

# **23-25 DUNCAN AVENUE REDEVELOPMENT PLAN**

**City of Jersey City**

**Adopted July 9, 2008  
Block & Lot Updates October 5, 2012  
Amended February 13, 2013 Ord. 13-009  
Signage Threshold Updates - AMENDED: October 13, 2022: Ord 22-084**

**DIVISION OF CITY PLANNING**

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# **23-25 DUNCAN AVENUE REDEVELOPMENT PLAN**

## **I. INTRODUCTION**

The 23-25 Duncan Avenue Redevelopment Area (hereinafter also referred to as the Redevelopment Area or the Area) was determined to be “an area in need of redevelopment”, pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.) by resolution of the Jersey City Municipal Council following a recommendation by the Jersey City Planning Board.

The Redevelopment Area includes contiguous properties located on the south side of Duncan Avenue. A residential structure and a vacant lot characterize the Redevelopment Area itself. The Area is currently not in keeping with the otherwise developed character of the area.

It would now appear to be appropriate for the City to take a more pro-active approach to redevelopment in this Area, in a manner that is more consistent with the mixed residential and commercial uses found in the surrounding area.

## **II. BOUNDARIES**

The Duncan Avenue Redevelopment Area is located in the central Bergen portion of Jersey City, one block east of John F. Kennedy Boulevard. The Area is located on the south side of Duncan Avenue near Bergen Avenue.

The Area consists of the following Tax Blocks and Lots:

Block 16502, Lot 10

The boundary of the Redevelopment Area is also depicted on Map 1 – Boundary Map.

## **III. REDEVELOPMENT OBJECTIVES AND REQUIREMENTS OF ANY DEVELOPMENT AND CONSTRUCTION WITHIN THE PLAN AREA**

- A. Encourage the assemblage of lots within the Area in order to create a suitable site for residential development consistent with the recommendations of the Jersey City Master Plan and underlying zoning.
- B. Provide for affordable housing to families with a range of incomes including; affordable, work-force, and market rate. Affordable housing is defined as such pursuant to the “New Jersey Housing Choice Program”.
- C. Affordable units shall be dispersed throughout the proposed development to the extent feasible and not concentrated on one floor or area.

- D. To integrate new development within the Area into the surrounding community by encouraging the creation of a viable residential development that will complement the existing residential community and also support the existing neighborhood commercial uses in the surrounding area.
- E. The improvement of the pedestrian environment and traffic circulation for the contemplated new development by reducing the number of curb cuts and vehicular ingress and egress points to the new residential building in the Redevelopment Area, and the provision of new side walks, and other pedestrian amenities within the existing street right-of-way.

#### **IV. PROPOSED REDEVELOPMENT ACTIONS**

These actions are proposed to substantially improve and upgrade the Redevelopment Area through a combination of redevelopment measures that will provide a uniform and consistent attack on blight within the Area by systematically removing blighting influences in an orderly manner and allowing for new construction. These will include but not be limited to:

- A. Acquisition of vacant land, and/or acquisition and demolition of structures, determined to be impediments to sound and comprehensive redevelopment.
- B. The consolidation and/or re-subdivision of land within the Redevelopment Area into suitable parcels for development for proposed new land uses where necessary.
- C. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Area and adjacent areas.
- D. Construction of new structures and complementary facilities that will complement the land use patterns in the surrounding area.

#### **V. GENERAL ADMINISTRATIVE REQUIREMENTS**

The following provisions shall apply to all property located within the Duncan Avenue Redevelopment Area.

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change in the use of any structure or parcel, or (e) any change in the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No temporary or permanent Building Permit shall be issued for any work associated with a. through e. above, without site plan review and approval of such work by the Planning Board.
- B. The provisions of this Plan specifying the redevelopment of the Area and the requirements and restrictions with respect thereto shall be in effect for a period of twenty (20) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.

- C. Site plan review shall be conducted by the Planning Board Site plan review shall be conducted by the Planning Board, pursuant to NJSA 40:55D-1 et. seq. Site plan review shall consist of a preliminary and final site plan application. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Zoning Ordinance and this Plan. Applications may be submitted for an entire project or in phases. Final Site plan approval for any phase shall entitle an applicant to building permits.

