- D. Building facade setbacks shall be varied in order to provide an interesting interplay of buildings and open space.
- E. Buildings shall have varied setbacks and site placement to avoid repetition and uniformity.

V. SPECIFIC OBJECTIVES

A. Submission of Redevelopment Proposals

Prior to commencement of construction, architectural drawings, specifications and site plans for the construction and/or rehabilitation of improvements to the redevelopment area shall be submitted by the developers for review and approval by the Planning Board of the City of Jersey City, and by the Board of Commissioners of the Jersey City Redevelopment Agency.

B. Adverse Influence

No use or re-use shall be permitted, which when conducted under proper and adequate conditions and safeguards will provide corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibrations or other objectionable features so as to be detrimental to the public health safety or general welfare.

C. Off-Street Parking and Loading Objectives

1. Off-street parking and loading area shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstructions to pedestrian walks and thoroughfares.
2. All surface parking facilities shall be bordered with a minimum ten (10) feet wide landscaped area. Such area may contain sidewalks to service pedestrian traffic. Trees shall be planted within such areas at a minimum rate of one (1) tree for every five (5) parking spaces. Poured-in-place concrete or a substitute deemed acceptable by the Planning Board must surround all such parking facilities and wherever the Planning Board deems necessary to prevent vehicles from encroaching on landscaped areas.
3. All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms shrubs, trees and/or ground cover.
4. All required parking and loading areas shall be provided off public streets. All such parking and loading areas shall be graded, paved adequately drained, well landscaped, and all access points shall be defined and limited in accordance with this Redevelopment Plan and, where applicable, the Zoning Ordinance of the City of Jersey City.

5. All required parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) feet deep as measured from the curb stop. All aisles shall be a minimum of twenty-two (22) feet wide.

D. Landscape Design Objectives

1. All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material unless said open space is specifically designated for other activities which require paving or other treatment. Screen planting shall be a minimum of four (4) feet in height. Material shall be planted, balled and burlapped and of a specimen quality as established by the American Association of Nurserymen. At initial planting the material shall provide a screen from the top of the planting to within six (6) inches of grade. Other plant materials shall be dense, and of equal specimen quality determined as above. All deciduous trees shall be a minimum of two and one-half inches in caliper. All plants, trees and shrubs shall be installed in accordance with a planting schedule provided by the developer and approved by the Division of City Planning.

All lawns shall be sodded at initial planting and all landscaped areas must be provided with underground sprinkler facilities to assure survival of the planted material.

2. All fences, except security fences used during construction, shall be constructed of wrought iron, tubular steel, anodized aluminum, brick or stone or any material having the same durability and aesthetic qualities subject to review and approval by the Planning Board. Wooden board-on-board, picket fences or other similar type fences may be permitted where visual screening is appropriate; subject to review and approval by the Planning Board. Construction fencing shall be dismantled and removed prior to the issuance of a Certificate of Occupancy. All fences shall be reviewed and approved by the Division of City Planning and the Planning Board. Appropriate details for all fencing shall be provided on all site plans submitted for review by the Planning Board.

E. Restriction of Occupancy of Use

There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color or national origin.

F. Circulation and Open Space Design Objectives

1. Unless paved, all open space shall be landscaped and maintained in an attractive condition.

2. Open space for new construction shall be provided to the maximum extent feasible and be so located as to provide for maximum usability by residents, and to create a harmonious relationship of buildings and open space throughout the project area.

3. Sidewalk areas shall be adequate for the movement of pedestrians through and around the site.
4. Sidewalk areas shall be attractively landscaped and durably paved and shall be provided with adequate lighting.
5. Trees and shrubs shall be planted along curb lines at not more than forty (40) foot centers or in groupings, in a regularly spaced pattern and spaces alternately on either side of streets or roadways to further increase the aesthetic quality of the redevelopment activities.
6. Areas designated as improved open space shall be in addition to all parking, loading, yard and setback requirements.

G. Underground Utility Placement

All utility distribution lines and utility service connections from such lines to the project areas' individual uses shall be located underground.

VI. INTERIM USES

Interim uses may be established, subject to the developers and the Planning Board. All such uses shall not have an adverse effect upon existing or proposed development during the interim use period. This shall include such signage necessary for project identification. Such interim uses shall be subject to site plan review and approval by the Planning Board. All interim uses shall be given a time limit of one (1) year which may be extended for a maximum of two (2) additional one (1) year periods at the discretion of the Planning Board, consistent with other portions of the section.

Approvals shall be granted for no more than three (3) years although such grants may be extended from time to time, consistent with other portions of this section.

