

TURNKEY Redevelopment Plan

Prepared by the

**DIVISION OF CITY PLANNING
Department of Housing, Economic Development & Commerce**

May 1980

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Block & Lot Updates April 30, 2012
Amended February 13, 2013; Ord. 13-005**

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I. DESCRIPTION OF PROJECT

Turnkey Redevelopment Area Boundary Description

Blocks 25001 (Partial), 25002 (Partial), 25101 (partial), 25604 (partial), 25704, and 25804

Beginning at the point of the intersection of the centerline of Fulton Avenue and Rose Avenue; thence in an easterly direction along the centerline of Fulton Avenue to the point at its intersection with the centerline of Ocean Avenue; thence in a northerly direction along the centerline of Ocean Avenue a distance of approximately 700 feet to the point at its intersection with the extension of the northern lot line of Lot 23 within Block 25002 across Van Cleef Street a distance of approximately 1400 feet to the point of its intersection with the eastern lot line of lot 69 in block 25001; thence in a southerly direction along the western lot line of lot 66 in block 25001 and continuing to the centerline of Stegman Street. Thence in a westerly direction to the extended western lot line of lot 2, block 25101, thence in a southerly direction along the western lot line of lots 2 and 50 in block 25101 to the centerline of Dwight Street. Thence in an easterly direction along the centerline of Dwight Street to the Extended easterly lot line of lot 2, block 2560r, thence in a southerly direction along the easterly lot line of lot 2 to the southerly lot line of lot 2. Thence in a westerly direction along the southerly lot line of lot 2, to its intersection with the westerly lot line of lot 1. Thence in a southerly direction along the westerly lot line of lot 1 to the centerline of Fulton Avenue, thence in an easterly direction along the centerline of Fulton Avenue to the point at its intersection with the centerline of Fulton Avenue the POINT AND PLACE OF BEGINNING.

II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Renewal activities for the Turnkey project will be undertaken in conformity with, and will be designed to meet the following goals and objectives of the Redevelopment Plan.

A. Goals

1. To comprehensively redevelop the Turnkey Project Area through selective restoration and rehabilitation of Existing residential uses, by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate.
2. To provide for a variety of residential uses and housing types for both existing residents and prospective occupants in order to meet the housing needs of low, moderate and upper income families.
3. To provide for the improvement of the functional and physical layout of the project area for contemplated redevelopment and the removal of impediments for land disposition.
4. 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.

5. To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.
6. To provide for the stabilization and the increase of the tax base of the project area and the entire city by redeveloping non-revenue producing areas and by reestablishing investment confidence of the part of existing and future residents both within the area and in contiguous neighborhoods.
7. To provide for the coordination of redevelopment activities to promote a uniform attack on blight which reinforces already existing renewal and improvement programs in adjacent area in accordance with a plan that integrates the Turnkey Project with the existing physical and social fabric of the City of Jersey City.

B. Objectives

1. To construct new residential rental housing for low- and moderate-income families through the use of public and/or private financing.
2. To assist private owner occupants who wish to improve their structures through a rehabilitation incentive program.
3. To provide construction related (temporary) jobs, and permanent jobs through housing rehabilitation and construction of new housing and public improvements.
4. To assist small neighborhood commercial uses by providing relocation opportunities for the few commercial businesses located in areas designated for new residential development.
5. To provide necessary site improvements for both proposed and existing residential uses as well as commercial businesses, including new streets and sidewalks, street realignment, off-street parking, open space, recreational areas, new trees and selected planting materials where necessary.

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

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

1. clearance of dilapidated structures;
2. retention and construction of sound compatible uses;
3. assembly into developable parcels the vacant and under-utilized land now scattered and varied ownership; and
4. provisions for a full range of public infrastructure necessary to service and support the new community.

IV. BUILDING DESIGN OBJECTIVES

1. 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-way and off-street parking, height and bulk.
2. Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
3. Buildings shall be designed so as to be attractive from all vantage points.
4. Building setbacks shall be varied to the extent practicable in order to provide an interesting interplay of buildings and open spaces.

V. SPECIFIC OBJECTIVES

The following objectives shall apply to the entire study area. The proposals for each reuse parcel shall also conform, where appropriate, to the General Goals and Objectives discussed previously.

A. Submission of Redevelopment Proposals

Prior to commencement of construction, architectural drawings, specifications and site plans for the construction 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 the Board of Commissioners of the Jersey City Redevelopment Agency.