As part of final site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, and be in a form approved by the Planning Board attorney. The amount of any such performance guarantees shall be determined by the City Engineer in conformance with applicable law, and shall be sufficient to assure completion of site improvements within one (1) year of final site plan approval, or such other time period as determined by the Planning Board if particular circumstances dictate a longer time frame. No Certificate of Occupancy (CO) of any type, either permanent or temporary, shall be issued for any development until any necessary performance bonds have been posted with City.

- D. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements and the Jersey City Land Subdivision Ordinance.
- E. No development or redevelopment of any parcel in the Redevelopment Area that will result in an increase in wastewater from that parcel shall be permitted unless and until the planned project wastewater piping and systems for the removal of effluent and storm water are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority; and the municipal wastewater piping and systems for the removal of effluent and storm water are certified by the City of Jersey City Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as reasonably determined by the Division of Engineering.
- F. Interim uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall only permit uses that it finds will not have an adverse effect upon surrounding existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board. The Board shall establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional one (1) year renewals of interim uses upon application, review, and approval.
- G. 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 design standards, 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 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: (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a non-conforming use, (3) an increase in height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district, (4) an increase in the permitted floor area ratio, (5) an increase in the permitted density. 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.

- H. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- I. No building shall be constructed over an easement in the Redevelopment Area without site plan review and approval of the Jersey City Planning Board and prior written approval of the Redevelopment Agency and the Division of Engineering.
- J. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

## **VI. GENERAL DESIGN REQUIREMENTS AND RESTRICTIONS**

The following standards and requirements shall apply to all applications, including but not limited to: developments, re-developments, rehabilitation, and or re-use applications within the Redevelopment Plan area:

- A. All utility service connections to utility distribution lines within the Redevelopment Area; and all utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted in sidewalk areas or exterior to the building. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- B. Chain link fencing shall be prohibited within the Redevelopment Area, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.

- C. No Billboard shall be permitted on any property within the Redevelopment Area.
- D. No signage shall be permitted within the Redevelopment Area, which includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations.
- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way.
- F. Upon demolition of any existing structures, the site shall be graded, planted, sodded, and/or developed, in accordance with this Plan.
- G. All trash dumpsters and/or compactors shall be located within a building. All outdoor storage shall be prohibited.
- H. All buildings within the Redevelopment Area must display the street address of the building such that it is clearly visible from the adjoining street right of way.
- I. In order to facilitate the overall redevelopment of the 23-25 Duncan Avenue Redevelopment Area, the surrounding area, and the City of Jersey City in general, all advertising, signage and other promotion of the resulting project, whether undertaken by the City, the Redevelopment Agency, or private developers, shall contain references to the proposed project's location. They all shall clearly state it to be within the City of Jersey City so as to promote the positive external effects for not only the project, but the Redevelopment Area and the City as well.

## **VII. URBAN DESIGN REQUIREMENTS**

### **A. Building Design Requirements**

1. All structures within the Redevelopment 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 rights of way and off-street parking, height and bulk.
2. Buildings shall be designed to be attractive from all vantage points, such that similar façade materials and detailing are used on all facades.
3. Front façade detailing and/or treatment shall carry around to the sides of the building to provide a finished edge to the building. This will include such items as cornices, window treatments and details, façade materials, etc. This is especially true along the western side of the Redevelopment Area where the existing buildings adjacent to the Redevelopment Area are set back a considerable distance from the street right-of-way. This façade functions as the termination of the view corridor along Duncan Avenue and shall therefore function as a secondary front.