VII. GENERAL PROVISIONS

- A. The regulations and controls in this section will be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- B. The developer shall begin and complete the development of the land and the construction of improvements agreed upon in the disposition contract within a reasonable amount of time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the designated developer.
- C. The redeveloper shall agree to retain the interest acquired in the project land until the completion of the construction and development in the area required by this plan and the disposition instruments, and the redeveloper shall further agree not to sell, lease, or transfer the interest acquired or any part thereof without prior written approval of the Jersey City Redevelopment Agency.

D. No covenant, lease, conveyance or other instrument shall be affected or executed by the Jersey City Redevelopment Agency or by a redeveloper or any of his successors or assignees, whereby land within the project area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.

E. No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Redevelopment Agency.

F. The Jersey City Redevelopment Agency and the Jersey City Planning Board shall specifically reserve the right to review and approve the redeveloper's plans and specifications with respect to their conformance to the Redevelopment Plan. Such review shall be on the basis of a site plan and construction plans submitted to both the Jersey City Redevelopment Agency and the Planning Board. No additional construction or alteration to the existing or proposed construction shall take place until a site plan reflecting such additional or revised construction has been submitted to and approved by, both the Jersey City Redevelopment Agency and the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

1. Site Plan Review

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.

2. Deviation Requests

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 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, exceptions, or waivers 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 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-12.a & b.

G. The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this plan by the City Council of the City of Jersey City.

H. All residential redevelopment proposals and construction plans shall meet or exceed applicable F.H.A. and/or H.F.A. minimum room size requirements prior to approval by the Redevelopment Agency and the Planning Board.

I. Density means the permitted number or dwelling units per gross acre of residentially zoned land to be developed.

J. All trash receptacles areas shall be enclosed and adequately screened.

K. A landscaped buffer area shall be placed along the perimeter of the project area to effectively screen adjacent or nearby industrial and commercial uses.

L. Prior to commencement of construction, architectural drawings, specifications, and site plans for the construction and/or rehabilitation of improvements to the project area shall be submitted by the developers to the Board of Commissioners of the Jersey City Redevelopment Agency and to the Planning Board of the City of Jersey City, for review and approval so the compliance of such drawings, specifications and plans to the redevelopment objectives can be determined.

M. Entry signs shall be permitted to be attached to security or privacy walls located at major entry points. Such signs may not exceed twenty-five (25) percent of the wall to which they are attached.

VIII. SPECIFIC LAND USE PROVISIONS

A. WATER'S EDGE RESIDENTIAL – The Water's Edge Residential district shall be

divided into three sub-districts, which shall correspond to the three phases of residential development within the Droyers Point Redevelopment Area. The three sub-districts shall be known as WR-I, WR-II and WR-III as indicated on Map # 4, Land Use. The sub-district boundaries as indicated on Map #4 are approximate and for illustrative purposes. The exact boundaries for each sub-district shall be as set forth on the survey maps, which have accompanied the subdivision applications for the various phases of the Droyers Point Redevelopment Project. The following district regulations shall apply to all sub-districts, unless otherwise indicated.

1. Principal Permitted Uses

- a. One and two family detached homes
- b. Residential units arranged together in buildings back to back, side to side and stacked upon each other in combination, in no case to exceed 30 units per building.

2. Accessory Uses

- a. Parking facilities
- b. Fences and walls
- c. Recreation facilities, including waterfront access and walkway facilities.

3. Conditional Uses

- a. Professional offices as a home occupation, as regulated by the Jersey City Zoning Ordinance provisions for "Home Occupation" and further limited to residential units, and not to exceed five (5) percent of such units.

For the purposes of this plan, "professional offices" shall be limited to physicians, dentists, lawyers, licensed engineers, planners and land surveyors.

- b. Model homes and ancillary home sales offices.

4. Maximum Height

Maximum height shall not exceed the maximum allowable mean height of 40 feet as defined and permitted by BOCA.

5. Parking

- a. One and one-half (1.5) space per dwelling unit.
- b. Professional offices shall provide reserved parking at a rate of one (1) space per non-resident employee and one (1) space per 300 square feet, rounded off to the nearest whole number, of such office space. Such parking need only be reserved during normal working hours of operation of the professional office.
- c. Model homes and ancillary sales office shall be required to provide parking at the same rate as residential units. Such parking may be remotely located.

6. Intensity of Development

Residential development shall not exceed twenty-five (25) dwelling units per gross residentially zoned acre.

A maximum of sixty (60) percent of the gross residential zoned land may be covered with residential buildings. Recreational improvements of any kind shall not be considered in coverage restrictions.

Minimum dwelling unit width shall be sixteen (16) feet.

Minimum yards shall be as required by the National Building Officials and Code

Administrators Basic National Building Code, (the BOCA code), except where exceeded by landscaping requirements contained within this plan. However, in no event shall the separation between adjacent buildings be less than twenty (20) feet.

