

Ordinance of the City of Jersey City, N.J.

File No. Ord. 23-055
Agenda No. 3.9 (1st Reading)
Agenda No. 4.9 (2nd Reading and Final Passage)



AN ORDINANCE TO THE MUNICIPAL COUNCIL OF JERSEY CITY ADOPTING THE EXPANSION AND AMENDMENTS TO THE GREEN VILLA REDEVELOPMENT PLAN.

COUNCIL AS A WHOLE offered and moved adoption of the following ordinance:

Whereas, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. permits municipalities to adopt and amend regulations dealing with areas declared to be "in need of redevelopment" or an area "in need of rehabilitation"; and

Whereas, the Municipal Council of the City of Jersey City adopted a resolution authorizing the Planning Board to conduct a preliminary investigation of the area known as the "Green Villa Redevelopment Plan Expansion Study Area," at the October 26, 2022, under Res. 22-767; and

Whereas, the Jersey City Planning Board at its January 24, 2023 meeting accepted and adopted the "Report Concerning the Determination of the Green Villa Expansion Study Area as an area in need of rehabilitation," and recommended the designation to the Jersey City Municipal Council with no public appearing; and

Whereas, Planning presented the plan with floor amendments at the April 25, 2023 Planning Board meeting, and the Planning Board accepted the proposed floor amendments and that they are included in the recommendation to the City Council; and

Whereas, the Jersey City Planning Board had a public hearing, opened for public comment with no public appearing, and adopted and recommended amendments to the Green Villa Redevelopment Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY CITY AS FOLLOWS:

The proposed amendments to the Green Villa Redevelopment Plan, attached hereto, as recommended by the Jersey City Planning Board on April 25, 2023, and hereby is, adopted

BE IT FURTHER ORDAINED THAT:

A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

C. This ordinance shall take effect at the time and in the manner as provided by law.

D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.

APPROVED AS TO LEGAL FORM

Business Administrator

Corporation Counsel

An Ordinance to the Municipal Council of Jersey City Adopting the Expansion and Amendments to the Green Villa Redevelopment Plan.

E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

An Ordinance to the Municipal Council of Jersey City Adopting the Expansion and Amendments to the Green Villa Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION – May 24 2023						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES	AYE	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – Jun 14 2023						
RIDLEY		SALEH		DEGISE		9-0
PRINZ-AREY		SOLOMON		RIVERA		
BOGGIANO		GILMORE		WATTERMAN, PRES.		


SPEAKERS:
Philip Carrington, Jeanne Daly

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY –						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	


RECORD OF FINAL COUNCIL VOTE – Jun 14 2023						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES.	AYE	

Adopted on first reading of the Council of Jersey City, N.J. on **May 24 2023**
Adopted on second and final reading after hearing on **Jun 14 2023**


This is to certify that the foregoing Ordinance was adopted
by the Municipal Council at its meeting on Jun 14 2023



City Clerk



Joyce E. Watterman, President of Council
Approved: Jun 14 2023



Steven M. Fulop, Mayor
Date to Mayor: Jun 15 2023
Approved: Jun 15 2023

An Ordinance to the Municipal Council of Jersey City Adopting the Expansion and Amendments to the Green Villa Redevelopment Plan.

FACT SHEET -

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the ordinance.

Project Manager

Matt Ward, Supervising Planner	201-547-5010	MWard@jcnj.org
Department	Department of Housing, Economic Development, and Commerce	
Division	Division of Planning	

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 1:00 p.m.)

Meeting	Regular Meeting of Municipal Council - May 24 2023
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Purpose

The expansion and amendment of the Green Villa plan to include Inclusionary zoning requirements

Cost (Identify all sources and amounts)	Contract term (include all)
0	

ATTACHMENTS:

RESO P23-058 Green Villa RDP Amendment Green Villa RDP 5.2023
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Approved by	Status:
Tanya Marione, Director of Planning	Approved - May 10 2023
Annisia Cialone, HEDC Director	Approved - May 10 2023
John McKinney, Attorney	Approved - May 10 2023
John Metro, Business Administrator	Approved - May 15 2023

