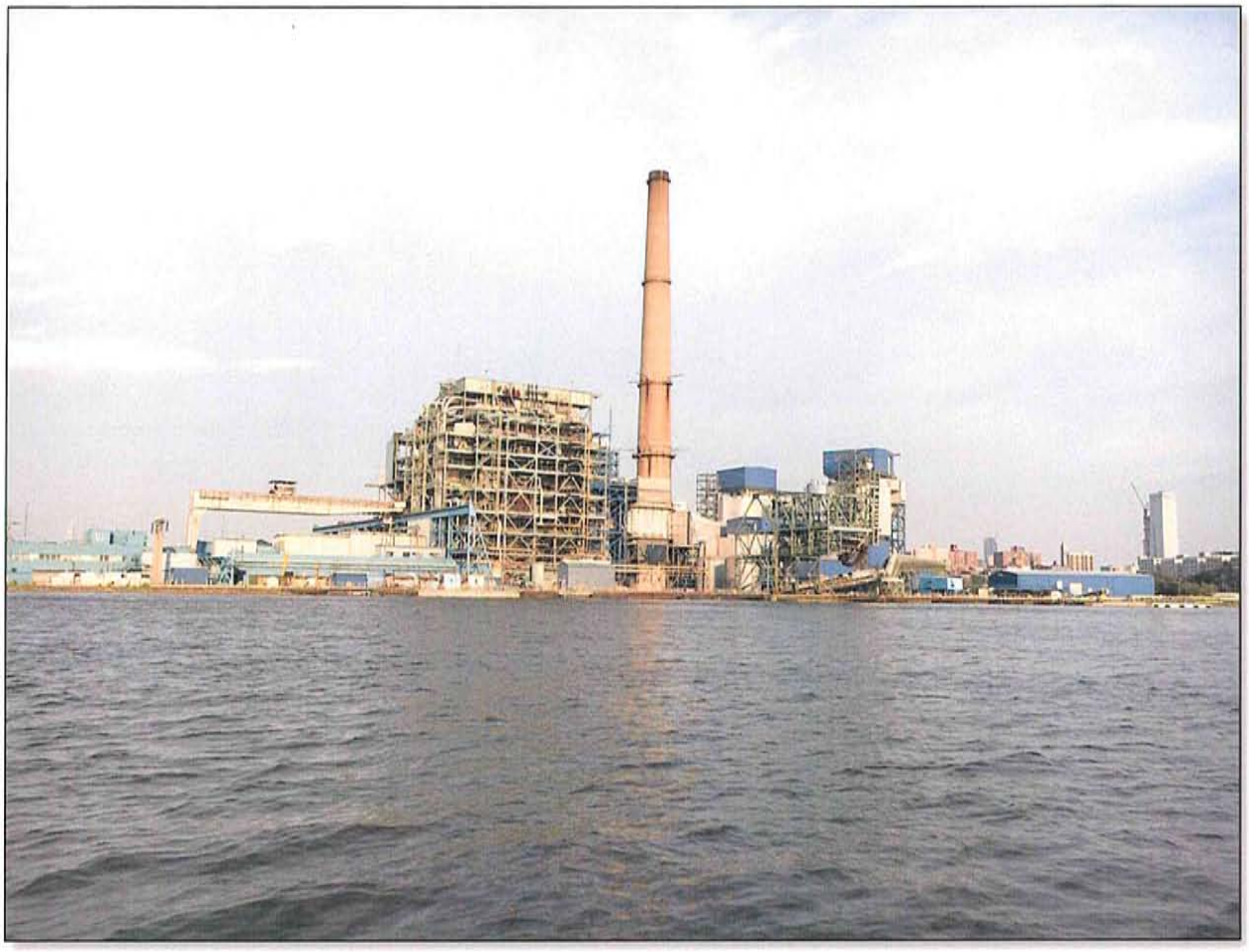
VAN KEUREN REDEVELOPMENT PLAN

City of Jersey City, New Jersey



February 2020

Redevelopment Plan Adopted by NJSEA Resolution No. 2020-08 on February 20, 2020

New Jersey Sports and Exposition Authority
One DeKorte Park Plaza • PO Box 640 • Lyndhurst, New Jersey 07071
www.njsea.com

VAN KEUREN REDEVELOPMENT PLAN

VAN KEUREN AVENUE
BLOCK 3101 – LOTS 21-26, 29-32, 36, 37 & 42-44 and
BLOCK 7402 – LOTS 21-24 and 33-35
CITY OF JERSEY CITY

February 2020

NEW JERSEY SPORTS & EXPOSITION AUTHORITY

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In Need of Redevelopment Investigation Authorized by NJSEA Resolution No. 2019-13 on April 11, 2019
In Need of Redevelopment Investigation Adopted by NJSEA Resolution No. 2019-31 on September 18, 2019
Redevelopment Plan Adopted by NJSEA Resolution No. 2020-08 on February 20, 2020

It is certified that all copies of this document are in conformance with the one that was signed and sealed by Sara J. Sundell, New Jersey Professional Planner License No. 5527.

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Professional Planner #5527

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I. REDEVELOPMENT PLAN STATUTORY CRITERIA

A. Requisite Plan Information

The New Jersey Sports and Exposition Authority's (NJSEA) enabling legislation authorizes the NJSEA to prepare and adopt redevelopment plans within the Hackensack Meadowlands District (District), pursuant to N.J.S.A. 5:10A-24. The redevelopment criteria are set forth in N.J.A.C. 19:3-5.

As set forth in N.J.A.C. 19:3-5.8(a), redevelopment plans shall include the following information:

1. An outline for the development, rehabilitation or redevelopment of the subject area, accounting for area-specific planning objectives relating to land uses; population density; traffic and public transportation improvements; public utilities; recreational and community facilities; and other public improvements;
2. The proposed land uses and building requirements in the redevelopment area; and
3. The relationship of the redevelopment plan to the Master Plan for the Hackensack Meadowlands District.