7. Building Design Standards and Requirements: The following building design standards and requirements shall apply in the WR-III sub-district only. The intent of these regulations is to provide for variety in architectural finishes such as window and door styles, siding treatments and roof/dormer treatments; while maintaining a consistent architectural theme and palette throughout sub-district WR-III. The Planning Board shall review all site plans for conformance with these design standards and requirements.. Variation among and within these different development designs must avoid a repetitive theme and add a sense of individuality to each unit bay within each building cluster.

Please note: Specific variations in design features and styles are required below. For clarification purposes, a change in color between various features does not constitute a variation in that design feature. There shall be at least 4 color style groups interspersed throughout the Phase III project area.

There shall be two basic types of residential buildings constructed within this sub-district. Each to contain multiple residential units. Stacked Townhouse buildings shall be constructed primarily along the water's edge of the site. Back to Back townhouse building shall be constructed on the rest of the site. No more than 35 % of the units shall be of the Stacked Townhouse variety.

- a. Location of Single Garage Doors in Particular Units:

Back-to-back Townhomes – It is the intent of this regulation to create additional landscaped area in front of Back-to-back Townhomes. Therefore, a percentage of all Back-to-back Townhomes shall have a single garage rather than a two car garage, such that:

1. In buildings containing 12 units or more, there shall be at least two units containing single car garages with at least one on each front façade, and
2. In buildings of less than 12 units, there shall be at least one unit containing a single car garage.
3. In buildings of 8 or less, single car garages are permitted, but not required.

The façade of the townhome not used for the garage shall be designed and constructed in a manner consistent with the architecture of the townhome. The ground area in front of the portion of the ground floor not used for the garage shall be landscaped with lawn, ground covers, shrubs &/or trees as approved by the Planning Board as part of the overall Landscape Plan.

Stacked Townhomes - There is only one garage door per stacked Townhome unit, therefore this does not apply.

b. Variation in Design of Garage Door Styles:

Back-to-back Townhomes – It is the intent of these regulations to provide for a degree of architectural interest along the front façade of the Back-to-back Townhouse buildings. Therefore, the style of garage doors utilized in the various units shall be varied. Style variation may be achieved by altering the window treatments in the garage doors, curved vs. rectangular, or employing other architectural construction methods such as curved or straight detail treatments above the doors. At least two different styles shall be utilized in any front façade of any Townhouse building, and there shall be no less than two of any one style per frontage.

Stacked Townhomes - same as above

c. Variation in Window Treatment and Design:

There shall be at least two different styles of window design utilized in any front façade of any Back-to-back Townhouse building, and there shall be no less than two of any one style per frontage. Variations in window design or style shall include: bay windows, differences in the design of the window lintels and trim, curved vs. straight window edges, and the use of shutters. In addition to the above requirement, each Back-to-back Townhouse building shall contain at least two bay windows or two decks, or one of each, which shall be located on the side façade of each end unit of each building.

d. Variation in Door/Entryway Treatment and Design:

Back-to-back Townhomes – There shall be at least four different styles of door/entryway design utilized in the WR-III sub-district. There shall be at least two different styles of door/entryway design utilized in any front façade of any Back-to-back Townhouse building, and there shall be no less than two of any one style per frontage. Variations in design or style may include differences in the design of the doorway lintels and trim, the design of the panels within the door, the use of glass and windows in the door or doorway design and the shape of the door and/or the doorway opening.

Stacked Townhomes – Due to the lesser number of Stacked Townhome buildings, and the fact that the Stacked Townhome buildings utilize entrance courtyards, the above requirement shall not apply. Rather, Stacked Townhome buildings shall employ other architectural features at the courtyard entries such as archways and peaked pediments to provide architectural interest.

e. Dormers

Back-to-back Townhomes – In order to provide architectural interest along the roof, dormers shall be provided on the roof of all Back-to-back Townhome buildings at the following ratio.

- i. In buildings containing 12 units or more, there shall be two dormers each located above at least four townhouse units, with at least two of the units being on each front façade.
- ii. In buildings containing less than 12 units, there shall be two dormers each located above at least two townhouse units, with at least one of the units being on each front façade.

In the alternative, a sub-pediment roof treatment may be utilized along the front façade of end units, which treatment shall count toward the requirement of providing two dormers for that particular unit.

Stacked Townhomes – Stacked Townhome buildings shall not be required to provide dormers, however they may be utilized in the design and construction of these buildings. In the alternative, Stacked Townhome buildings shall provide architectural interest along the front façade by employing the use of a sub-pediment feature in the roof line, or some combination of dormers and sub-pediment features.

f. Roof/Chimney Treatment:

On all buildings within the WR-III sub-district, all vents, flues, and all other roof penetrations shall be clustered and enclosed in a chimney-like structured designed as an architectural element of the building, consistent with the overall architectural style and design of the building.

g. Building Façade Brick

Back-to-back Townhomes – In order to provide architectural interest, the facade material utilized shall be varied. At least 55% of the facades shall be brick. Vinyl siding and other similar siding materials may be used on the remaining 40%. The color of the brick and other siding materials shall also vary from unit to unit, such that no two adjacent units shall have the same siding/color scheme. The use of EIFS (i.e. “dry-vit” type) materials, exposed concrete block, or split face block is prohibited. The roofline shall be varied throughout the use of dormers and/or roof sub-pediment features. Brick shall be used as a wainscoting or water-table up to the height of the first floor window sill. The style or design of window treatments shall also be varied. Variations in window design or style may include differences in the design of the widow lintels and trim, curved vs. straight window edges, and the use of bay windows and/or shutters.