RESOLUTION OF THE JERSEY CITY PLANNING BOARD

FOR: Review and Discussion of amendments to the Green Villa
Redevelopment Plan

CASE NO.: P23-058

Whereas, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. permits municipalities to adopt and amend regulations dealing with areas declared to be "in need of redevelopment" or an area "in need of rehabilitation"; and

Whereas, the Municipal Council of the City of Jersey City adopted a resolution authorizing the Planning Board to conduct a preliminary investigation of the area known as the "Green Villa Redevelopment Plan Expansion Study Area," at the October 26, 2022 under Res. 22-767; and

Whereas, the Jersey City Planning Board at its January 24, 2023 meeting accepted and adopted the "Report Concerning the Determination of the Green Villa Expansion Study Area as an area in need of rehabilitation," and recommended the designation to the Jersey City Municipal Council with no public appearing; and

Whereas, the Jersey City Planning Board at its April 25, 2023 meeting had a public hearing and adopted and recommended amendments to the Green Villa Redevelopment Plan; and

Whereas, the Planning Director, Tanya Marione, AICP, PP, presented the plan with floor amendments, and the Planning Board accepted the proposed floor amendments and that they be included in the recommendation to the City Council; and

NOW THEREFORE, BE IT RESOLVED that, after consideration of the comments, observations, and recommendations of the City's planning staff regarding the Adoption of the amendments to the Green Villa Redevelopment Plan, the Planning Board of the City of Jersey City has made the following findings of fact and conclusions thereon:

1. All of the recitals hereinabove set forth are incorporated herein by reference, along with all of the comments, discussions, and analyses, as well as the

- written proposal herein.
2. All applicable procedural requirements including staff testimony, board comments, and public comments have been complied with

BE IT FURTHER RESOLVED that, the review and discussion of the amendments to the Green Villa Redevelopment Plan with the comments, observations and recommendations of the City's planning staff, and the discussion and analysis of the above, and for the reasons set forth above and on the record, the Planning Board hereby approves and recommends the designation to the City Council

FOR: Review and Discussion of the amendments to the Green Villa Redevelopment Plan

CASE NO.: P23-058

VOTE: 6-0

COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Dr Orlando Gonzalez, Vice Chairman	X			
Dr Vijaya Desai, Commissioner	X			
Stephen Lipski, Commissioner	X			
Vidya Gangadin, Commissioner	X			
Darlene Green, Commissioner	X			
Christopher Langston, Chairman	X			


Christopher Langston (May 11, 2023 15:50 EDT)
Christopher Langston, Chairman
JERSEY CITY PLANNING BOARD

Cameron Black
Cameron Black (May 11, 2023 10:51 EDT)
Cameron Black, Secretary
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:


Santo T. Alampi (May 11, 2023 09:29 EDT)
Santo Alampi, Esq.
JERSEY CITY PLANNING BOARD

DATE OF HEARING:

April 25, 2023

DATE OF MEMORIALIZATION:

May 9, 2023

Green Villa

Redevelopment Plan

Jersey City, NJ

Original Adoption: January 17, 1984

Amended and Restated: XXXXXXXX



Green Villa Plan Area Boundary

Block 22405	Lots 1, 2, 3, 4, and 15
Block 21003	Lots 9, 10 and 11 (partial)
Block 21002	Lots 16 through 20
Block 21001	Lot 27
Block 21102	Lots 1-12, 13-18, 50, 51 (partial)
Block 22501	Lots 1-16 and 40-64
Block 22502	Lots 1-26, 73-79
Block 22503	Lots 1—7, 85-86
Block 22305	Lots 2-6, 74 - 85

I. Redevelopment Objectives

- A. No acquisition of private property for redevelopment.
- B. Encourage redevelopment of currently vacated, deteriorated, and obsolete structures including industrial buildings and surface parking lots.
- C. Ensure the City's available housing is balance and meets the needs of all current and future residents in accordance with the Fair Housing Act (NJSA 52:27D 311), and the Housing Element of the Jersey City Master Plan.
- D. Promote the development of a diversified economy.
- E. Strengthen neighborhoods that are adjacent to public mass transit.
- F. Integrate HBLR stations with surrounding neighborhoods.
- G. Creation of affordable housing and mixed income neighborhoods.
- H. Provision of site improvements for the beautification of the Plan area and the surrounding neighborhood.
- I. Implement the recommendations of the 2020 Jersey City Master Plan.