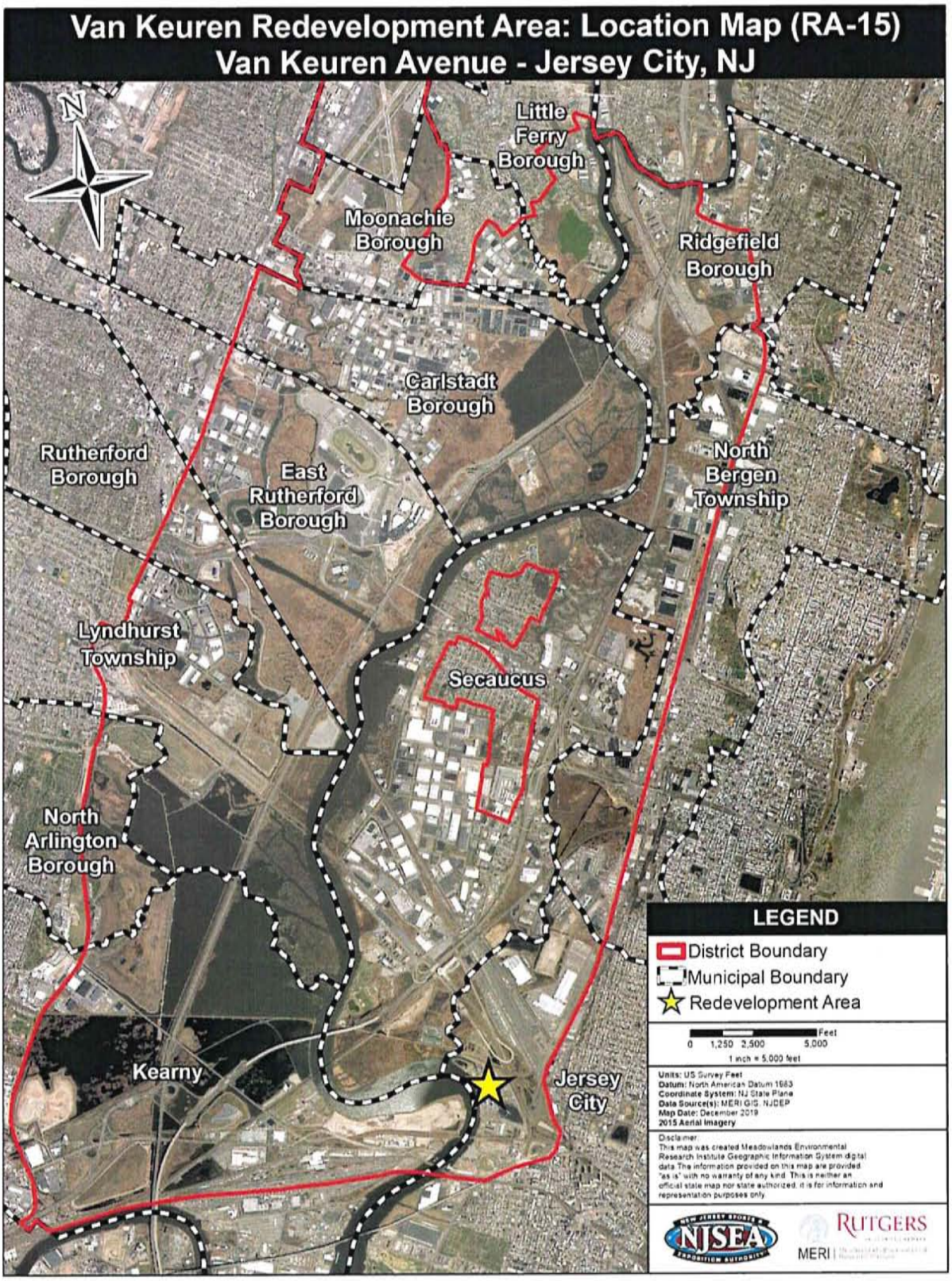
B. Specific Plan Requirements

1. Introduction

This plan is intended to provide for the redevelopment of the property identified as Van Keuren Avenue, Block 3101, Lots 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43 & 44 and Block 7402 Lots 21, 22, 23, 24, 33, 34, & 35 in the City of Jersey City, New Jersey. The subject property is owned by HRP Hudson, LLC and is located along the eastern bank of the Hackensack River within the Hackensack Meadowlands District. Situated on the west side of Jersey City in Hudson County, the subject property is located north of Duffield and Van Keuren Avenues, west of West Side Avenue and NJ Transit's Main Line, and south of a wetlands area containing Penhorn Creek. The site is bisected by the NJ Transit Boonton Line. The subject property may alternately be referred to herein as the "redevelopment area." The redevelopment area location within the District may be found on the Location Map in Figure 1.

A petition dated March 11, 2019, submitted by Thomas J. O'Connor, Esq. of Waters McPherson, McNeill, P.C. on behalf of HRP Hudson LLC, requested that the New Jersey Sports and Exposition Authority (NJSEA) investigate the redevelopment potential of certain properties within Jersey City. On April 11, 2019, the NJSEA Board of Commissioners adopted Resolution No. 2019-13, which authorized the staff to conduct an investigation of the subject property to determine if it meets the conditions to be designated an area in need of redevelopment.

Figure 1


Van Keuren Redevelopment Area: Location Map (RA-15)
Van Keuren Avenue - Jersey City, NJ
N
Little Ferry Borough
Moonachie Borough
Ridgefield Borough
Carlstadt Borough
Rutherford Borough
East Rutherford Borough
North Bergen Township
Lyndhurst Township
Secaucus
North Arlington Borough
Kearny
Jersey City
LEGEND
District Boundary
Municipal Boundary
Redevelopment Area
Feet
0 1,250 2,500 5,000
1 inch = 5,000 feet
Units: US Survey Feet
Datum: North American Datum 1983
Coordinate System: NJ State Plane
Data Source(s): MERI GIS, NJDEP
Map Date: December 2019
2015 Aerial Imagery
Disclaimer:
This map was created Meadowlands Environmental Research Institute Geographic Information System digital data. The information provided on this map are provided "as is" with no warranty of any kind. This is neither an official state map nor state authorized, it is for information and representation purposes only.
NJSEA
RUTGERS
MERI

Thereafter, the NJSEA staff conducted an investigation into the redevelopment potential of the subject property, and prepared the "In Need of Redevelopment Investigation – Hilco Site" Report, dated October 2019, which found that the specific conditions outlined in N.J.A.C. 19:3-5.7(a)1, 2, and 4, supporting a redevelopment designation, exist at the subject property, as follows:

1. *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.*

2. *The discontinuance of the use of buildings previously utilized for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenantable;*

4 *Areas with buildings or improvements that, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;*

These criteria relate to the specific conditions of the property and the buildings on the site, which were determined in the In Need of Redevelopment Investigation Report to be obsolescent and substandard in condition. The Report also characterized the conditions on the subject property as a detriment to the health, safety, morals and welfare of the community. The subject property was determined to be an area in need of redevelopment by the NJSEA Board of Commissioners in Resolution No. 2019-31 on September 18, 2019.

2. Redevelopment Area Description

This redevelopment plan shall apply to the properties in the City of Jersey City listed in Figure 2, which shall be identified on the Official Zoning Map of the Hackensack Meadowlands District as **Redevelopment Area 15 (RA-15) – Van Keuren Redevelopment Area.**

Figure 2. Properties Within the Van Keuren Redevelopment Area

Block	Lot	Address	Acres (GIS)	Acres (Tax)	Land Use	Former Zoning	Owner
3101	21	VAN KEUREN AVE	3.22	1.05	Transitional Lands/ Wetlands	ROW	HRP Hudson, LLC
3101	22	VAN KEUREN AVE	0.07	0.15	Transitional Lands/ Wetlands	Public Utility	HRP Hudson, LLC
3101	23	VAN KEUREN AVE	12.15	0.014	Transitional Lands	Public Utility	HRP Hudson, LLC
3101	24	VAN KEUREN AVE	6.56	5.01	Transitional Lands	Public Utility	HRP Hudson, LLC
3101	25	VAN KEUREN AVE	1.17	1.10	Transitional Lands	Public Utility	HRP Hudson, LLC
3101	26	VAN KEUREN AVE	26.44	26.38	Transitional Lands/ Wetlands	Public Utility	HRP Hudson, LLC
3101	29	SEAVIEW EXT (15X)	5.52	4.75	Transitional Lands/ Wetlands	Intermodal B	HRP Hudson, LLC
3101	30	SEAVIEW EXT (15X)	6.10	0.01	Transitional Lands/ Wetlands	Intermodal B	HRP Hudson, LLC
3101	31	SEAVIEW EXT (15X)	6.03	0.01	Transitional Lands/ Wetlands	Intermodal B	HRP Hudson, LLC
3101	32	SEAVIEW EXT (15X)	13.26	0.01	Transitional Lands/ Wetlands/ Transportation	Intermodal B	HRP Hudson, LLC
3101	36	VAN KEUREN AVE	2.48	0.00	Transitional Lands	Public Utility	HRP Hudson, LLC
3101	37	VAN KEUREN AVE	4.29	0.00	Transitional Lands	Public Utility	HRP Hudson, LLC
3101	42	VAN KEUREN AVE	0.60	0.58	Transitional Lands	Public Utility	HRP Hudson, LLC
3101	43	HACKENSACK RIV ETC	0.00	0.70	Transitional Lands	Public Utility	HRP Hudson, LLC
3101	44	VAN KEUREN AVE	0.01	1.43	Transitional Lands	Public Utility	HRP Hudson, LLC
7402	21	135 DUFFIELD AVE	1.07	2.68	Transitional Lands	Heavy Industrial	HRP Hudson, LLC
7402	22	135 DUFFIELD AVE	2.93	1.24	Transitional Lands/ Wetlands	Heavy Industrial	HRP Hudson, LLC
7402	23	110 VAN KEUREN AVE	22.75	22.64	Transitional Lands/ Wetlands	Public Utility	HRP Hudson, LLC
7402	24	VAN KEUREN AVE	0.23	0.72	Transitional Lands	ROW	HRP Hudson, LLC
7402	33	50 VAN KEUREN AVE	1.20	1.25	Transitional Lands	Heavy Industrial	HRP Hudson, LLC
7402	34	58 VAN KEUREN AVE	0.32	0.32	Transitional Lands	Heavy Industrial	HRP Hudson, LLC
7402	35	80 VAN KEUREN AVE	0.99	1.16	Transitional Lands	Heavy Industrial	HRP Hudson, LLC
		TOTALS	117.39	71.2			