Stacked Townhomes – In order to provide architectural interest, the facade material

utilized shall be varied. At least 65% of the front and rear facades shall be brick. Vinyl siding and other similar siding materials may be used on the remaining 35%. The color of the brick and other siding materials shall also vary from unit to unit, such that no two adjacent units shall have the same siding/color scheme. The use of EIFS (i.e. "dry-vit" type) materials, exposed concrete block, or split face block is prohibited. The roofline shall be varied throughout the use of dormers and/or roof sub-pediment features. Brick shall be used as a wainscoting or water-table up to the height of the first floor window sill. The style or design of window treatments shall also be varied. Variations in window design or style may include differences in the design of the widow lintels and trim, curved vs. straight window edges, and the use of bay windows and/or shutters.

The side façade shall be a minimum if 30% brick except where a building side abuts the recreation area or community/club house, where 100% brick shall be required.

h. Riverfront Streetscape

There shall be an attractive riverfront façade treatment to the façade facing the waterfront walkway. It shall be designed as if it were a building front incorporating decorative accents and special treatments determined by the Planning Board to be acceptable, and it shall not be less than 65% brick.

i. Porch / Stoop Treatment:

Back-to-back Townhomes – All stoops and/or porches shall be faced with full size brick. The use of EIFS (i.e. "dry-vit" type) materials, stucco, exposed concrete block, or split face block is prohibited.

All railings shall be tubular steel or mild steel, "wrought iron", or similar decorative type material as approved by the Planning Board.

Stacked Townhomes – Since the Stacked Townhome buildings do not contain stoops and/or porches and instead utilize entrance courtyards, the above requirement shall not apply. Rather, Stacked Townhome buildings shall employ archways and peaked pediments at the courtyard entries to provide architectural interest.

8. Additional Site Design and Open Space Design Standards and Requirements: The following design standards and requirements shall apply in the WR-III sub-district only. The Planning Board shall review all site plans for conformance with these design standards and requirements..

a. Recreation Areas:

- i. An active recreation area shall be provided at the west end of the main

entrance road into Phase III, Subphase 1. This recreation area shall consist of an adult pool, a kiddie pool, a children's play area, a tot lot, a community building, and a public boat launch. A waterfront walkway connecting from Phase II to Kellogg Street shall be constructed contemporaneously with each Subphase.

ii. A passive recreation area shall be provided in a portion of Phase III, Subphase 1 and shall consist of a walking path, landscaping, decorative lighting and a "Great Lawn" area.

- b. Waterfront Walkway: A 15 foot wide waterfront walkway shall be provided along the outer perimeter of the development adjacent to the waters of Newark Bay. The design and scale of this walkway shall be consistent with the existing waterfront walkway adjacent to the earlier phases of the Droyers Point. The new waterfront walkway shall connect with the existing waterfront walkway at the south end and extend to Kellogg Street on the North.
- c. Exterior Sidewalks: A new pedestrian sidewalk shall be provided along the west side of Society Hill Drive North from the main entrance road into Phase III to Kellogg Street. In addition, a new sidewalk, or equivalent pedestrian pathway that is not asphalt and acceptable to the City municipal Engineer, shall be provided along the south side of Kellogg Street from the new sidewalk along Society Hill Drive North on the east to the Waterfront Walkway on the west.
- d. Interior Sidewalks: A pedestrian sidewalks shall be provided on both sides of the main entrance road into Phase III from Society Hill Drive North on the east to the proposed recreation area at the west end of the entrance road. Sidewalks shall also be provided from the main entrance road to the near end of the residential parking courts. Pedestrian sidewalks shall provide at least 3 connections to the waterfront walkway at points within the WR-III area and connect to existing sidewalk of prior phases, where possible.
- e. Parking Court Areas: A decorative paving strip shall be provided along the edge of the cart way of the parking court to differentiate the driveways associated with the individual residential units from the aisle or cart way to be utilized by traffic. This decorative paving strip shall be of a different color and texture than the asphalt paving material used for the driveway and/or cart way areas, and shall be a minimum of 16 inches in width. Decorative paving shall also be employed within the sidewalk area leading from this paving strip to the building entry and stoop.