II. Types of Proposed Redevelopment Actions

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

- A. Clearance of dilapidated structures
- B. Creation of developable parcels
- C. Construction of new structures and complementary facilities
- D. Construction of a full range of public infrastructure necessary to service and support new development

III. General Administrative Requirements

The following provisions shall apply to all property located within the Redevelopment Area:

- A. Prior to the commencement of: (1) any new construction, (2) reconstruction, (3) rehabilitation, (4) any change in the use of any structure or parcel, or (5) 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.
- B. Approval requirements of the Planning Board - Site plan review shall be conducted by the Planning Board, pursuant to N.J.S.A. 40:55D-1 et. seq. Submission of a site plan and site plan application shall conform to the requirements of the Jersey City Land Development Ordinance and this Plan.
- C. Subdivision - 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.
- D. Interim Uses - 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 five (5) years in duration. After the first (5) years, the Planning Board may grant additional one (1) year renewals of interim uses upon application, review, and approval.

- E. Severability Clause - 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.
- F. 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 fume, glare, electro-magnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- G. This Redevelopment Plan shall supersede all provisions of the Jersey City Land Development Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Land Development 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 or variances from the requirements of this Plan, as provided herein subject to N.J.S.A. 40:55D-70 (c). Any variance from a provision of this Plan that falls under N.J.S.A. 40:55D-70 (d) will require an amendment to this Redevelopment Plan and shall not be heard by the Board of Adjustment. 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 prior zoning will be voided.

IV. Building Design Regulations

The Planning Board shall determine during Site Plan Review whether these objectives have been met:

- 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 rights-of-way and off-street parking.
- B. Groups of buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials. Buildings should be designed so as to be attractive from all vantage points. Building setbacks shall be varied to the extent practical in order to provide an interesting interplay of structures and open space.
- C. Methods to create varied façade concepts may include variety in materials, fenestration size and rhythm, programmatic representation/location, shading techniques, articulation of upper stories,

carved/shaped forms rather than extruded boxes/flat slabs, horizontal façade divisions (defined base, middle, top or more undefined monolith), vertical façade divisions (vary width of articulation between concepts).

- D. Large blank walls without fenestration surrounding large residential or commercial uses must incorporate façade relief, an expressed structural system, sculpted, carved or penetrated wall surfaces, architectural lighting, murals, or other architectural techniques to provide visual interest.
- E. Building areas used to house transformers and other mechanical equipment or utilities shall be architecturally masked in a manner consistent with the design of the building.
- F. All mechanical equipment, generators, HVAC equipment and similar equipment shall be visually screened such that they are not visible from adjacent buildings or public areas. Said screening shall be constructed in a manner that is consistent with the architecture of the building and shall utilize the same or complimentary materials used in the construction of the building, such that the screening appears to be an integral part of the building. Interior locations must be utilized where mechanically possible.
- G. All vents for air conditioning or heating units should be integrated into the window design such that vent grilles and windows appear as a single unit. This is best achieved by lining up vent grilles with the vertical or horizontal edge of the adjacent window and matching the window's length or width or using a spandrel panel to fill any voids. Façade materials shall not be interrupted to incorporate HVAC sleeves/vents.
- H. EIFS is only permitted on stair bulkheads and building party walls. EIFS is not permitted on primary facades or as a water table and/or building base finish.
- I. All trash receptacle areas shall be located within buildings or parking structures.

V. Off-street Parking and Circulation of Objectives

- A. Off-street parking, loading, and bicycle parking shall be in compliance with the Jersey City Land Development Ordinance, Chapter 345-70, unless otherwise noted in this plan, in that case the Plan supersedes the Land Development Ordinance.
- B. All curbing shall be poured-in-place concrete or other suitable material such as Belgian block or granite curbing as approved by the Planning Board. Asphalt curbing and/or anchored railroad ties are not permitted. Curbs must run straight down to the asphalt roadway edge; gutter-pan type curbing is not permitted.
- C. Pedestrian entrances/accessways from the public sidewalk into parking structures shall be separated from the vehicular entrance and located such that the pedestrian pathway is not shared with the vehicular access.