B. Adverse Influences

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

C. Restriction of Occupancy or Use

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

D. Circulation and Open Space Design Objectives

1. Unless paved, all open space areas shall be landscaped and maintained in an attractive condition.
2. Open spaces for both residential rehabilitation and new construction shall be provided where feasible and be so located as to provide for maximum usability by tenants and to create a harmonious relationship of buildings and open space throughout the project area.
3. Sidewalk areas shall be adequately provided 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 the curb line at not more than 30-foot centers or in groupings in a regularly spaced pattern to further increase the aesthetic quality of redevelopment activities.
6. Areas designated as improved open space shall be in addition to all parking, loading, yard and setback requirements.

E. Off-Street Parking and Loading Objectives

1. Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares.
2. Any surface parking facilities shall be landscaped; large concentration of parking shall be avoided; poured-in-place concrete curbing shall be used in parking areas to prevent vehicles from encroaching upon planted 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-street. All such parking and loading areas shall be graded, paved with a durable, dust-free surface, adequately drained, well landscaped, and all access points shall be defined and limited in accordance with the Zoning Ordinance of the City of Jersey City

F. 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. All screen planting shall be evergreen and only species with proven resistance to the urban environment in this area will be acceptable. Screen planting shall be a minimum of four (4) feet high. Material shall be planted balled and burlapped, be heavy and of specimen quality as established by the American Association of Nurserymen. At initial planting, the material shall provide an opaque screen from the top of the

shrub to within six (6) inches of grade. Other plant materials shall be heavy and of specimen quality as determined as above. All trees shall be minimum of three-and-one-half (3 ½) inches in caliper. All plants, trees and shrubs shall be installed in accordance with the Division of Planning planting schedules.

2. Prior to commencement of construction, architectural drawings, specifications and site plans for the construction 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 that compliance of such drawings, specifications and plans to the Redevelopment objectives can be determined.

G. Interim Uses

Interim uses may be established, subject to agreement between the developer(s) and the Planning Board that such use will not have an adverse affect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board which may establish an interim use period of up to three (3) years in duration. Additional renewals of an interim use may be granted by the Planning Board.

H. Underground Utility Placement

All utility distribution lines and utility service lines to the project areas individual uses shall be located underground where feasible.

VI. GENERAL PROVISIONS

- A. The regulations and controls in this section (VI) will be implemented by appropriate covenants or other provisions or agreements for land disposition and conveyance executed pursuant thereto.
- B. The redeveloper shall begin and complete the development of the land and the construction of improvements agreed upon in the disposition contract with a reasonable amount of time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the designated redeveloper.
- 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 otherwise 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 JCRA 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 JCRA.
- F. The JCRA 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 a review shall be on the basis of a site plan and/or construction plans submitted to both agencies. No additional construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction shall have been submitted to and approved by both the JCRA and the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.
- 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 Jersey City.
- H. All residential redevelopment proposals and construction plans shall meet applicable FHA and HFA minimum room size requirements prior to approval by the Redevelopment Agency and the Planning Board.
- I. Prior to commencement of construction, site plans 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 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.

As part of any 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.

VII. GENERAL LAND USE PLAN

- A. Land Use Map, proposed land uses shall be shown on Map No. 3, Land Use Map.
- B. Land Use Provisions and Building Requirements
 - 1. Residential
 - a) Permitted Principal Uses
 - 1. One- and two- family detached dwellings
 - 2. Townhouses
 - 3. Multi-purpose community center, providing such services as: housing management, meeting rooms, day care, social support and counseling, library, healthcare/first aid, security and indoor and outdoor recreation, and limited to lots fronting on Fulton, Dwight and/or Stegman

- 4. Senior Housing
- b) Accessory Uses Permitted
 - Off-street parking
 - Fences and walls
 - Designed open space
 - Utilities
 - Housing Management Facility

d) Regulations and Controls

- Parcels designated residential shall be designed utilizing various materials to form a compatible overall architectural scheme

New construction of multi-family residential shall be designed to include:

1. An ornamental cornice at the roofline.
2. Avoid blank walls, particularly at street level.
3. Window detailing, including lintels and sills.
4. A variety of horizontal and vertical architectural elements which harmonize the surrounding structures.
5. Sidewalk shall be tinted French grey.
6. Driveways shall be differentiated from the sidewalk through the use of different paving color and texture. Driveways are to be flush with the sidewalk, with driveway apron slopes shall extend no more than two and one-half feet.
7. Fencing shall be wrought-iron or other decorative material; no chain-link or aluminum fencing is permitted.
8. All parking shall be screened by the above mentioned fencing at the street frontage, including a 5' strip of hedge landscaping in addition to the fence.
9. Interior property line adjacent to parking shall contain board-on-board fencing to screen it from its neighbors.
10. The roof shall be flat unless incompatible with surrounding buildings.
11. Buildings shall be designed to include a water table or water course and differentiate materials at the first floor. All first floor facades must be primarily masonry. No EIFS or synthetic materials are permitted at the first level. All facades and façade materials are subject to Board review and approval.
12. Main entries shall have transom windows above.
13. Street trees are to be included, spaced 35' apart for the length of each project.
14. All rooftops, including garages, shall include patio areas accessible to tenants wherever possible.
15. All front yard setbacks shall maintain the setback of the prevailing building line and not to exceed 20' from the curb.

- Designed open space shall be developed as an integral part in the overall design scheme
- Where any questions arise in terms of definitions or terminology, the Zoning Ordinance of the City of Jersey City shall govern
- Utilities shall be defined as: water, sewer, telephone, gas or electric service from a public or private utility company under the regulations of the New Jersey Public Utilities Commission.
- Conditional Use Standards for Housing Management Facility:
 1. Such use must be similar in style and bulk to the housing it is intended to serve
 2. No overnight storage of vehicles permitted.

The intent is to insure the parking for these buildings is on the side or rear yard and the building is established as a prominent feature on the street.

e) Maximum Height

* Residential uses shall not exceed three (3) stories or thirty-five (35) feet.

All senior housing uses four (4) stories and fifty (50) feet.

f) Area, Yard and Bulk

1) One- and two-family detached dwellings

Maximum Building Coverage	-	60%
Minimum Lot Area	-	2,500 sq ft
Minimum & Maximum Front	-	Shall be consistent with the prevailing street setback, except that front yard setback may not be less than 5 feet nor greater than 20 feet
Minimum One Side	-	0 feet
Minimum Total Sides	-	5 feet
Minimum Rear	-	15 feet

The goal of the front yard setback requirement within this section is to have new development setback a distance that is consistent with the existing building line of the street.

All streets, even those which contain large tracts of vacant parcels, contain areas of development which have a definite street line formed by a fence, a hedge or a structure. It is the intent of the prevailing setback requirement to allow flexibility in design while maintaining the character of the neighborhood.

2) Townhouses

Maximum Building Coverage	-	60%
Minimum Lot Width	-	20 feet

Minimum Lot Depth	-	100 feet
Minimum Lot Area	-	2000 sq ft
Minimum Yards: Front	-	Prevailing as above
Side	-	0 feet
Rear	-	15 feet

3) Community Center

Maximum Building Coverage	-	75%
Minimum Lot Width	-	50 feet
Minimum Lot Depth	-	100 feet

4) Senior Housing

- Minimum Lot Area: Ten Thousand (10,000) square feet.
- Minimum Lot Width: Eighty (80) feet.
- Minimum Lot Depth: Eighty (80) feet.
- Maximum Building Coverage: Sixty percent (60%).
- Maximum Density: Eighty (80) dwelling units per acre.
- Minimum and Maximum Yards:
 - Front: 0 Feet
 - Side: 0 Feet
 - Rear: 40 Feet
- Minimum Parking: 0.2 spaces per bedroom

g) Maximum off-street parking:

All residential uses shall provide a maximum of 2 spaces per dwelling unit.

Front-yard parking is prohibited except as necessary to dwellings specifically designed for handicapped residents.

h) Minimum off-street loading

Off-street loading shall conform to Article VII of the Zoning Ordinance of the City of Jersey City.

i) Maximum Sign Area

All residential uses: one (1) sign not to exceed two (2) square feet.

Billboards are expressly prohibited throughout the entire redevelopment area.