4. Building entrances shall be prominent, easily identifiable, elegantly proportioned and connect directly to the public sidewalk so as to contribute to the overall liveliness of the pedestrian environment.
5. All doors that are visible from the public right-of-way (including doors leading to utility and similar areas) shall be decorative doors and the doorways shall be designed to be consistent with and enhance the architecture of the building. All doorways must include features similar to the primary entrance doorway.
6. The windows and glazing of a building are a major element of the building and therefore, they shall contain an articulated lintel and sill and they shall be recessed the depth of one brick width. Windows in residential portions of a building shall be arranged such that the vertical dimension, or height, is greater than the horizontal dimension, or width. However, bay windows, bow windows or other window features may also be incorporated into the façade to provide architectural interest and character, provided that the overall verticality of the structure is not adversely affected. Scattered window facades shall not be allowed. Each façade shall present a unified, rational composition. Corner buildings shall have windows on both street frontages. All frontages shall be treated as a primary façade. The window sill of any residential window sill facing a public street shall not be less than 5 feet above the elevation of the adjoining sidewalk, except where a low fence, a min of 5 feet from the window face, defines the edge of the sidewalk and the private garden area adjacent to the windows.
7. Balconies shall not be located on any façade fronting a public street, although French style balcony structures may be used on upper story windows to provide architectural variety and interest, provided that they do not protrude more than eight (8") inches from the façade.
8. EIFS (Exterior Insulating Finishing Systems, artificial stone and artificial brick veneer ("Permastone" & "Brickface"), vinyl, plastic, or other artificial type siding or cladding panels materials are prohibited on any building face within this Redevelopment Area.
9. All electronic communication equipment, mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable standards as defined by the State of New Jersey for residential zones. They shall be located interior to the building where ever possible and entirely screened from view from surrounding streets and buildings if located on a rooftop. This shall be achieved through creative disguises within the basic architecture of the building, such that it does not negatively impact the appearance of the building. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building or complimentary materials as approved by the Planning Board, such that the screening appears to be an integral part of the building. Said equipment shall be located so as to minimize or eliminate the need for screening.
10. All ground level mechanical equipment must be located within the building.

**B. Streetscape, Landscape and Open Space Requirements**



1. A streetscape plan is required for all projects and shall include proposed sidewalk and curbing materials and treatments, street trees, tree pit grates and/or treatments, and any proposed street furniture, lighting or other features to be provided. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval as part of the site plan application and implemented as part of the construction of the project.
  2. Sidewalk areas must be provided along the street right of way and shall be properly sized based on the anticipated use for the safe and convenient movement of pedestrians through the Redevelopment Area.
  3. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Decorative concrete paving materials shall be incorporated into the design. At a minimum decorative elements shall be introduced at building entrances and along the curb line to accent and channel pedestrian flow.
  4. All plant material used must be able to withstand the urban environment and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. All landscaping shall be guaranteed for a period of two (2) years. The developer or property owner shall replace any landscaping which is not resistant to the urban environment or that dies during this period.
  5. Street trees shall be planted along all curb lines of streets within the Redevelopment Area at a maximum of 35 feet on center. Each tree pit shall contain a decorative metal grate and/or decorative paving treatment.
  6. The existing large Magnolia tree located on former Lot 7DUP99 shall be preserved and/or moved to a location along the Duncan Avenue frontage within the redevelopment area.
  7. All areas not covered by a building or pavement shall be landscaped with trees, shrubs, groundcovers or other appropriate plant material.
  8. Lighting within the Redevelopment Area shall sufficiently illuminate all areas to prevent "dark corners". All lighting sources must be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot-candles.
- C. Off-street Parking Design and Loading Requirements**
1. Off-street parking shall be located within the proposed residential building with not more than four (4) parking spaces located outside the footprint of the building within the rear yard area. Access to parking areas shall be limited to the least number of driveways possible to service the building.
  2. All parking levels are to be designed to disguise the parking use within.