- D. Vehicular entrances to parking structures shall be designed as architecturally compatible openings in the façade of the building and shall not be merely gaps between buildings. The garage opening shall be set back a minimum of 4 feet from the primary façade. There shall be no more than one (1) two-way egress OR two (2) one-way egresses per parking area/structure. A two-way egress shall be permitted a single curb cut not to exceed 20ft in width, and one-way entries shall be permitted a single curb cut not to exceed 10ft in width. Curb Cuts and driveways shall be designed as to be integrated into the sidewalk environment and shall prioritize the safety and public realm experience of the pedestrian.
- E. When vehicles are parked in loading areas, a proper loading space shall be sized so that said vehicle is not encroaching upon the setback line. Developers shall demonstrate to the satisfaction of the Planning Board that sufficient off-street loading will be provided to meet the needs of the proposed use.
- F. Electric Vehicle (EV) Parking Requirements: A minimum of ten percent (10%) of total parking spaces shall be dedicated charging locations with Electric Vehicle Supply Equipment (EVSE) installed including, but not limited to, a combination of Level One, Level Two EVSE or DC Fast Chargers.

VI. General Land Use Plan

Zone A: Low-Rise Residential District

Zone A shall comply with the bulk standards in the Land Development Ordinance for the R-1 zoning district, with the permitted density of 73 units an acre.

Zone B: Mixed Use District

Zone B shall comply with the standards in the Land Development Ordinance for the RC-3 zoning district. All developments within this zone are required to comply with Chapter 187 “Inclusionary Zoning” and Chapter 188 “Housing Accommodations and Affordable Housing Compliance.”

Curb cuts are discouraged along Bergen Avenue. If parking must be provided on Bergen Avenue, it must not be the central focal point of the ground floor façade. Additionally, if the property is a corner lot, the location for the curb cut shall be on the side street.

Zone C: High-Rise, Mixed-Use Transit Oriented Development District

- A) Zone C shall comply with the standards in the Land Development Ordinance for the R-3 zoning district unless pursuing the Affordable Housing/Transit Development Overlay Bonus.
- B) Developers in Zone C are eligible for the Affordable Housing/Transit Development Overlay Bonus (“Bonus”) subject to the provisions prescribed herein.

1. Development shall comply with Chapter 187 "Inclusionary Zoning" of the Municipal Code and Chapter 188 "Housing Accommodations and Affordable Housing Compliance."
2. Construction of a 10 (ten) foot sidewalk along the entirety of the north side of Orient Avenue and the east side of Halstead Street that will provide safe pedestrian access to the Hudson Bergen Light Rail, West Side Avenue Station as shown in Map 2.
3. The Bonus requires a developer to propose a site plan that consolidates Block 20902, Lots 75-77, 82-85, and Block 22305 Lots 2-6.
4. The vacation of Morton Place shall be permitted with City Council approval and the agreement of any affected property owners.

C) Developments that comply with the requirements for the Bonus are permitted the following:

1. Permitted Principal Uses

- a. Residential
- b. Public Parks and Open Space
- c. Retail Sales of Goods and Services
- d. Restaurants, category one and two; and including Bars
- e. Financial Service Facilities
- f. Child Care Centers and Adult Day Care Centers
- g. Offices and Medical Offices
- h. Health Clubs
- i. Schools, Educational & Tutoring Facilities
- j. Uses and structures existing as of the date of the adoption of this redevelopment plan shall be defined as conforming and considered complying uses and structures.

2. Permitted Accessory Uses

- a. Off-street parking and loading
- b. Resident amenity areas, walls, fences, signs and similar site improvements as approved by the Planning Board.
- c. Other uses customarily associated with, incidental and subordinate to a permitted use, and located within the same property. Except that Drive-thru facilities are expressly prohibited.