Source: NJSEA Geographic Information Systems (GIS), July 2019

The redevelopment area is delineated by a red boundary line on the Overview Map (see Figure 3). The redevelopment area is comprised of 22 tax lots, totaling approximately 117.39 acres in area, which were previously located within the District's Public Utilities (PU), Heavy Industrial (HI) and Intermodal B (IB) zones (see Figure 5, Former Zoning Map).

The subject property contains frontage along the eastern bank of the Hackensack River, and is bisected by the NJ Transit Boonton Rail Line. Surrounding uses in the vicinity include a wetlands area within the Environmental Conservation zone that contains Penhorn Creek to the north, and areas developed with heavy industrial, distribution, and intermodal uses to the south. A portion of the elevated access ramp from New Jersey Turnpike Interchange 15X is located along the northeasterly corner of the site. The site contains the existing Jersey City Police Pistol Range, which is located north of the NJ Transit Boonton Rail Line on a portion of the site zoned Intermodal B (Block 3101, Lots 29, 30, 31, & 32). The majority of the site is occupied by the structures associated with the decommissioned PSEG Hudson Generating Station, which were previously located in the Public Utilities zone. Although the plant had been in operation at the site since 1906, only one facility remained in operation at the entire complex as of 2011, which ran primarily on coal to generate electricity. In 2018, PSEG retired the electrical generating station on the site; however, currently operational PSEG electrical switching stations are anticipated to remain on Block 3101, Lots 25, 26, 36, and 37, and Block 7402, Lots 21 and 22. This site also contains multiple easements that will impact future development of the site.

The entire site is fenced and has controlled access due to the security requirements associated with the switching station and the site's former use as an electrical generating station. Access to the site is available from one of three controlled entrances along the property lines. The first gated entrance, used by employees, is located on Duffield Avenue. The second and third entrances, used by contractors, deliveries and visitors, are located along an access road that runs adjacent to the eastern property line. There are no existing curb cuts or pedestrian facilities along the north side of Van Keuren Avenue.

The surface area of the former Hudson Generating Station is covered with concrete ranging from one to two feet in depth throughout the majority of the property. The existing generating station site contains multiple buildings, power plant structures, electrical switching equipment and surface parking. Various construction materials, debris, material stockpiles, and areas of overgrown vegetation are present throughout the property. The site and majority of the structures within the study area can be characterized as being in obsolete and dilapidated condition.

Figure 3

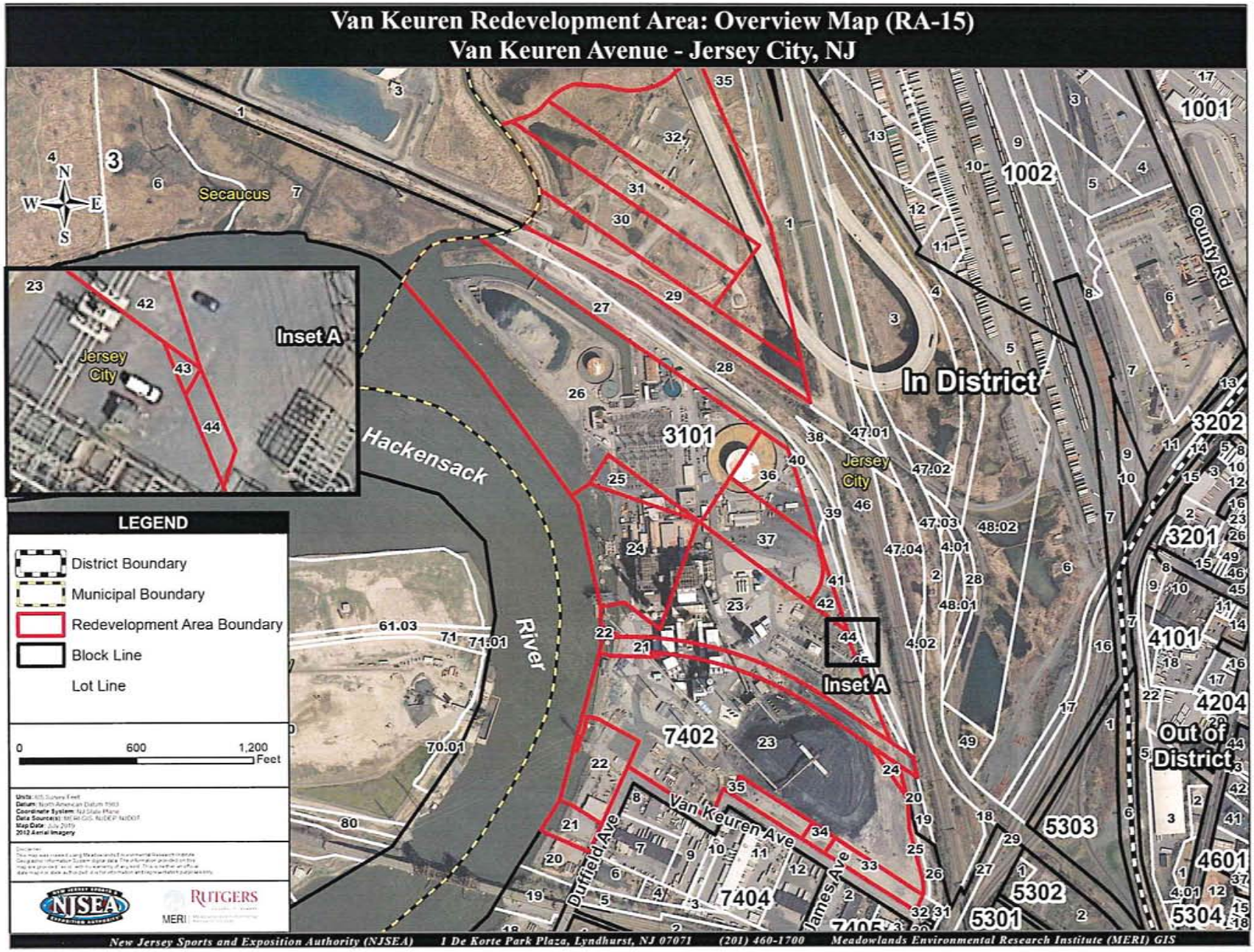

Van Keuren Redevelopment Area: Overview Map (RA-15)
Van Keuren Avenue - Jersey City, NJ
Secaucus
Jersey City
Inset A
Hackensack River
In District
Out of District
County Rd
Van Keuren Ave
Duffield Ave
James Ave
3101
7402
7404
1001
1002
3202
3201
4101
4204
4601
5301
5302
5303
5304
LEGEND
District Boundary
Municipal Boundary
Redevelopment Area Boundary
Block Line
Lot Line
0
600
1,200
Feet
NJSEA
RUTGERS
MERI
New Jersey Sports and Exposition Authority (NJSEA) 1 De Korte Park Plaza, Lyndhurst, NJ 07071 (201) 460-1700 Meadowlands Environmental Research Institute (MERI) GIS