3. Where an occupied active building use is not utilized to mask the parking within the building, the façade of the parking structure shall be designed to disguise the parking use to the greatest degree possible. The exterior wall of the parking structure shall be architecturally designed to mimic and reflect the occupied portions of the building in terms of style and materials. All openings in the parking structure facade shall be of the punched style. These openings shall be consistent with or compliment the rhythm of the window openings serving the principal uses within the building. They shall be covered by glass or metal in such a way that the exterior design is compatible with the design of the building and the actual windows of the building. The glass tint and/or reflectivity may be different so as to decrease the visibility of the garage use within. In lieu of glass, the openings may be covered by a hinged solid metal plate/shutter, or recessed decorative grill over a louvered opening as described below. Blind windows, where appropriate shall also be permitted. Where louvers are needed or proposed to mask exhaust equipment, passive ventilation openings or otherwise; decorative grills shall be installed over functional louvers, or other comparable decorative material shall be used in openings or portions of the openings resembling the windows provided above and/or below parking levels.
4. In order to preserve the maximum number of on-street parking spaces possible, driveway widths and curb cuts shall be limited to the minimum width and number necessary. Driveway / curb cut widths leading to parking areas should be no more than twelve (12) feet for one way access and no more than sixteen (16) feet for two way access.
5. All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep. The placement of a curb up to two (2) feet within the required 18 foot depth of the parking space is permitted, provided that there is adequate area for an automobile occupying the parking space to over-hang said curb a like distance without infringing on required landscaping or pedestrian areas. All aisles shall be a minimum of 22 feet wide. Compact spaces may be provided only with the approval of the Planning Board and shall be a minimum of 8 feet wide by 16 feet deep. Up to 25% of the total spaces may be compact.
6. Off-street parking and loading areas shall be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.
7. Light fixtures within any parking level shall be screened so as to not be visible from the exterior of the building either from the street or from other surrounding buildings and properties. Identification of the internal fixture and its location must be provided in order for any application to the Planning Board for site plan to be deemed complete.
8. Developers shall demonstrate to the Board's satisfaction that sufficient off-street loading is provided to meet the needs of the proposed uses.
9. Parking provided within the Redevelopment Area shall be for the use of the residents or tenants of the building in which the parking is located. Any parking in excess of that required for the project may be leased to residents of the surrounding neighborhood.
10. The number of required and/or permitted parking spaces is indicated in Section VIII of this Plan.

## D. Signage

### 1. Permitted Signage:

- a. Each residential building shall display the street address of the building on the front facade or front door of the building such that it is visible from the adjoining street right-of-way.
- b. Each residential building may provide any necessary signage required for proper mail delivery indicating the name(s) of the resident(s) of the building on the mailbox or doorbell.
- c. Each major residential building, i.e. buildings on lots of 10,000 square feet or more, may have one (1) exterior sign flush mounted to the façade at the entrance to the building indicating the building's name, if any, not to exceed twenty (20) square feet.
- d. No other exterior signage is permitted.

### 2. Additional Signage Regulations and Requirements:

- a. ~~All signs are subject to minor site plan review when not included as part of a major site plan application.~~
- b. All signs shall be flush mounted and project no more than twelve (12) inches.
- c. All signs may be attached to the first floor level of the building only. Where there is a two-story lobby or mezzanine space incorporated into the design of the building, the sign may be permitted to be placed above the lobby at the equivalent of the second floor or level with Planning Board approval.
- d. Permitted signage material includes: 1.) Painted wood; 2.) Painted metals including aluminum and steel; 3.) Brushed finished aluminum, stainless steel, brass, or bronze; 4.) Carved wood or wood substitute.
- e. Sign Lighting: Signs may be lit from gooseneck fixtures, backlit halo, up-lights. Internally lit signs and sign boxes are prohibited.
- f. Temporary construction and marketing signs shall be permitted subject to the following regulations: Temporary construction and marketing signs shall not exceed thirty-two (32) square feet; no person shall exhibit more than one (1) such sign per property, advertising the name of the building or project, general contractor, subcontractor, financing institution, public agencies and officials, and professional personnel; and such signs shall only be permitted beginning with the issuance of a building permit and terminating with the issuance of a certificate of occupancy for the building or project.

### 3. Prohibited Signage: The following signs and devices shall not be permitted within the 23-25 Duncan Avenue Redevelopment Area: monument signs and internally or externally illuminated box signs, flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle, roof signs, billboards, signboards, window signs, posters, plastic or paper that appear to be attached to the window, pole signs, free-standing signs, fluorescent and/or glowing paint for any signage or building within the redevelopment area, waterfall style awnings, plastic awnings, product advertising signage of any kind. Product advertising signage is defined here to include, but not be limited to

signage on: parking meters, signage in windows, on light poles, benches or other street furniture within the redevelopment area. Nothing in this paragraph shall be deemed to prohibit either lamppost mounted seasonal banners or traditional residential holiday decorations.