2. Mixed Use A

a) Permitted Principal Uses

- Retail sales of goods and services
- Office uses

- Financial institutions
- Restaurants
- Public uses
- Management offices for designated urban renewal developers
- Community facilities for residential tenants of urban renewal development

b) Accessory Uses Permitted

- Residential units above first (1st) floor retail sales
- Off-street parking and loading
- Parking garages and lots

c) Conditional Uses – None permitted

d) Regulations and Controls

- Retail sales of goods and services shall be defined as grocery stores and pharmacies where all sales are under one roof, cleaning establishments such as dry cleaners and Laundromats with attendants, but in no instance shall bars, liquor stores, auto body shops or service stations be considered retail sales.
- Commercial operations for the sale of retail goods and services may have residential units located above first floor provided:
 - 1) the residential units shall be provided with separate ingress and egress other than that which is used for the purposes of the commercial operations; and
 - 2) the parking for residential dwelling units shall be counted separate and apart from any commercial parking.
- Public uses shall be limited to: parks, play-grounds, or governmental uses which shall be limited to: office, meeting, legislative or judicial functions and municipal facilities.

e) Maximum Height

- Retail sales with residential uses located above the first floor: four stories or forty (40) feet in height
- All other uses shall have a maximum height of three (3) stories or thirty-five (35) feet.

f) Area Yard and Bulk

- All commercial buildings, community facilities or management offices shall conform to the following regulations:

Maximum Building Coverage	-	60%
Minimum Lot Width	-	25 feet
Minimum Lot Depth	-	100 feet
Minimum Lot Area	-	2,500 sq ft
Maximum Height	-	4 stories

g) Minimum Off-Street Parking

- Retail sales of goods and services: one (1) space per 600 square feet of gross floor area.
- Restaurants one (1) space per each four seats.
- Existing commercial or public uses not acquired through this urban renewal program shall have no parking requirements.
- Office and financial institutions: one (1) space for each 1,000 square feet of gross floor area.
- Mixed-use commercial/residential one (1) space per 600 square feet of gross floor area for commercial use plus 0.75 space per each dwelling unit.
- Public uses shall be provided with a minimum of one (1) space per each six-hundred (600) square feet of gross floor area, excluding the first five-thousand (5,000) square feet of gross floor area for that use plus one (1) space for each official car assigned to that use.

h) Minimum Off-Street Loading

- Off-street loading shall conform to Article VII of the Zoning Ordinance of the City of Jersey City

i) Maximum Sign Area

- Billboards are expressly prohibited throughout the entire redevelopment area.
- Each business establishment shall be permitted not more than two (2) signs per store frontage illuminated in any way shall not exceed one-foot, six-inches (1'6") in height by the length of façade and may not project more than twelve inches (12").
- If more than one (1) sign is provided on any façade, one (1) sign shall be perpendicular to that façade. It shall not exceed five (5) square feet in area on any one (1) surface and must comply with the following:
 - a. it may not exceed one (1) foot in height;
 - b. it must be arranged to allow a minimum of eight-feet, six-inches (8'6") to the sidewalk below;
 - c. it may be internally illuminated but may not be flashing or illusory in nature;
 - d. only one (1) such sign will be permitted on each street frontage of the establishment;
 - e. it may not move or have any moving parts as elements.
- Under no circumstances shall fluorescent or glowing paint be permitted for any signage within the area. No signs or window graphics other than those specifically enumerated herein shall be permitted.
- All signage shall be subject to site plan review and approval by the Planning Board.

3. Mixed Use B

a) Permitted Principal Uses

- 1) Multi-family mid-rise apartments above the ground floor

- 2) Retail sales of goods and services, and/or restaurants, and or financial institutions, required on all Ocean Avenue frontages

b) Accessory Uses Permitted

- 1) Off-street parking
- 2) Fences and walls
- 3) Designed open space
- 4) Utilities
- 5) Community space and management rooms accessory to residential units

c) Regulations and Controls

New construction shall be designed to include:

2. An ornamental cornice at the roofline.
3. Avoid blank walls, particularly at street level.
4. Window detailing, including lintels and sills.
5. A variety of horizontal and vertical architectural elements which harmonize the surrounding structures.
6. Sidewalk shall be tinted French grey.
7. Driveways shall be differentiated from the sidewalk through the use of different paving color and texture. Driveways are to be flush with the sidewalk, with driveway apron slopes shall extend no more than two and one-half feet.
8. Driveways and parking areas shall not be accessed from Ocean Avenue, and shall be located in garages within the building. No surface parking.
9. Parking shall be accessed by a maximum of one entry lane and one exit lane. This may be arranged as a single two-way driveway, or two one-way driveways.
10. Fencing shall be wrought-iron or other decorative material; no chain-link or aluminum fencing is permitted.
11. All surface parking shall be screened by the above mentioned fencing at the street frontage, including a 5' strip of hedge landscaping in addition to the fence.
12. Interior property line adjacent to parking shall contain board-on-board fencing to screen it from its neighbors.
13. The roof shall be flat.
14. Buildings shall be designed to include a water table or water course and differentiate materials at the first floor. All first floor facades must be primarily masonry. No EIFS or synthetic materials are permitted at the first level. All facades and façade materials are subject to Board review and approval.
15. Main entries shall have transom windows above.
16. Street trees are to be included, spaced 35' apart for the length of each project, and with a minimum caliper of 3-3.5".
17. All rooftops, including garages, shall include patio areas accessible to tenants wherever possible.