Figure 4

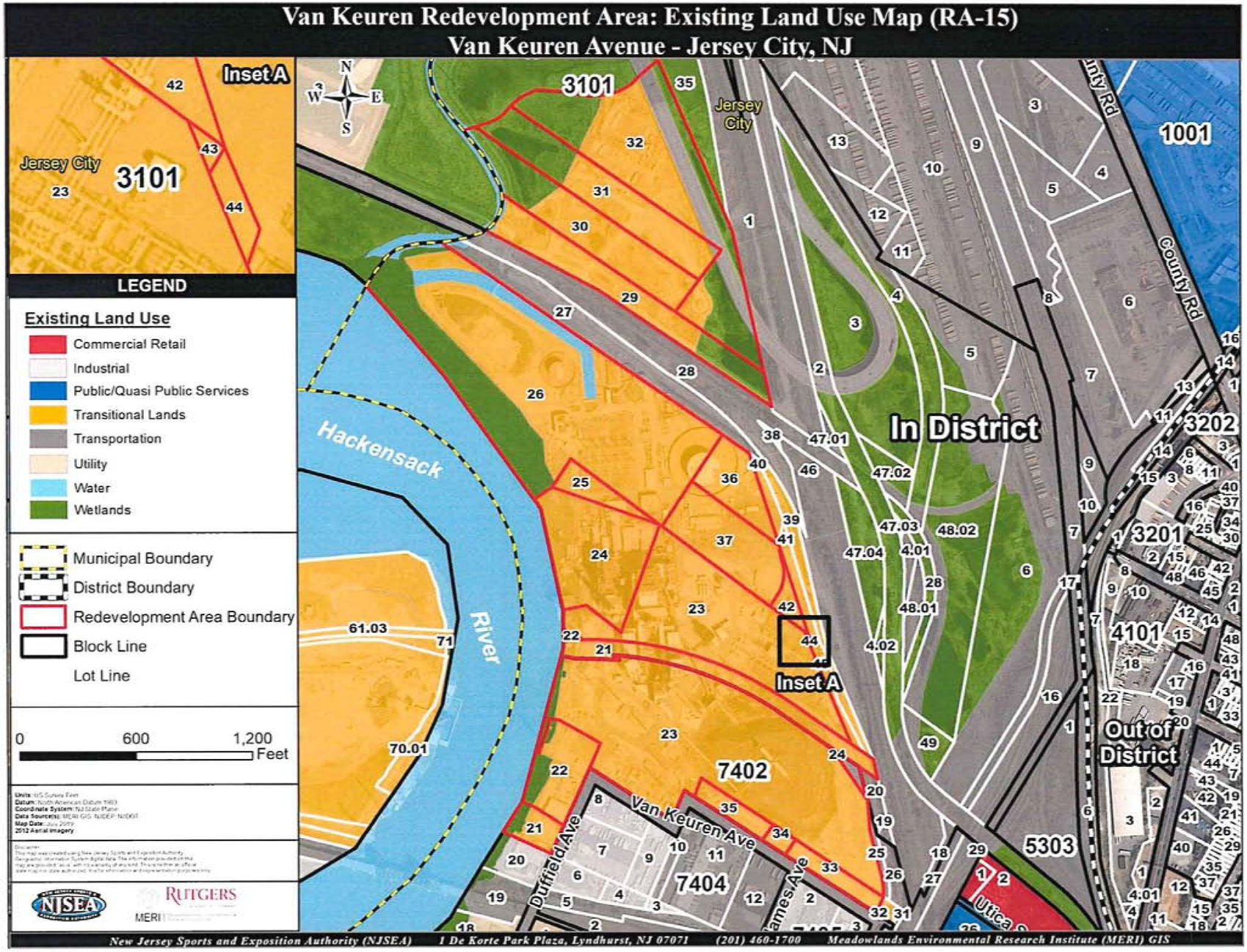
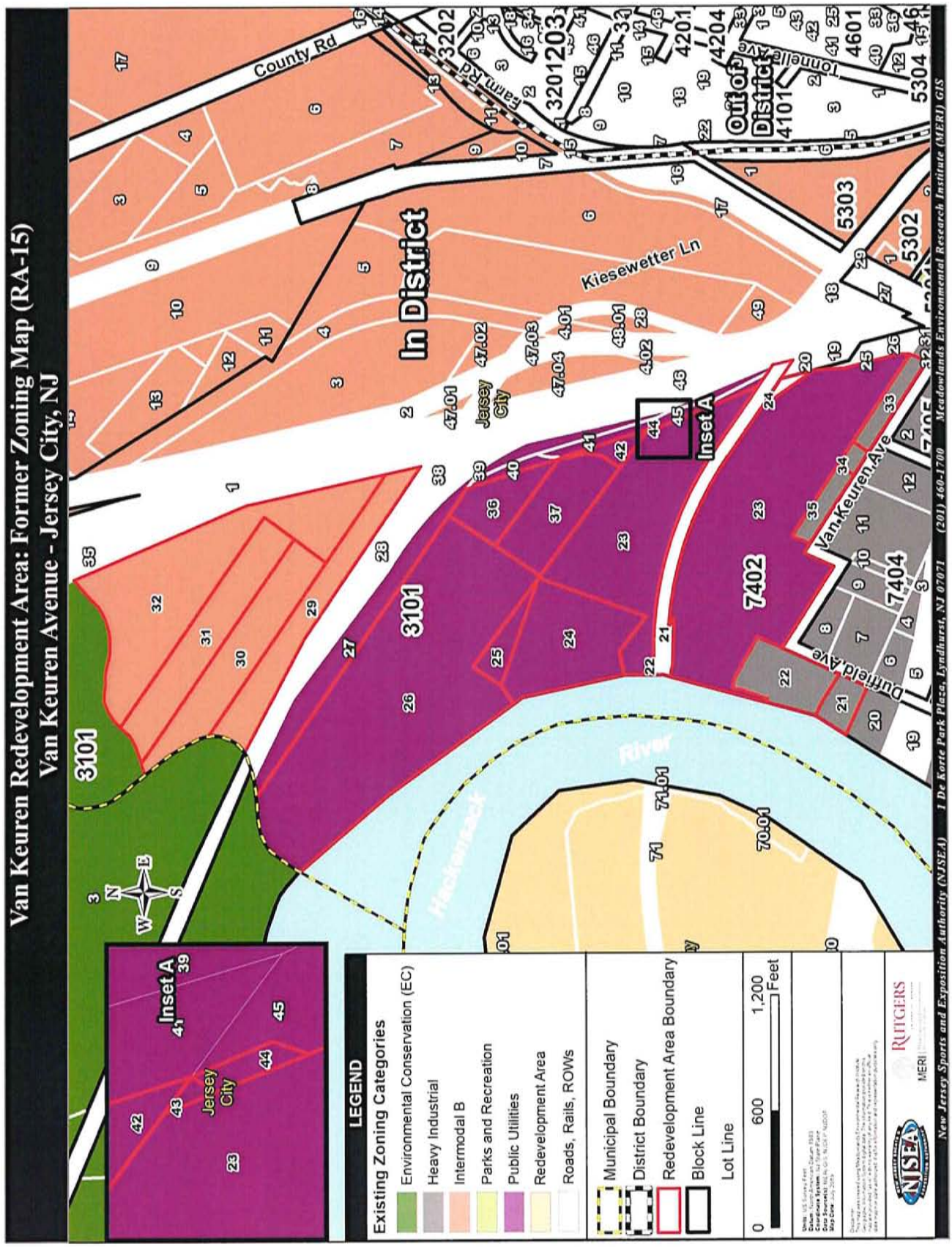