## **VIII. SPECIFIC LAND USE REGULATIONS**

### **A. Principal Permitted Uses**

1. Multi-family mid rise apartments, consisting of mixed income (affordable, workforce and market) housing as defined by the “New Jersey Housing Choice Program”
2. Parks and Open Space
3. Residential development pursuant to R-1A Standards

### **B. Uses incidental and accessory to the principal use, including:**

1. Fences and walls

### **C. Maximum Permitted Height – 5 story residential building; four stories of residential over ground floor parking, with a total height not to exceed 55 feet.**

#### **1. Additional Height Regulations:**

- a. Parapets, bulkheads and other roof-top appurtenances may exceed the permitted height within the limitations imposed by the Jersey City Land Development Ordinance.

### **D. Minimum Lot Size –**

Residential Bldg.	15,000 sq. ft.
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### **E. Maximum Permitted Coverage**

Lot Coverage	80 %
Building Coverage	70 %

### **F. Setbacks**

1. Front Yard – The front setback for multi-family housing shall be no less than the properties to the east of the Redevelopment Area. In addition, a stepback shall be provided at the top of the third (3<sup>rd</sup>) floor of the building, such that the fourth (4<sup>th</sup>) and fifth (5<sup>th</sup>) floors of the building are setback a minimum of a twenty (20) feet from the front façade. Development pursuant to R-1A standards shall match the properties to the west of the Redevelopment Area.
2. Side Yard - Minimum 8 feet, each side.

3. Rear Yard – Minimum 20 feet

G. Density – 60 units per acre

Bonus Provision- One additional market rate unit may be constructed for every affordable unit constructed which meets the standards of the “New Jersey Housing Choice Program”; up to a maximum density of 70 dwelling units per acre. As an additional incentive, the Planning Board may permit a reduction or elimination of the parking requirements contained in this Plan.

H. Parking Requirements: 1 parking space for each dwelling unit

**IX. ACQUISITION PLAN**

All properties within the Redevelopment Area are listed as Not To Be Acquired.

**X. RELOCATION PLAN**

It is anticipated that most acquisition within the Redevelopment Area will be conducted by private means, thereby reducing the amount of necessary relocation. However, should relocation of persons or businesses become necessary, the process of relocating the affected persons and businesses will receive the careful attention of local officials and the Jersey City Redevelopment Agency, and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.

**XI. CIRCULATION PLAN**

All streets and rights of way within the redevelopment area shall remain open to the public. No modification of the street configuration or rights of way is anticipated to be necessary to effectuate the implementation of this Redevelopment Plan.

Sidewalk areas must be provided within the Redevelopment Area, and shall be properly sized for the safe and convenient movement of pedestrians through and around the Area. It is the intent of this Circulation Plan to provide pedestrian friendly streets and public rights-of-way in order to minimize automobile use and maximize the appeal of mass transit and encourage reduced parking demand.

To the greatest extent practical, all streets should provide on street parking on both sides of the street unless restricted by local ordinance.

**XII. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS**

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.

- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- C. The Plan has given proposed land uses and building requirements for the Redevelopment Area.
- D. The Acquisition Plan (Section IX), which is a part of this Plan, indicates all property to be acquired as a result of this Plan.
- E. The Plan is in general compliance with the Master Plan of the County of Hudson. The Hudson County Master Plan encourages “the redevelopment process to target specific neighborhoods for development assistance” as well as encouraging “municipalities to use creative planning tools such as redevelopment, special improvement districts (SID’s) and urban enterprise zones to promote their goals and objectives.”