18. All front yard setbacks shall maintain the setback of the prevailing building line and not to exceed 20' from the curb. The intent is to ensure parking areas are on the side or rear yard and the building is established as a prominent feature on the street.
19. Garages are to be screened with storefronts along Ocean Avenue, and with attractive openings which match the rhythm, pattern, and architectural style of the building along the side streets.
20. All facades with street frontage are to be treated as a front façade, with no blank walls and with appropriate architectural detail, window openings, and quality materials.
21. All setbacks above the first floor shall be designed as green roofs

- Where any questions arise in terms of definitions or terminology, the Zoning Ordinance of the City of Jersey City shall govern
- Utilities shall be defined as: water, sewer, telephone, gas or electric service from a public or private utility company under the regulations of the New Jersey Public Utilities Commission.

d) Maximum Height

- (1) five (5) stories and sixty feet where garaged parking is provided as required
- (2) minimum residential floor-to-ceiling height nine (9) feet;
- (3) minimum ground floor floor-to-ceiling height twelve (12) feet

e) Area, Yard and Bulk

- (1) Minimum Lot Area: Ten Thousand (10,000) square feet.
- (2) Minimum Lot Width: Eighty (80) feet.
- (3) Minimum Lot Depth: Eighty (80) feet.
- (4) Maximum Building Coverage:
 - i. With garaged parking, first floor parking garage may have one hundred percent (100%) coverage
 - ii. Above first floor garage, seventy percent (70%) building coverage
- (5) Maximum Density: One-hundred fifteen (115) dwelling units per acre.
- (6) Yard Setbacks:
 - i. Front: Maximum 0 Feet
 - ii. Side: Minimum 0 Feet on first floor, minimum fifteen feet (15') on upper floors
 - iii. Rear: with garaged parking, first floor maximum zero (0) feet, above first floor minimum thirty-five (35) feet.

f) Minimum off-street parking

- (1) Residential - 0.3 spaces per unit

- (2) Retail sales of goods and services: one (1) space per 600 square feet of gross floor area, excluding the first 5,000 sf
- (3) Restaurants one (1) space per each four seats, excluding the first 5,000 sf
- (4) Financial institutions: one (1) space for each 1,000 square feet of gross floor area, excluding the first 5,000 sf
- (5) There shall be secure bicycle parking at a minimum rate of 1 bicycle space per dwelling unit and 1 bicycle space per 5000 square feet of non residential use. A bicycle storage room, located in a convenient and accessible location from the sidewalk or the front entry of the building with no more than four vertical steps (ramps may be utilized) between the bicycle room and the sidewalk. Bike racks must permit the ability to secure the frame of the bike to the rack system.

g) Minimum off-street loading

Off-street loading shall conform to Article VII of the Zoning Ordinance of the City of Jersey City.

h) Maximum Sign Area

- (1) Billboards are expressly prohibited throughout the entire redevelopment area.
- (2) Each business establishment shall be permitted not more than one (1) sign per store frontage which may not be internally illuminated in any way shall not exceed one-foot, six-inches (1'6") in height by the length of façade and may not project more than twelve inches (12").
- (3) All signage shall be subject to minor site plan review and approval by the Planning Board.
- (4) One identification sign per lobby entry is permitted for residential uses which may list the building name and/or street address and shall not exceed 5 square feet.

C. 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. Notice shall be given, pursuant to the requirements of NJSA 40:55D-12. a. & b., for any relief requested under this section.

