

HOLLAND TUNNEL REDEVELOPMENT PLAN

JERSEY CITY, NEW JERSEY

ADOPTED: NOVEMBER, 1958

AMENDED: APRIL 13, 1978

AMENDED: JUNE 28, 1996

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Maps

1. Project Boundary Map

B. Description of Urban Renewal Area

The boundaries of the urban renewal area shall be as shown on Map 1, Project Boundary Map, dated March, 1958, and as described in the attached Exhibit "A".

C. Urban Renewal Project Activities Proposed

All properties within the urban renewal area will be acquired and demolished or removed.

D. Execution of Urban Renewal Plan

All project activities to be undertaken in the urban renewal area will be carried out by the Jersey City Redevelopment Agency.

E. Planning and Project Improvement Proposals

1. Project Area Plan

Proposed land uses, street rights-of-way and easements shall be shown on Map 1, Project Area Plan, dated March, 1958.

F. Regulations and Controls

The project land shall be developed in accordance with the following regulations and controls which shall apply to each disposition parcel:

1. Land and Buildings

The use and improvement of project land shall be subject to the following controls:

a. Permitted Uses

Permitted uses shall be for light industrial or general commercial uses in accordance with and as designated on Map 2, Project Area Plan, dated March 1958.

General commercial, as used herein shall be construed as wholesale, distribution, warehouse or similar uses and also to include such uses as retail, restaurant, office, utilities, automobile service station which may include accessory retail and/or rollover-type car wash, bus terminal or parking facilities.

Light industrial as used herein shall be construed as uses principally involved with the manufacturing, assembly, processing or preparation of durable or non-durable goods.

b. Land Coverage - Land coverage by buildings shall not exceed 80 percent of the site area of each disposition parcel.

c. Building Height - The maximum building height shall not exceed 8 stories or 100 feet.

d. Building Setbacks - All buildings shall be setback from certain streets in the project area as follows:

1. 40 feet from Twelfth Street between Henderson Street and Jersey Avenue.
2. 10 feet from Henderson Street, Grove Street, Erie Street and Jersey Avenue.
3. 20 feet from Fourteenth Street between Henderson street and Coles Street.

e. Off-Street Parking

Each off-street parking space provided outside of a structure shall have 162 square feet and shall have proper access. Off-street parking shall be provided as follows:

Minimum parking ratios

Land Use	One space required per
Offices	1,000 square feet gross floor area (Sq Ft GFA)
Light industrial	1,000 Sq Ft GFA
Wholesale, distribution, warehouse, utilities	3,000 Sq Ft GFA
Retail	250 Sq Ft GFA
Restaurant	4 Seats
Gas Station	employee plus any needed for additional retail uses
Motel, Hotel	guest room

Off-street parking may be provided within and/or outside of buildings.

f. Off-Street Loading

Off-street loading space shall be provided for general commercial and light industrial use in accordance with the following schedule.

Gross Building Floor Area In Square Feet	Required Number of Off-Street Loading Spaces
Up to 25,00 sq. ft.	1
25,000 to 39,999 sq. ft.	2
40,000 to 59,999 sq. ft.	3
60,000 to 99,999 sq. ft.	4
100,000 to 249,00 sq. ft.	5
For each additional 200,000 sq. ft. or major fraction thereof	1 additional space

Each loading space shall be at least 12 feet in width, 33 feet in depth and with a minimum vertical clearance of 14 feet. Where more than one space is required, the minimum width shall be 10 feet.

g. Signs and Billboards

No sign shall be erected or maintained unless such sign or billboard complies with all of the following conditions:

- (1) Is clearly incidental, customary to and commonly associated with the principal use upon each disposition parcel.
- (2) Is limited in location to the disposition on which the principal use is located.
- (3) Is limited in subject matter to the name, design, picture or trademark of the owner, operator, builder, sales agent, managing agent, lessor or lessee of the premises or of the activities (including merchandise handled or services rendered) on the premises on which such sign is located and does not include any general commercial advertising unrelated to the principal use.
- (4) Billboards are expressly prohibited from the entire redevelopment area.

h. Deviation Requests

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, 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 the Redevelopment Plan. An application for a deviation from the requirements of this redevelopment plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12.a. & b.