B. PROJECT IDENTIFICATION and OPEN SPACE DISTRICT

1. Permitted Principal Uses

- a. Public Open Space and Recreation
- b. Project Identification Signage, including a clock tower, as reviewed and approved by the

Jersey City Planning Board

2. Accessory Uses

- a. Bus stops, passenger pick-up and drop-off areas, for buses and other forms of public and private passenger transportation, including seating and waiting areas and pedestrian shelters, subject to review and approval of the NJDOT, the appropriate local governmental agencies and the Jersey City Planning Board, as an accessory use to provided open space and/or project identification signage.
- b. Fences
- c. Walls

3. Signs

Signs to identify passenger pick-up and drop-off areas for buses and other forms of public and private passenger transportation as necessary to identify said areas and assure traffic and pedestrian safety, and as approved and/or regulated by the Jersey City Planning Board, New Jersey Department of Transportation and other appropriate local agencies. Roof signs are prohibited. Flashing and animated signs are prohibited.

4. Ingress and Egress

All entrances and exits for this district must receive approval from the New Jersey Department of Transportation (NJDOT), as required by law.

5. Landscaping

All areas not utilized for sidewalk and vehicular access roads shall be landscaped with lawns, trees, shrubbery and/or other appropriate plant material, unless the open space is designated for other activities which require paving or other treatment, such as passenger pick-up and drop-off areas.

IX. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

A. The "Redevelopment Agencies Law" NJSA 40:55C-1 et seq, specifically, 40:55C-32 requires that a redevelopment plan shall:

- 1. "Conform to the general plan for the municipality as a whole; and
- 2. Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, conservation or rehabilitation as may be proposed to be carried out in the area of the project, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities,

recreational and community facilities, and other public improvements.

B. In accordance with State requirements, the following statements are made:

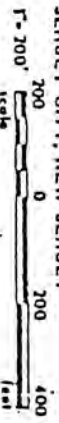
1. The proposals of this plan conform with the general plan for the municipality;
2. This plan provides an outline for the development or redevelopment of the Droyers Point Study Area and is sufficiently complete to indicate such land acquisitions, demolition, and removal of structures, redevelopment, improvements as proposed, planning changes, land uses, improved traffic, public transportation, public utilities, community facilities, and other public improvements.
3. Provisions for the temporary and permanent relocation of persons living in the redevelopment area are not applicable as the area does not contain any residents nor residential structures.
4. The City of Jersey City, through the services of the Jersey City Redevelopment Agency relocation staff, will provide displaced commercial entities with the relocation assistance necessitated by State law. This office will be staffed by qualified personnel who will actively assist displaced businesses and individuals in finding adequate accommodations. All businesses and individuals being displaced will be interviewed to determine their relocation requirements.

X. PROCEDURES FOR AMENDING THE PLAN

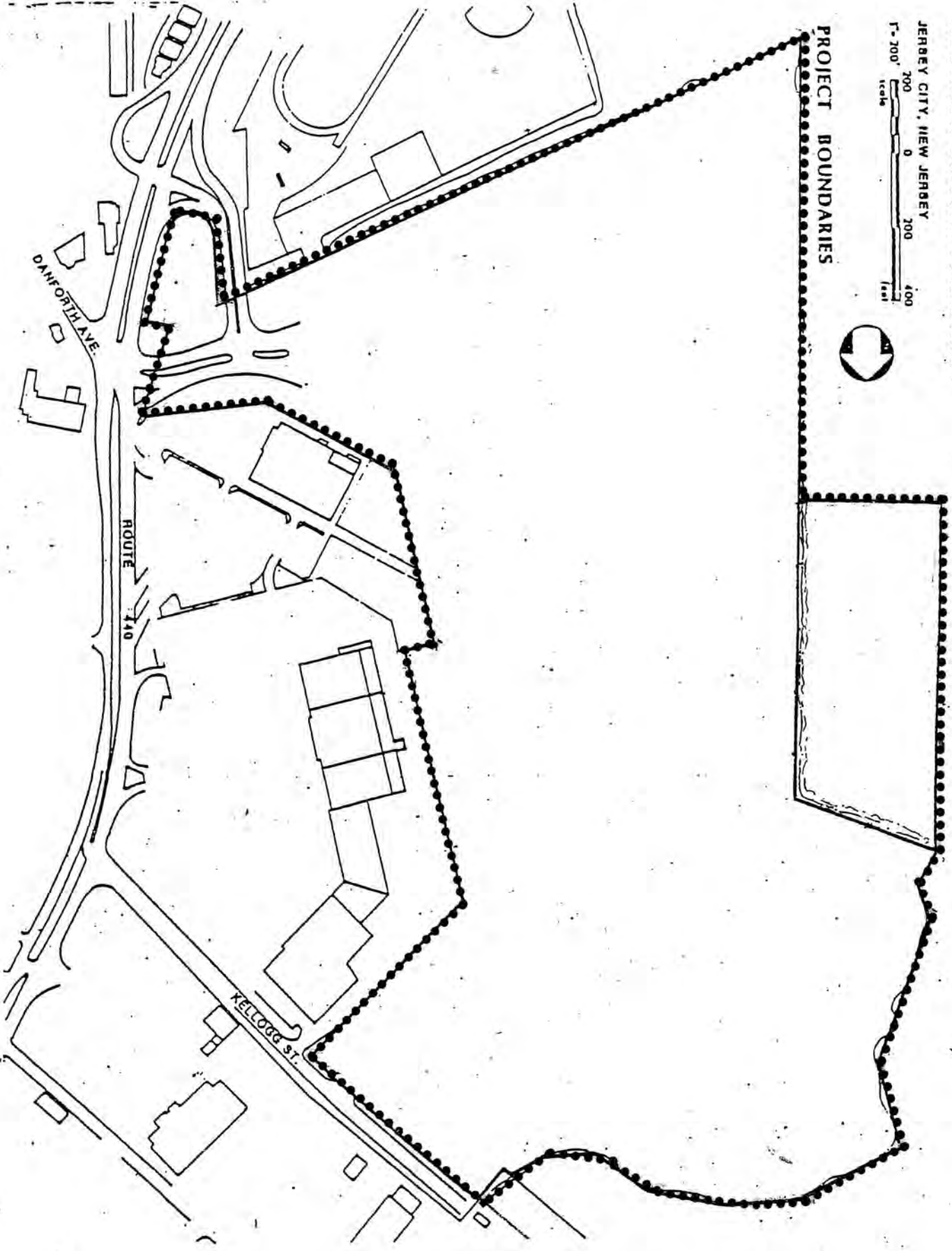
This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$5,000 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any requests to amend this plan. If there is a designated developer, as provided for under NJSA 40:55C-1 et seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all such costs. If the amendment request originates with the City's development offices the fee and costs shall be waived.