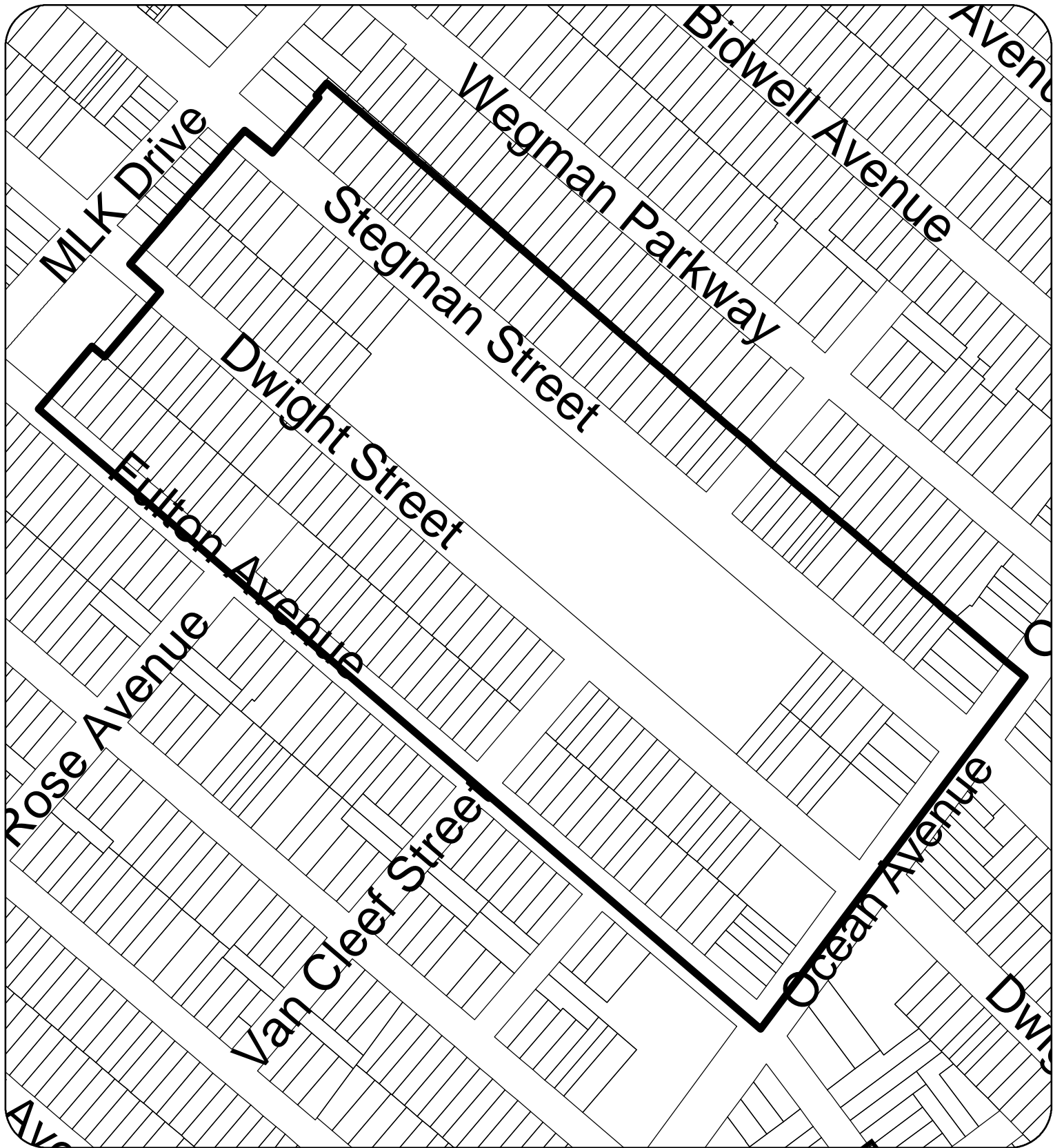
VIII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

- A. The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of State and Local Law and there are no additional requirements with respect to a redevelopment plan which have not been complied with.
- B. The Redevelopment Plan contains all provisions necessary to fulfill statutory requirements of the City of Jersey City.
- C. The Redevelopment Plan proposes to attain identifiable local objectives as to appropriate land use, density of population, improved public utilities, traffic circulation, recreational and community improvements and other public renovations.
- D. The following text referencing provision for the temporary relocation and permanent re-housing of persons residing within the Turnkey Study Area Redevelopment Project is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City, through the services of the Jersey City Redevelopment Agency staff, will provide displaced families and individuals with the opportunity of being relocated into decent, safe and sanitary housing which is within their financial means. This office will be staffed by qualified personnel who will actively assist the families and individuals being displaced in finding adequate accommodations. All families and individuals being displaced will be interviewed to determine re-housing requirements. In addition, a list of privately owned houses and apartments which have been inspected and certified as being safe, decent and sanitary will be maintained by the relocation staff from which individuals will be referred to such dwelling units which are within their financial means.