2. Commencement and Completion of Redevelopment

The redevelopment of the project land for the uses specified in this Urban Renewal Plan shall be commenced and completed within a reasonable time which is to be specified in disposition documents.

3. Non-Discrimination

The Project land or any part thereof shall not be restricted on the basis of race, creed or color, in the sale, use or occupancy thereof.

4. Disposition of Project Land Prior to Completion of Redevelopment

The redevelopers of project land shall not sell, lease or otherwise transfer any parcel of such land at any time prior to the completion of the redevelopment of such parcel without the prior written consent of the Jersey City Redevelopment Agency.

G. Conformity to General Plan and Workable Program

This Urban Renewal Plan is in conformity with the General Plan and Workable Program of the City of Jersey City with relation to proposed land uses, major street and thoroughfare proposals, improved traffic, public transportation, public utilities, and the elimination of a substandard and blighted area.

H. Relationship to Definite Local Objectives

The principal local objectives which will be met by this Plan are as follows:

1. Clearance of an area which is deteriorated, blighted and insanitary.
2. Elimination of residential uses and replacement with non-residential use in an area which is no longer feasible for residential uses.
3. Improvement of the local street system by the elimination of 13th Street, and the widening of Henderson Street.
4. Improvement of traffic circulation and alleviation of congested street conditions.

I. Other Provisions Necessary to Meet State and Local Requirements

In order to comply with State requirements, the Relocation Plan is appended to and hereby made part of this Urban Renewal Plan identified as Exhibit "B".

The various elements of the Urban Renewal Plan set forth above are in compliance with the requirements of State and Local law and there are no additional requirements with respect to an urban renewal plan which have not been complied with.

J. Official Actions to Carry Out Plan

1. Approval of the Urban Renewal Plan

This Urban Renewal Plan, upon approval by the City of Jersey City, will constitute authorization for public action to carry out the Plan.

K. Changes in Approved Plan

This Urban Renewal Plan may be modified at any time with the approval of the City of Jersey City, provided that, if modified prior to the termination of the Government's financial obligation under the Loan and Grant Contract, such modification be concurred in by the Housing and Home Finance Agency, and provided that, if modified after disposition of any land in the urban renewal area, the modification must be consented to in writing by the owner of any property adversely affected by such modification.

L. Termination

This Urban Renewal Plan and/or any modification thereof shall be in force for a period of forty (40) years from the date of approval of this Urban Renewal Plan by the local governing body of the City of Jersey City. The termination of this Urban Renewal Plan shall not affect the provisions of Paragraph H (3) hereof.

M. Status of Plan as Redevelopment Plan

This Urban Renewal Plan also constitutes the Redevelopment Plan for the urban renewal area.

EXHIBIT "A"

HOLLAND TUNNEL URBAN RENEWAL PROJECT AREA BOUNDARY DESCRIPTION

BEGINNING at a point at the intersection of the north line of Twelfth Street and the west line of Henderson Street; thence northerly along the west line of Henderson Street to the south line of Fourteenth Street; thence westerly along the south line of Fourteenth Street to the east line of Coles Street; thence southerly along the east line of Coles Street extended to the north line of the Twelfth Street ramp and the Twelfth Street ramp extended to the east line of Jersey Avenue; thence southerly along the east line of Jersey Avenue to the north line of Twelfth Street; thence easterly along the north line of Twelfth Street to the point of beginning.

HOLLAND TUNNEL URBAN RENEWAL PROJECT AREA (REDEVELOPMENT PLAN) 1978 Amendments

Land Coverage by building shall not exceed the following:

- Parcel 1 - 80%
- Parcel 2 - 100%
- Parcel 3 - 80%
- Parcel 4 - 80%

Building Height

The maximum height shall not exceed the following:

- Parcel 1 - 6 stories or 100 feet
- Parcel 2 - 11 stories or 130 feet
- Parcel 3 - 8 stories or 100 feet
- Parcel 4 - 8 stories or 100 feet