Van Keuren Redevelopment Area: Existing Land Use Map (RA-15)
Van Keuren Avenue - Jersey City, NJ
Inset A
Jersey City
3101
LEGEND
Existing Land Use
Commercial Retail
Industrial
Public/Quasi Public Services
Transitional Lands
Transportation
Utility
Water
Wetlands
Municipal Boundary
District Boundary
Redevelopment Area Boundary
Block Line
Lot Line
0
600
1,200
Feet
NJSEA
RUTGERS
MERI
Hackensack
River
In District
Out of District
Van Keuren Ave
Duffield Ave
James Ave
County Rd
Utica
1001
3202
3201
4101
7402
7404
5303
New Jersey Sports and Exposition Authority (NJSEA) 1 De Korte Park Plaza, Lyndhurst, NJ 07071 (201) 460-1700 Meadowlands Environmental Research Institute (MERI) GIS

Figure 5


Van Keuren Redevelopment Area: Former Zoning Map (RA-15)
Van Keuren Avenue - Jersey City, NJ
In District
Out of District
County Rd
Kiesewetter Ln
Farm Rd
Tonnelle Ave
Van Keuren Ave
Duffield Ave
Hackensack River
Jersey City
Inset A
3101
7402
7404
3201
3202
4101
4201
4204
4601
5302
5303
5304
LEGEND
Existing Zoning Categories
Environmental Conservation (EC)
Heavy Industrial
Intermodal B
Parks and Recreation
Public Utilities
Redevelopment Area
Roads, Rails, ROWs
Municipal Boundary
District Boundary
Redevelopment Area Boundary
Block Line
Lot Line
0
600
1,200
Feet
NJSEA
RUTGERS
MERI
New Jersey Sports and Exposition Authority (NJSEA) 1 De Korte Park Plaza, Lyndhurst, NJ 07071 (201) 460-1700 Meadowlands Environmental Research Institute (MERI) GIS

3. Goals and Objectives

This redevelopment plan is predicated on the following goals and objectives:

a) To promote the public health, safety, and general welfare through the NJSEA's redevelopment powers.
b) To promote the remediation of a site containing a decommissioned and obsolete coal-fired electric generating plant.
c) To support the continued operations of an existing public utility.
d) To promote economic development and create job opportunities in an underutilized area of the District.
e) To promote utilization of the Hackensack River waterfront for both recreational and economic development purposes, including provisions for public access.

4. Land Uses

The following general assumptions were made in the selection of the land uses for the redevelopment area:

a) Development shall be permitted only to the extent that existing utility, transportation, and municipal infrastructure can support it, or to the extent that such improvements will be provided to support it.
b) A redeveloper shall be required to submit a Project Impact Assessment (PIA) in accordance with N.J.A.C. 19:4-10.
c) A detailed traffic impact study, as set forth in N.JA.C. 19:4-7.10 *et seq.*, shall be prepared identifying mitigating measures to be performed by the developer, if required.
d) For any proposal that requires an improvement to mitigate an impact identified in the PIA in accordance with N.J.A.C. 19:4-10.10, the developer shall enter into an agreement with the NJSEA within 60 days of issuance of a zoning certificate for the project.
e) Appropriate waterway buffers shall be provided in accordance with N.J.A.C. 19:4-8.7.
f) Access to the site's Hackensack River frontage shall be available to the public.
g) It is the sole responsibility of the developer to perform due diligence in order to determine if there is any contamination remaining from the former use of any site or form any other activity that may have occurred on a site. The developer shall perform any environmental clean-up deemed necessary, in accordance with New Jersey Department of Environmental Protection (NJDEP) requirements.

5. Population Density

According to the US Census Bureau, the City of Jersey City's population of 247,597 persons in 2010 is estimated to have increased by 7.3 percent, to 265,549 persons in 2018. Much of this increase can be attributed to the construction of several multi-family developments, specifically along the Hudson River, which results from the City's close proximity to New York City and regional mass transit. The Census Bureau reported a total of 96,859 households in the City of Jersey City in 2010, with an average of 2.53 persons per household.

This plan encourages the redevelopment of the site with industrial uses, which provides for an appropriate infill use consistent with the developed character of the surrounding area. While there are no residential uses proximate to the site, the redevelopment of the area will provide employment opportunities for the regional population.

6. Transportation Infrastructure

The redevelopment area's primary means of vehicular access is through a controlled gated access point on the northern side of Duffield Avenue. Van Keuren Avenue turns into Duffield Avenue west of James Avenue, where the road turns south as it approaches the Hackensack River. In addition, there is an easement running along the eastern property line that contains two additional gated entrances for vehicles. This easement provides access to the switching stations located on Block 3101, Lots 25, 26, 36 and 37, and the existing Jersey City Police Pistol Range located north of the rail line at Block 3101, Lots 29, 30, 31 and 32. The switching station located on Block 7402, Lots 21 and 22 can be accessed via Duffield Avenue.

Significant improvements to the area's roadway infrastructure have occurred in recent years in the vicinity of the site, including the realignment of Route 1&9 and the Wittpenn Bridge replacement. The NJDOT has also proposed the construction of New Road, a proposed 2-mile long roadway project running along the site's easterly boundary, between St. Pauls Avenue and Secaucus Road. The New Road project will provide a direct connection to Croxton Yard and other intermodal and industrial areas in the vicinity.

There is currently no bus or rail service available to this site or adjacent lots. The closest bus stop is located on County Road (Stop #30973) on the NJ Transit #2 bus route between the Jersey City Journal Square Transportation Center and the Secaucus Junction Bus Plaza, where access to rail transit is available.

The introduction of additional industrial uses in the area may require a reevaluation of transit needs in order to ensure that adequate transit capacity and schedules are available to serve the area's needs. The safety and adequacy of pedestrian circulation shall be evaluated to ensure sidewalks, lighting, and street crossings are available in a safe and convenient manner. The redeveloper of the site shall discuss anticipated impacts to the transportation infrastructure with the City of Jersey City, NJ Transit, and any other governmental entity having jurisdiction.

7. Public Utilities

Public utilities are available to the redevelopment area, including gas, water, electric and telephone service, as well as public sanitary sewer improvements. Public Service Electric and Gas Company (PSE&G) provides electric and gas service. Jersey City Municipal Utilities Authority provides water to the site and the Passaic Valley Sewerage Commission (PVSC) provides sewer services. Will-serve letters will be required to be obtained for any proposed future development of the site.