ROOSEVELT STADIUM STUDY AREA

JERSEY CITY, NEW JERSEY



PROJECT BOUNDARIES



PROJECT BOUNDARY

ROOSEVELT STADIUM STUDY AREA

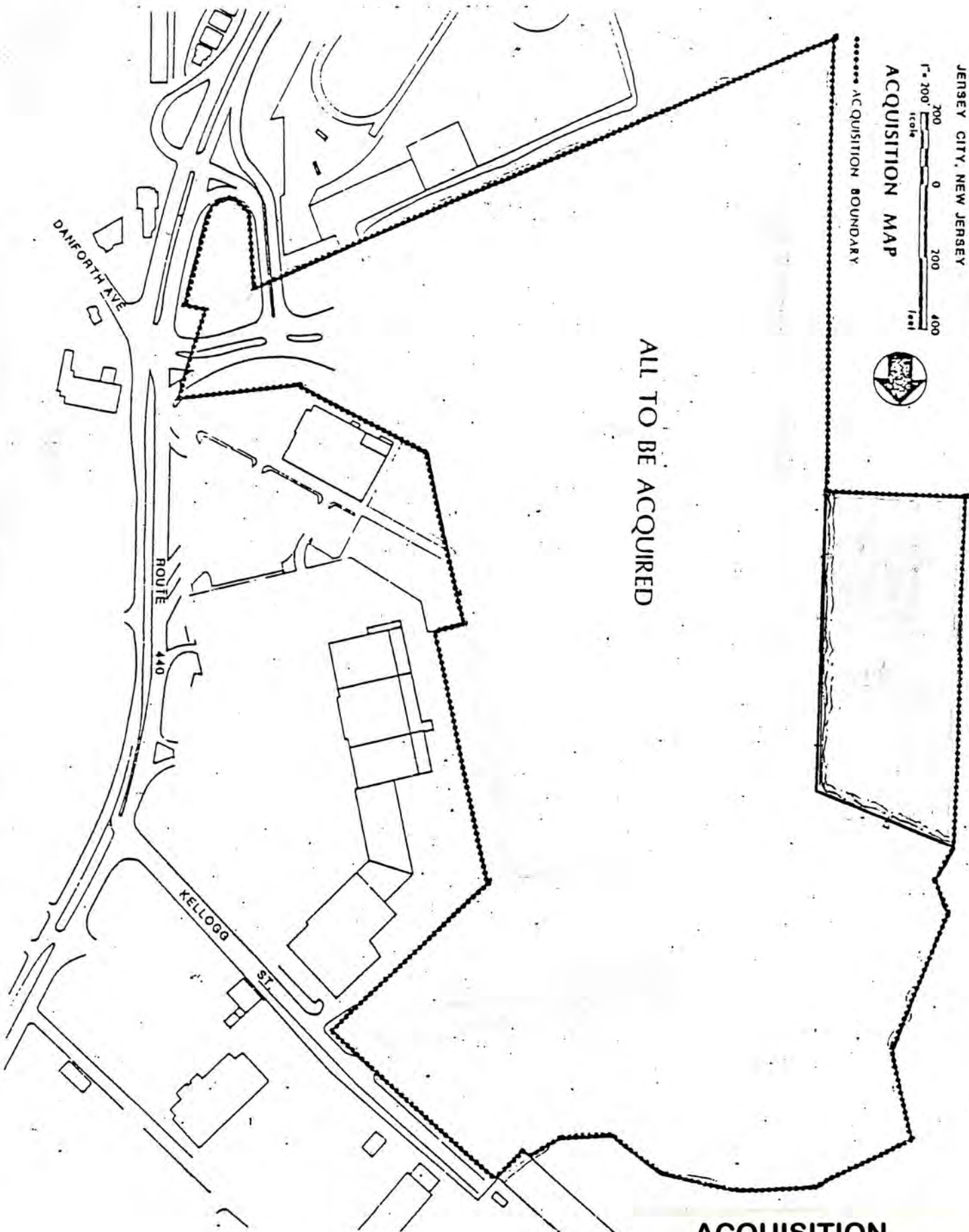
JERSEY CITY, NEW JERSEY

ACQUISITION MAP