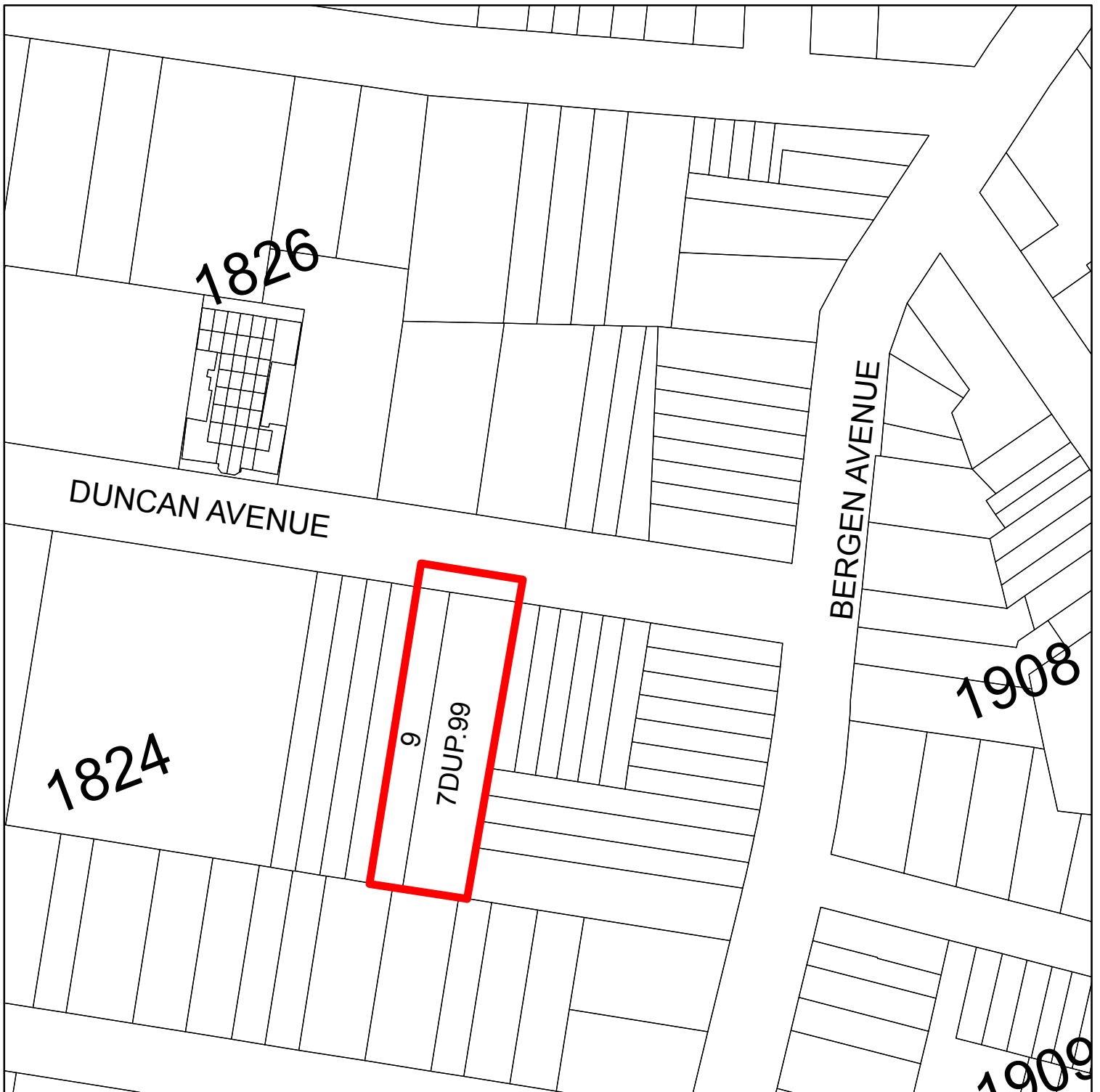
The Plan is not contrary to the goals and objectives of the Jersey City Master Plan or the Zone Plan. The Zone Plan permits residential, as does this Redevelopment Plan. The Master Plan states that residential neighborhoods should be protected and preserved from the intrusion of non-residential uses. This Redevelopment Plan allows for just that, in fact this Redevelopment Plan encourages the development of a vacant parcel that has been inconsistent with the Master Plan.

The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.

- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

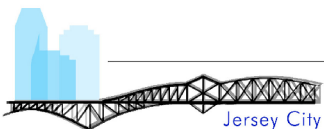
### **XIII. PROCEDURE FOR AMENDING THE PLAN**

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of five thousand dollars (\$5,000), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If there is a designated developer, as provided for under NJSA 40A: 12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all costs.
- B. No amendment to this Plan shall be approved without the review and recommendation of the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.



## 23-25 DUNCAN AVENUE REDEVELOPMENT PLAN AREA BOUNDARY MAP

JULY 8, 2008



30 Montgomery Street Suite 1400  
Jersey City, NJ 07302-3821  
Phone: 201.547.5010  
Fax: 201.547.4323

0 37.5 75 150 225 300 Feet