On-site drainage shall be addressed during the development application process in accordance with NJSEA regulations.

8. Recreational and Community Facilities

There are no recreational facilities within or in the vicinity of the redevelopment area. The Hackensack River, which borders the redevelopment area, can potentially provide recreational opportunities for the area employees, and on a limited basis for the general public. The primary objective would be to ensure the public safety and provide safe routes to access recreational areas in or near the industrial development.

The redevelopment area is also located in the vicinity of the planned alignment of Hudson County's Hackensack Riverwalk, a planned eight-mile-long pedestrian trail between Bayonne and North Bergen. The redeveloper shall coordinate with Hudson County, the City of Jersey City, and any other entities with jurisdiction, to ensure that the site's redevelopment is coordinated with the planned alignment.

9. Known Contaminated Sites

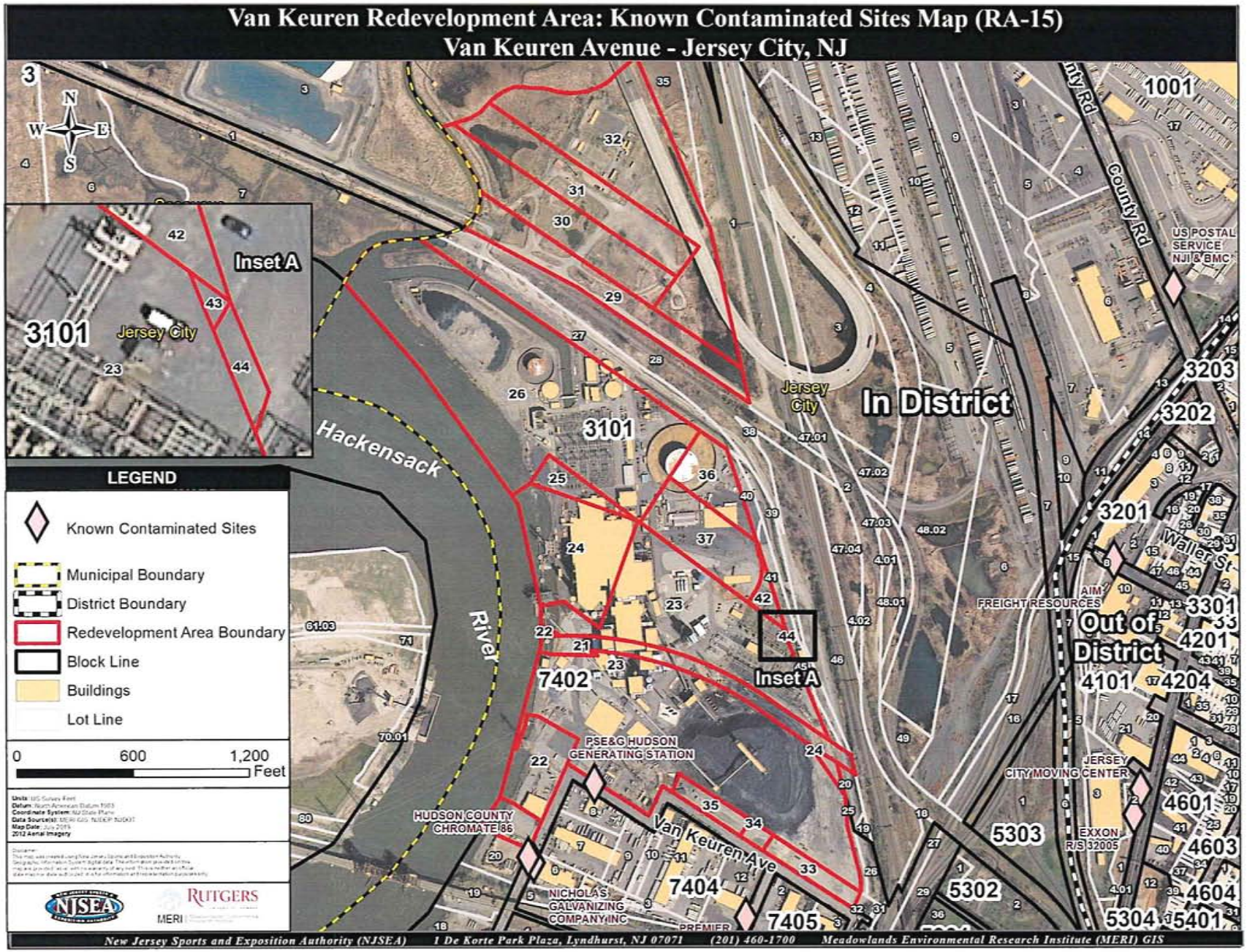
Properties within the redevelopment plan area appear on the NJDEP Known Contaminated Sites List (KCSL), a report maintained by the NJDEP pursuant to N.J.S.A. 58:10-23.16 and 23.17 that provides a record of sites with confirmed soil or water contamination at levels greater than the applicable cleanup criteria or standards. The following property within the redevelopment area is listed in the NJDEP KCSL (see Known Contaminated Sites Map, Figure 6):

- PSE&G Hudson Generating Station site
  Public Interest (PI) #005301

The subject property is also located adjacent to three other properties on the KCSL, identified as the Nicholas Galvanizing Company Inc. site PI #G000001126, Premier Motor Lines site PI #000643, and Hudson County Chromate 86.

The subject properties shall be remediated in accordance with the requirements of the agency with jurisdiction.

Figure 6


Van Keuren Redevelopment Area: Known Contaminated Sites Map (RA-15)
Van Keuren Avenue - Jersey City, NJ
LEGEND
Known Contaminated Sites
Municipal Boundary
District Boundary
Redevelopment Area Boundary
Block Line
Buildings
Lot Line
0
600
1,200
Feet
Inset A
3101
Jersey City
Hackensack
River
In District
Out of District
Van Keuren Ave
County Rd
Waller St
US POSTAL SERVICE NJI & BMC
FREIGHT RESOURCES
AIM
JERSEY CITY MOVING CENTER
EXXON R/S 32005
PSE&G HUDSON GENERATING STATION
HUDSON COUNTY CHROMATE 86
NICHOLAS GALVANIZING COMPANY INC
PREMIER
1001
3203
3202
3201
3301
4201
4101
4204
4601
4603
4604
5401
5304
5303
5302
7402
7404
7405
New Jersey Sports and Exposition Authority (NJSEA) 1 De Korte Park Plaza, Lyndhurst, NJ 07071 (201) 460-1700 Meadowlands Environmental Research Institute (MERI) GIS

10. Wetlands

Wetlands areas are present on several parcels within the redevelopment area. The Existing Land Use Map in Figure 4 identifies areas of wetlands on portions of the following properties: Block 3101 Lots 26, 29, 30, 31 and 32 and Block 7402, Lots 21, 22 and 23. The wetland areas are primarily located along the Hackensack River and adjacent to the Penhorn Creek.

The actual presence or absence of wetlands on a particular site is subject to further review and confirmation in accordance with due diligence procedures customarily followed by applicants for development, which may include a detailed wetlands study and a jurisdictional determination by the U.S. Army Corps of Engineers.

11. Floodplain

Properties in the redevelopment area appear on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM), Map Numbers 34003C0264H and 34003C0332H, dated August 28, 2019. The redevelopment area is located within a special flood hazard area (SFHA) designated by FEMA with an effective base flood elevation (BFE) of 8 feet (NAVD88). In addition, FEMA released Preliminary FIRMs on August 29, 2014, to reflect the most up-to-date data, wherein the subject properties are located on Map Number 34003C0264J and 34003C0332J, and the BFE is 9 feet (NAVD88).