IX. PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$1,000 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan.

Maps



**Turnkey Redevelopment Plan
Boundary Map**

Legend

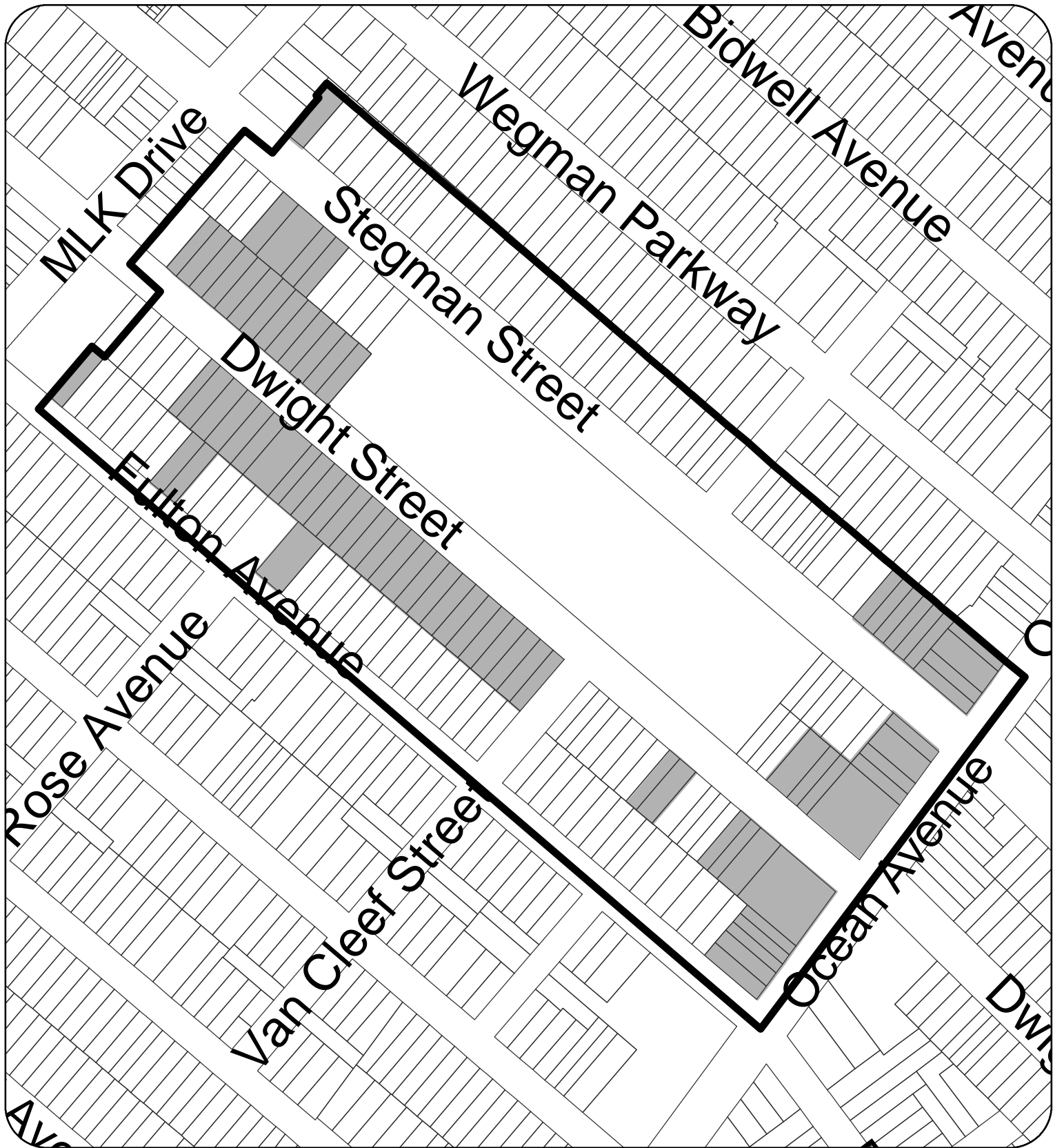
 Boundary



April 30, 2012



1 inch = 200 feet