***** ACQUISITION BOUNDARY

ALL TO BE ACQUIRED



ACQUISITION

ROOSEVELT STADIUM STUDY AREA

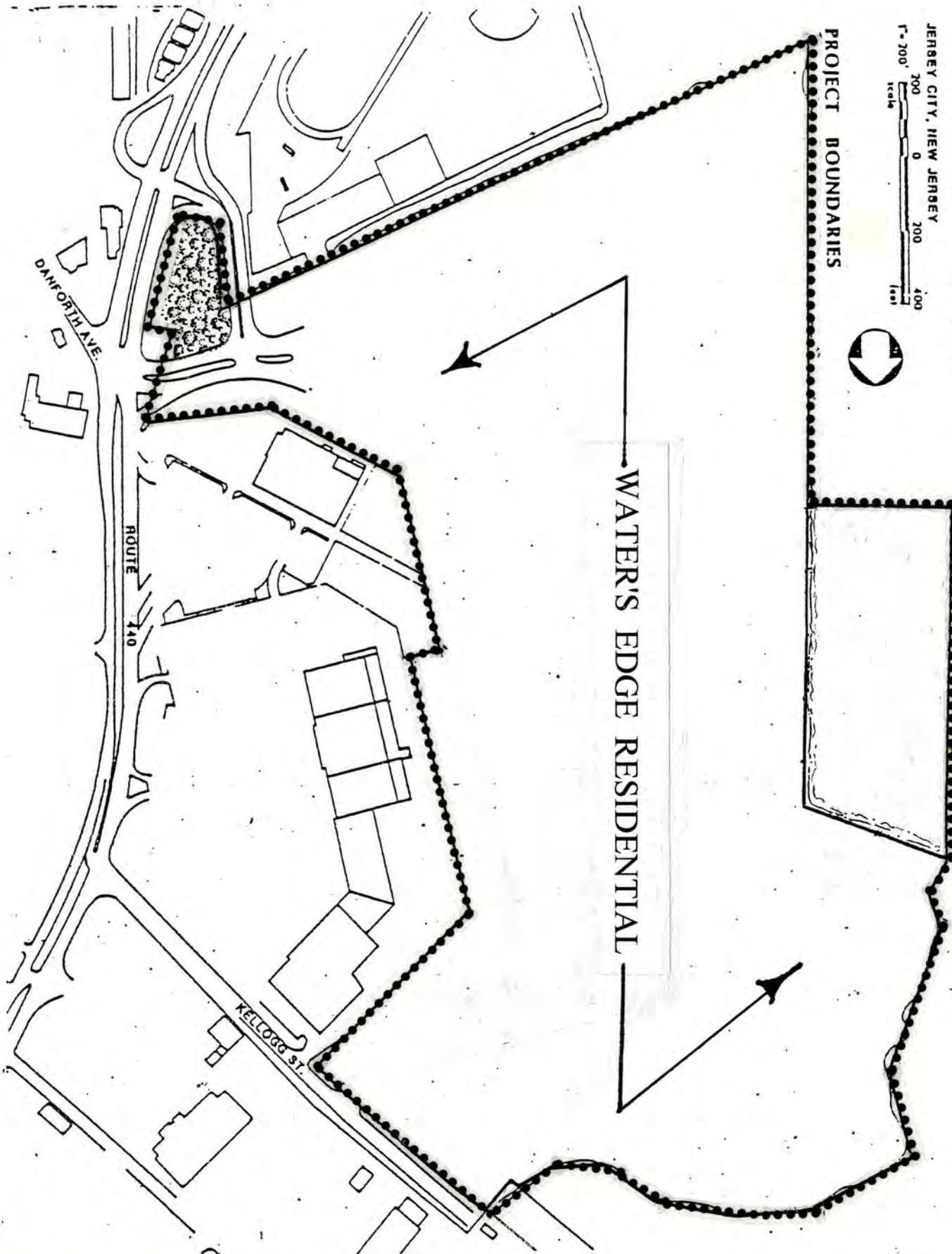
JERSEY CITY, NEW JERSEY



PROJECT BOUNDARIES



WATER'S EDGE RESIDENTIAL



LAND USE



WATER'S EDGE RESIDENTIAL