The NJSEA regulations require that all structures located in a SFHA have a finished floor elevation at a minimum of one foot above the FIRM's established BFE utilizing the best available flood hazard data. At present, the BFE of 9 feet (NAVD88) depicted on the Preliminary FIRM governs and all new or substantially improved structures in the redevelopment area are required to maintain a minimum finished floor elevation of 10.0 feet (NAVD88).

12. Relationship to the Hackensack Meadowlands District Master Plan and Development Regulations

The current Master Plan for the Hackensack Meadowlands District was adopted in February 2020. The Land Use Plan of the Master Plan Update 2020 designates 12 Planning Areas in the District. The subject property is located in the Logistics/Industrial Center Planning Area, which spans the majority of the in-District portion of Jersey City and adjoining parcels in the vicinity of Secaucus Road in North Bergen and Secaucus. The Planning Area encompasses properties that are traditionally associated with heavy industry in the Meadowlands. They include heavy industry and logistics facilities, public utility uses, and intermodal rail facilities. Logistics uses involve the combination of transportation, assembly, processing and delivery of goods, and often require multiple transportation modes to get goods from manufacturers to consumer market. Intermodal uses have a particular reliance on the trucking industry.

The Master Plan seeks to foster a healthy Meadowlands economy through the implementation of strategies that promote redevelopment and infill development, while minimizing the development of greenfields, or relatively untouched areas. Idle or underutilized properties containing known or perceived contamination are among those holding significant opportunities for redevelopment. This specific property, containing a retired PSEG electrical generating station on a majority of the redevelopment area, is located within an established industrial area and is prime for redevelopment. Therefore, the redevelopment of the property is planned to accommodate industrial uses, given the surrounding land use patterns, waterfront location, and adjacent facilities.

The District Zoning Regulations and Official Zoning Map serve as the implementation tool for the land use planning objectives of the master plan. Pursuant to NJSEA statutes at N.J.S.A. 5:10A-1 et seq., the NJSEA is authorized to adopt codes and standards with regards to the zoning and rezoning of lands within the Meadowlands District, and to conduct redevelopment activities. Regulations specific to the planning and zoning of redevelopment areas are provided in N.J.A.C. 19:3-5.1 et seq.

13. Smart Growth and Sustainability

The NJSEA recognizes the State of New Jersey's use of smart growth principles to guide land use decisions and develop strategies to address conservation challenges. In the District, smart growth principles such as economic growth and redevelopment are promoted in the planning and zoning activities of the NJSEA.

The District's regulations also promote smart growth through sustainability initiatives, including the adoption of regulations encouraging sustainable green building practices. N.J.A.C. 19:4-6.6 provides incentives for applicants to the NJSEA to utilize green building practices or install alternative green building components, such as those recognized in green building certification programs, including the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) certification.

II. POTENTIAL IMPLEMENTATION STRATEGIES

A. POWERS OF REDEVELOPMENT AGENCY

The following provides the statutory provisions, pursuant to N.J.S.A. 5:10A-24, which can be utilized to implement this redevelopment plan:

1. The NJSEA shall prepare and adopt a redevelopment plan for each area in the district determined by the NJSEA to be an area in need.

2. A municipality which has land subject to the jurisdiction of the NJSEA and adopts the NJSEA's redevelopment plan shall have the authority to approve or reject an application for a permit. The municipality shall provide the NJSEA all documentation, plans, and information regarding all applications. All fees generated by these applications and approvals shall be retained by the municipality. Any approval of any plan review or subdivision application by a municipality pursuant to this subsection shall be limited by, and based upon, the rules, regulations, and standards in a resolution adopted by the NJSEA and the municipality. All fees generated by these applications and approvals shall be retained by the municipality.

3. For those municipalities that do not adopt the NJSEA's redevelopment plan, the NJSEA may issue the permit for the proposed construction or alteration as being in conformity with the redevelopment plan. Any variations and modifications of the redevelopment plan shall be the responsibility of the NJSEA. A permit shall not be issued without a certificate from the chief engineer or equivalent official of the NJSEA that the proposal is in conformity with the NJSEA's redevelopment plan.

4. In undertaking projects pursuant to any redevelopment plan, the NJSEA may:

   a) Acquire, by condemnation or otherwise, real or personal property, or any interest therein, including such property as it may deem necessary or proper, although temporarily not required for such purposes, in an area in need and in any area within the district designated by the NJSEA as necessary for relocation of residents, industry, or commerce displaced from a redevelopment area;

   b) Clear or reclaim any area so acquired and install, construct, or reconstruct projects therein necessary to prepare such area for development;

   c) Relocate or arrange or contract with public or private agencies for the relocation of residents, industry, or commerce displaced from the area in need;

   d) Dispose of real property so acquired by sale, lease, or exchange for the uses and purposes specified in the redevelopment plan, to any person or public agency;

   e) Study the recommendations of the constituent municipality's planning board impacted by the redevelopment plan for redevelopment of any area within that municipality and make its own investigations as to current trends in the area in need, as established by the NJSEA;

   f) By contract or contracts with public agencies or redevelopers or by its own employees' or consultants' plan, plan, construct, reconstruct, operate, maintain, and repair any redevelopment or other project or any part thereof; and

g) Make and adopt plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements, and for the enforcement of codes and laws relating to the use of land, the use and occupancy of buildings and improvements, and the control over the pollution of water and air and the disposal of solid waste.

B. NJSEA INVOLVEMENT

The NJSEA has wide ranging powers to effectuate a redevelopment plan, ranging from the rezoning of property for private development, up to and including condemnation, ownership, and public development of the tract. The authority of the NJSEA in undertaking redevelopment projects is enumerated under N.J.S.A. 5:10A-1 et seq.

No condemnation by the NJSEA is anticipated to be necessary to implement this redevelopment plan. The role of the NJSEA is to provide the zoning that will enable the redevelopment of the subject properties.

III. SELECTED LAND USE OPTION

A. SELECTION OF RECOMMENDED LAND USES

The redevelopment plan proposes to provide for a variety of uses to promote industrial usage of the site while also providing opportunities for services to support industry within the redevelopment area, and to accommodate existing public utilities within the redevelopment area.

The provisions of the redevelopment plan shall apply to the following properties in the City of Jersey City (see Figure 7, Official Zoning Map (RA-15)):

- Block 3101 – Lots 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43, and 44
- Block 7402 – Lots 21, 22, 23, 24, 33, 34, and 35

The recommended land uses for the planned redevelopment of the area will accommodate a wide range of industrial uses and supportive services. The primary objective for the area is the development of warehousing/distribution, light manufacturing, flex space, and trucking-related uses. These industrial uses are best suited to the character of the area and are well-positioned to capitalize on the expanded access opportunities afforded by recent and planned improvements to the area's roadway infrastructure. Disaster recovery facilities and data centers are also appropriate uses in this area.

Due to the redevelopment area's waterfront location, the plan also promotes the development of marine-dependent operations, including boat sales, rental and repair facilities, marinas, and intermodal uses involving water borne vessels and related equipment. The plan also encourages the development of ancillary uses to support industrial operations in the area, including fuel service stations and truck sales, rental and repair facilities, as well as services for area businesses and employees, including truck stops, restaurants, retail, and similar uses that would provide amenities to the area's working population.

Public and quasi-public uses, such as light public utilities, are also provided in the redevelopment plan due to the utility infrastructure to remain in the redevelopment area, as well as the area's potential to accommodate public works uses. Opportunities are also provided for the development of new energy infrastructure that promotes energy efficiency while avoiding detrimental environmental impacts, including renewable energy systems and rechargeable energy storage system facilities.