3. Bulk Standards

A series of setbacks and stepbacks are proposed with the intent of creating lower-scale development near public rights-of-way and taller development closer to the Hudson Bergen Light Rail tracks. Due to the unique topography of the site, at-grade access from Orient Avenue would be one story below the at-grade access from Morton Place, both of which would constitute one story.

- a. Minimum Lot Size: 50,000 square feet

- b. Maximum FAR: 8.9
- c. Maximum Building Height: 16 stories/195 feet
- d. Maximum Building Coverage:
 - i. At twenty (20) feet above average grade: 90%.
 - ii. 2nd story to 4th story: 75%
 - iii. 5th story to 9th story: 65%
 - iv. 9th story and above: 45%
- e. Refer to Diagram A (below) to locate required setbacks and stepbacks. It is intentional that not all sides are identified. Any yard that is not defined is permitted a 0' setback/stepback. The required stepbacks below consider Access from Morton Place to be the first story.

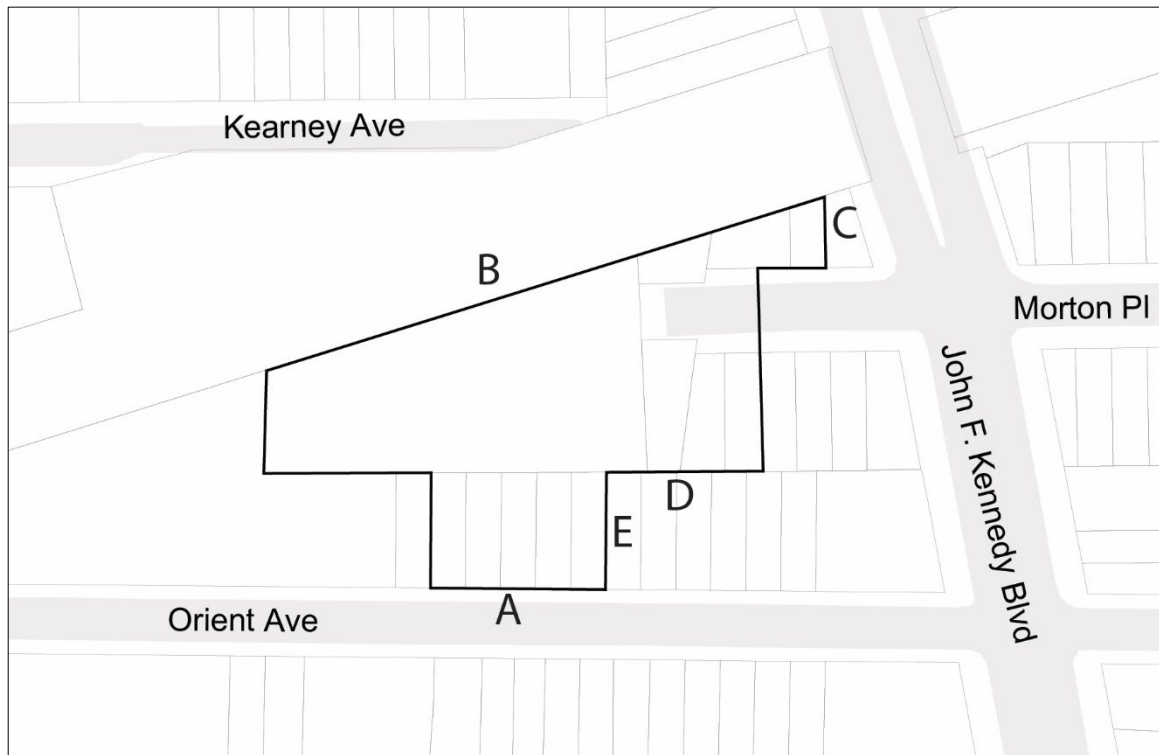


Diagram A

- 1) Side A – Orient Avenue
 - i. Minimum ground floor setback: 15 feet
 - ii. Minimum stepback from predominant ground floor frontage:
 - 1. 5th story to 8th story: 30'
 - 2. 9th story and above: 100'
- 2) Side B – Light Rail
 - i. Minimum ground floor setback: 0 feet
 - ii. Minimum stepback from ground floor frontage:
 - 1. 4th story to 8th story: 5'
 - 2. 9th story to 11 story: 10'
 - 3. 12th story to 15th story: 20'