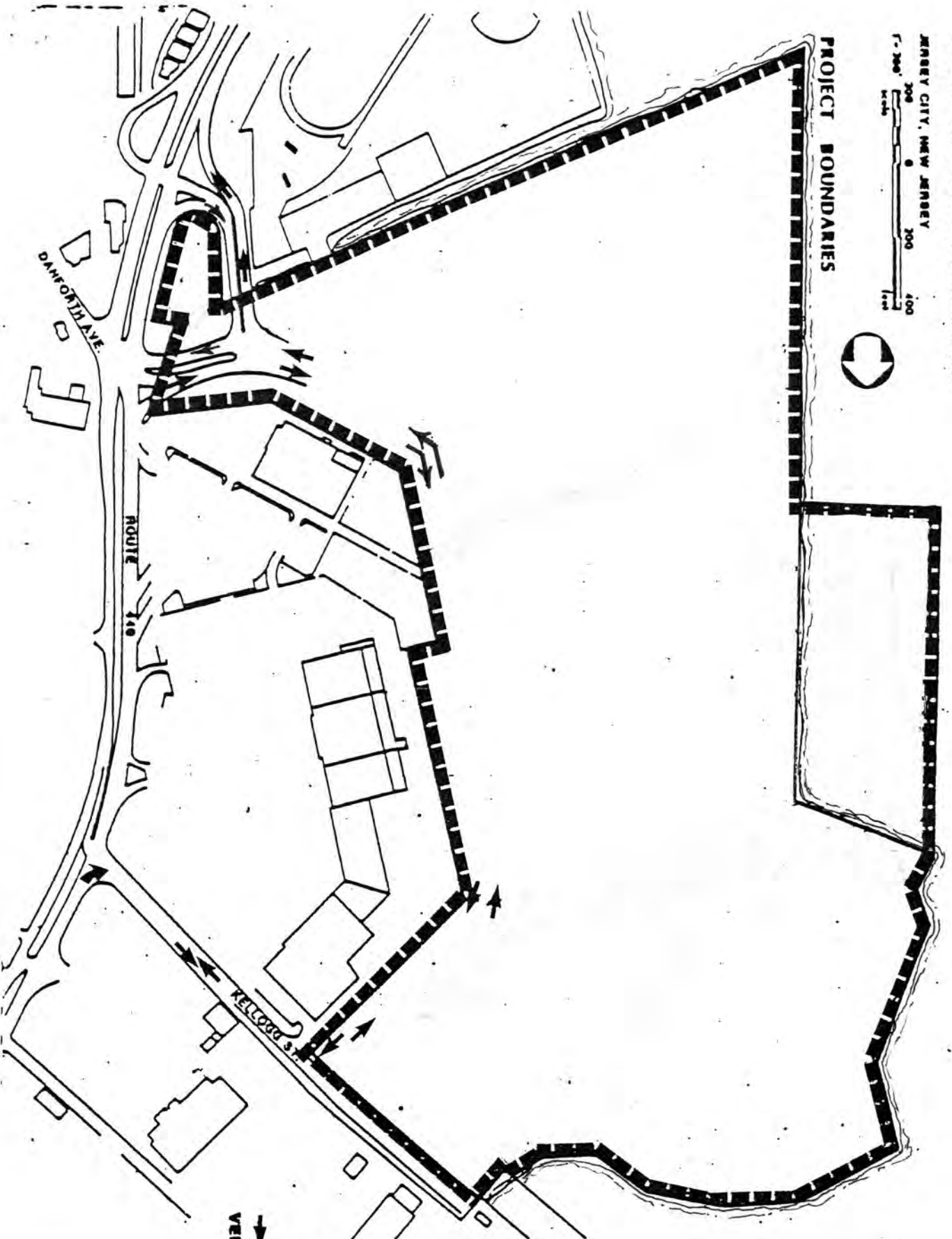
PROJECT IDENTIFICATION and
OPEN SPACE DISTRICT

ROOSEVELT STADIUM STUDY AREA

JERSEY CITY, NEW JERSEY



PROJECT BOUNDARIES



CIRCULATION

LEGEND

→ FLOW OF
VEHICULAR TRAFFIC