**Turnkey Redevelopment Plan
Acquisition Map**

Legend

-  Boundary
-  To Be Acquired

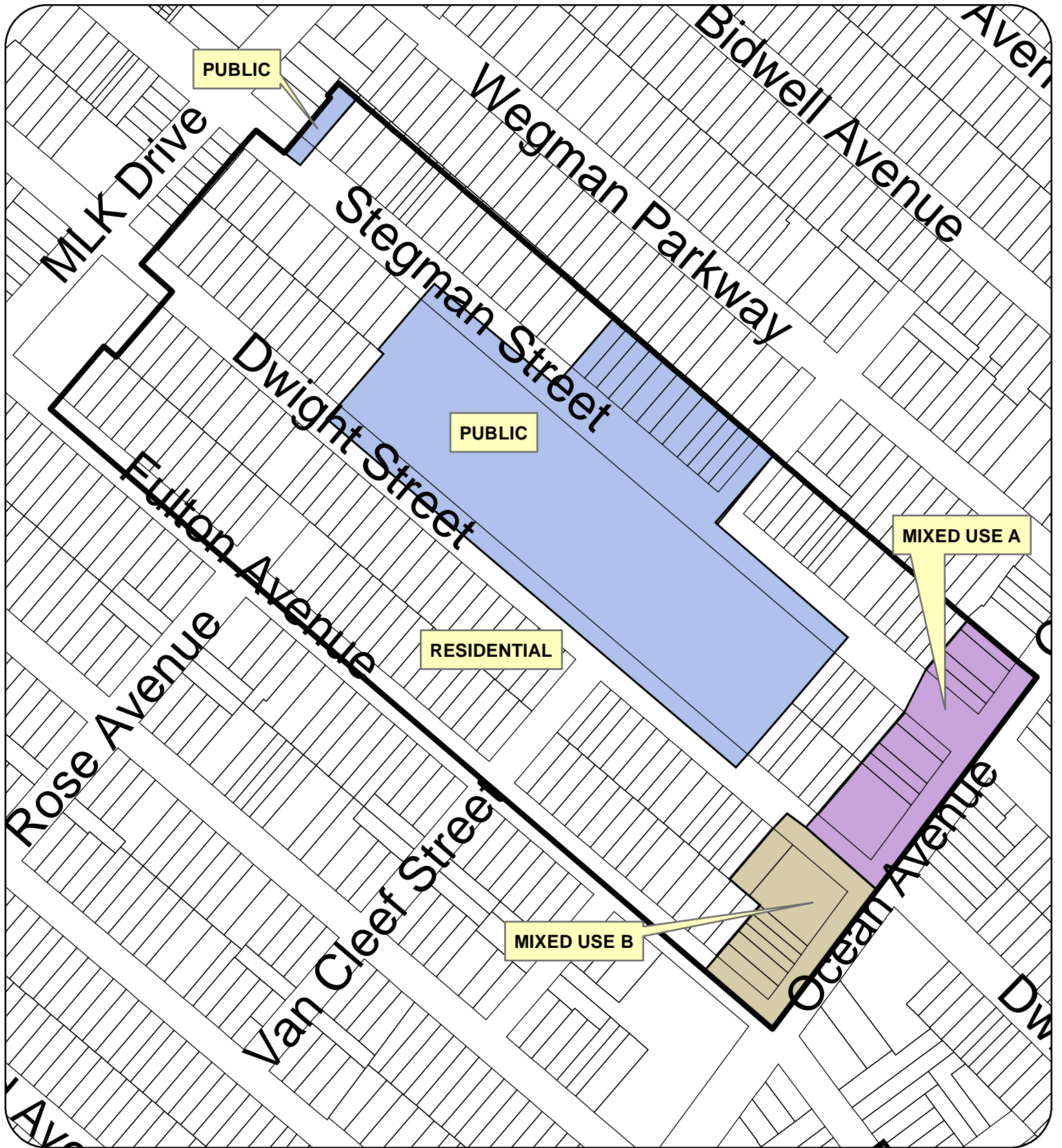


1 inch = 200 feet



April 30, 2012





**Turnkey Redevelopment Plan
Land Use Map**



Legend

	Mixed Use A		Public
	Mixed Use B		Residential



1 inch = 200 feet



April 30, 2012