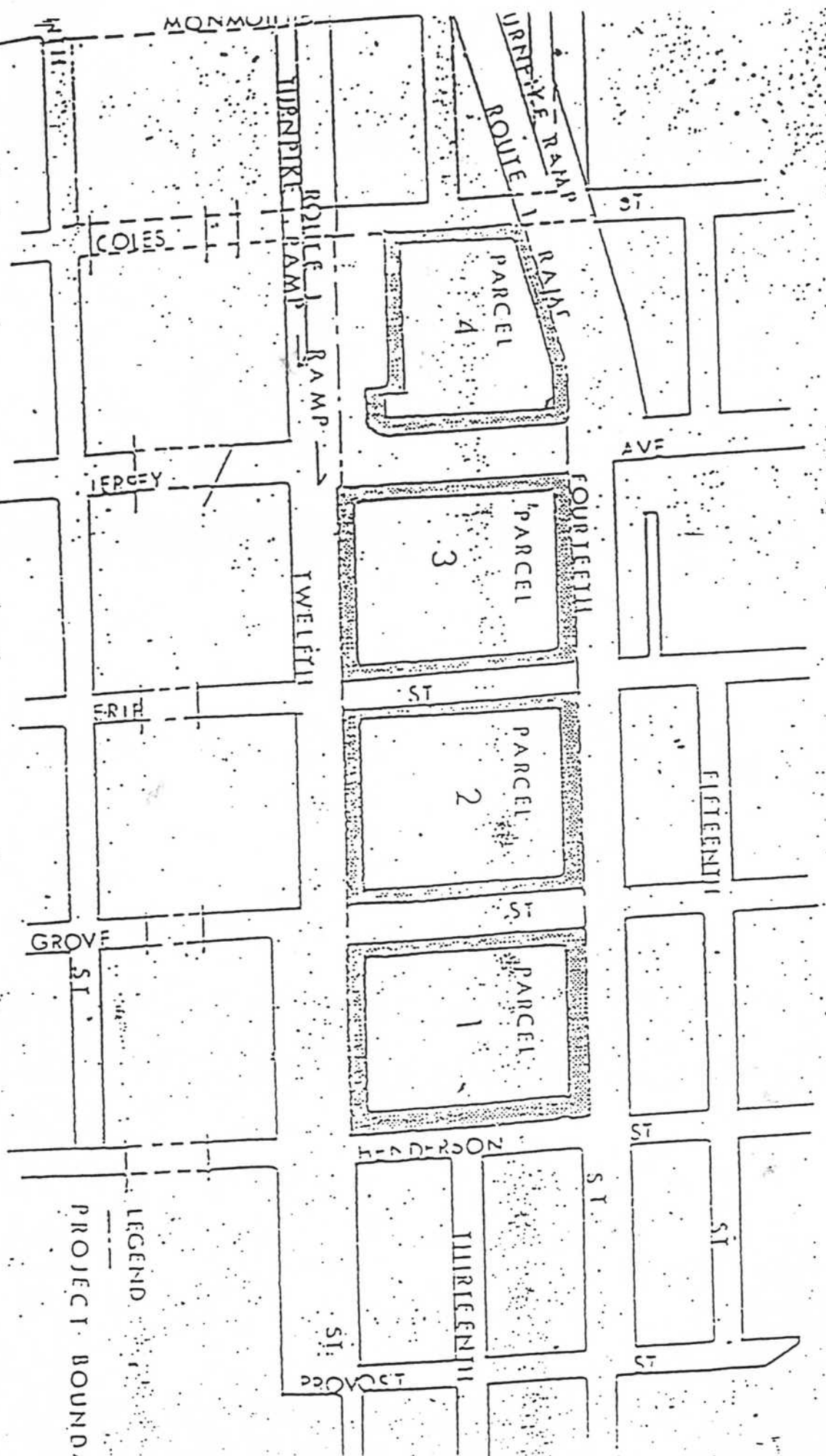
Building Setbacks

All buildings shall be set back from certain streets in the project area as follows:

- (1) 40 feet from Twelfth Street between Henderson Street and Grove Street.
- (2) No setback from Twelfth Street between Grove and Erie Streets shall be required.
- (3) 40 feet from Twelfth Street between Erie Street and Jersey Avenue.
- (4) 10 feet from Henderson Street, Erie Street and Jersey Avenue.
- (5) No setback from Grove Street shall be required.
- (6) 20 feet from Fourteenth Street between Henderson Street and Coles Street.

PROJECT AREA PLAN 2

URBAN RENEWAL PLAN



LEGEND
PROJECT BOUNDARY

AND TUNNEL PROJECT AREA