- 3) Side C
 - i. Minimum ground floor setback: 10'
 - ii. Minimum stepback from ground floor frontage:
 - 1. 10th story to 15th story: 40'
- 4) Side D
 - i. Minimum ground floor setback: 15'
 - ii. Minimum stepback from ground floor frontage:
 - 1. 8th story: 10'
 - 2. 9th story to 15th story: 50'
- 5) Side E
 - iii. Minimum ground floor setback: 3'
 - iv. Minimum stepback from ground floor frontage:
 - 1. 2nd story to 4th story: 20'
 - 2. 5th story to 7th story: 35'
 - 3. 8th story and above: 45'

4. Design Standards

- a. Permitted Height Exceptions
 - i. Height exceptions shall be regulated by the Jersey City Land Development Ordinance (345-60.G) except that enclosed amenity spaces shall be limited to a maximum of twenty (20%) percent of the roof area.
- b. Site Design
 - i. All lot area not covered by building shall be improved with hardscape and/or landscaped areas, including plazas, public or private open space, landscaping, walkways, drives, parking and/or other similar surface treatments. To the greatest extent possible, these surfaces shall be permeable.
 - ii. A minimum of fifteen (15%) of the roof area(s) shall be covered by an extensive or intensive green roofing system. Any roof area above the garage level shall be used for recreational purposes for tenants and/or residents.
 - iii. A sidewalk with a minimum width of 10' shall be provided along Orient Avenue in front of proposed development and along Block 22305 Lot 87 and Block 22204 Lot 1.
 - iv. To create visual interest and to limit the amount of noise reflected from the Light Rail, façades facing the Hudson Bergen Light Rail right-of-way shall have variations in plane. This can be achieved through terraces, recesses and/or varying shape of a floor plate throughout the building.
 - v. All facades shall be designed with care. Quality materials shall be used on all elevations. EIFS is not permitted.

VII. <u>Other Provisions Necessary to Meet State and Local Requirements</u>

A) The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- 1) This Redevelopment Plan achieves the stated objectives of the Jersey City Master Plan by locating high density development in close proximity to mass transit facilities with low parking ratios to reduce the traffic impact of future high density development. Other uses such as retail and office uses compatible with a mixed use development pattern are permitted. The plan acknowledges the City's historic resources and seeks to preserve the historic character of significant structures and promote adaptive reuse.
- 2) This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses and prohibited uses in the redevelopment area. The plan also provides for density restriction through the use of lots sizes, maximum height limits, as well as setback and stepback requirements and various design controls.
- 3) The Plan is designed to encourage private property owners to develop and consolidate lots through private purchase agreements. Where development fails to occur or where deleterious conditions persist, condemnation may be utilized. If displacement occurs through condemnation, the City of Jersey City will provide relocation assistance to all displaced residents, and businesses, displaced by the redevelopment activity generated by this Plan, in accordance with all applicable state and federal regulations. Federal and State laws require that adequate measures be taken to assist homeowners and residential tenants in the process of relocation.
- 4) The Acquisition Map which is a part of this Plan depicts all property proposed to be acquired in accordance with the redevelopment plan as pursuant to N.J.S.A. 40A:12A-7(a)(4).
- 5) Jersey City is designated as a "Planning Area 1" in the State Plan and is at the center of the

Hudson County "urban complex." The development envisioned by this plan is in conformity with the "State Planning Act" P.L. 1985, c. 398 (C.52:18A-196 et al) as well as the master plan of Hudson County and all contiguous municipalities.

- 6) No affordable units are identified to be removed as part of the implementation of this redevelopment plan.
- 7) No affordable units are identified to be removed as part of the implementation of this redevelopment plan.

VIII. 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 \$5,000.00 plus all costs of 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 40:55C-1 et seq., said developer shall pay these costs

Green Villa Redevelopment Plan: Zones