IV. REDEVELOPMENT PLAN STANDARDS

A. REDEVELOPMENT STANDARDS

The standards contained within this redevelopment plan shall supersede existing regulations contained in N.J.A.C. 19:4. Existing NJSEA regulations at N.J.A.C. 19:3, 19:4, 19:5, 19:6, and 19:7 shall apply to any requirements or standards not specifically set forth herein.

Requests for deviations from the standards in this redevelopment plan shall be in accordance with the provisions of N.J.A.C. 19:3-5.12 and 5.14. These regulations provide that deviation from the bulk requirements or the design standards in this plan, or the expansion of existing structures or uses rendered nonconforming by the provisions herein, shall require a variance.

B. PURPOSE

The purpose of the Van Keuren Redevelopment Plan is to accommodate large-scale industrial distribution facilities that are efficient and flexible, as well as a variety of related land uses to accommodate truck terminals, shipping container storage, truck parking and other port related activities. The plan is designed to accommodate uses that support the movement of products to the market in a timely fashion.

In addition, the plan focuses on maintaining the existing public utility infrastructure, specifically, the PSEG switching stations on Block 3101, Lots 25, 26, 36, and 37 and Block 7402, Lots 21 and 22.

The land use standards in the plan have been designed to:

1. Encourage the improvement of properties consistent with the overall redevelopment plan expressed herein;

2. Encourage new construction to have a symbiotic relationship to other buildings, parking, landscaping, and pedestrian circulation;

3. Encourage the development of green technologies;

4. Provide positive municipal tax ratables; and

5. Provide economic development opportunities through complementary land uses in order to create a high quality distribution complex.

6. Provide flexible regulatory requirements, particularly in the accommodation of setbacks and vehicular use and loading areas, due to the significant site constraints caused by several existing easements impacting site development.

V. LAND USE AND BULK STANDARDS

A. DEFINITIONS

All words not defined in this redevelopment plan shall have definitions as listed in the Hackensack Meadowlands District Zoning Regulations at N.J.A.C. 19:4-2.1 et seq., or in the absence of such, in the most recent edition of Merriam-Webster's Collegiate Dictionary.

The following definitions shall apply to this redevelopment plan.

"Data center" means a building dedicated to the storage, processing, management and dissemination of data in servers and/or associated computer equipment.

"Flex space" means a structure containing an open floor plan that can be modified to accommodate the individual needs of the tenant. Individual areas can be leased for uses such as personal services, retail, restaurants, and office or showroom space in combination with warehouse, research and distribution facilities and other light industrial uses. The structure may contain general loading accommodations.

"Battery energy storage system facility" means a rechargeable energy storage system consisting of electrochemical storage batteries, battery chargers, controls, power conditioning systems, and associated electrical equipment. The system is typically intended to provide standby or emergency power, an uninterruptable power supply, load shedding, load sharing, or similar capabilities.

"Public works facility" means a facility, including buildings and structures, relating to the functions of a public entity, including offices, storage area for public works vehicles, equipment and materials.

"Renewable and/or sustainable energy systems" means a system utilizing renewable and/or sustainable energy systems, such as wind energy, hydropower, or geothermal system installations, recognized under the New Jersey Energy Master Plan.

B. LAND USES

1. Permitted Uses

a. Battery energy storage system facilities;
b. Boat sales, rental, and repair;
c. Bus garages;
d. Business support services;
e. Communications transmission tower;
f. Contractor's yards or facilities;
g. Data centers;
h. Disaster recovery facilities;
i. Electric transmission tower;
j. Flex space;
k. Fuel service station;
l. Intermodal facilities;
m. Light industry;
n. Marina;

o. Office;
p. Public access to water features, including trails, boat/canoe launches, water crossings, site furnishings, signage and structures that facilitate wildlife observation;
q. Public utility uses, heavy;
r. Public utility uses, light;
s. Public works facility;
t. Renewable and/sustainable energy system;
u. Research and development facilities;
v. Restaurants;
w. Retail;
x. Scientific and educational study and experimentation in regard to wetland ecology;
y. Studio;
z. Self-storage facility;
aa. Truck rental facility;
bb. Truck repair facility;
cc. Truck sales;
dd. Truck terminal;
ee. Truck wash;
ff. Warehouse and distribution facilities;
gg. Wetland enhancement, restoration or creation activities, performed either individually or in conjunction with wetland mitigation banks;
hh. Wholesale establishment; and
ii. Wildlife habitat creation.

C. USE LIMITATIONS

1. Prohibition of outdoor storage: Outdoor storage as a principal use is prohibited within the redevelopment area.

2. Limitation on permitted outdoor storage areas: Outdoor storage areas may be utilized in conjunction with a permitted use, with the exception of business support services, offices, and restaurants as follows;

   a. Permitted outdoor storage areas shall be located in accordance with an approved site plan.
   b. Such areas shall be fenced and heavily screened in accordance with N.J.A.C. 19:4-8.9. A combination of landscaping and fencing shall be utilized concurrently unless deemed impracticable by the Chief Engineer due to the particular conditions of the site. The use of landscape berms is encouraged.
   c. Permitted outdoor storage areas shall be located in side and rear yards only, with the exception of auto, truck, and boat sales and rental uses, which may store operational vehicles for sale within a front yard, but not within the required front yard setback.
   d. The storage of materials within the outdoor storage area shall not exceed 25 feet in height and shall comply with the applicable required yard setbacks of Section D, Subsection 2(c), below, except as follows:
      i. Permitted outdoor storage areas may be located at a minimum setback of 15 feet from side and rear property lines, where the storage of materials in such area does not exceed 15 feet in height.
   e. The storage of inoperable and unregistered vehicles shall be prohibited, with the exception of such vehicles associated with a public works facility or essential public services use.

Damaged vehicles awaiting repair in association with a permitted auto, truck or boat repair use may be permitted in a side and rear yard only.

The above limitations shall apply to all uses within the redevelopment area, including those with additional use limitations specified herein.

3. Limitation on contractor's yard or facility:

   a. Each contractor's yard or facility shall require a structure on the property to be used in association with the business operations of the contractor's yard or facility. The maximum area of the outdoor material and/or equipment storage area of a contractor's yard or facility shall be as follows:

Total Lot Area	Minimum Building Area (building footprint in gross square feet)	Maximum Area of Outdoor Material and/or Equipment Storage for Contractor's Yard or Facility (in percent of lot area)
Up to 5 acres	5,000	60 percent
5-10 acres	10,000	50 percent
10-20 acres	20,000	40 percent
Over 20 acres	40,000	30 percent

   b. The following materials and/or equipment are specifically prohibited from being deposited and/or stored on a property associated with a contractor's yard or facility: compost, mulch, yard waste, grass clippings, leaves, rubbish, and inoperable or unlicensed vehicles, demolition refuse, and/or solid waste.

   c. Materials such as sand, stone, gravel, topsoil, cement and/or similar materials stored and/or stockpiled at a contractor's yard or facility shall not be placed directly on the ground, but shall be contained, covered and secured in a manner that does not allow for the erosion of product outside of containment areas or for stormwater infiltration of the stored product. The method of containment shall be subject to the approval of the Chief Engineer. The storage of items such as bricks, pavers, concrete block, pipes, lumber, steel, scaffolding, or similar large, bulky materials may be stored on the ground when placed upon pallets or racks.

   d. All accessory truck/trailer and equipment repairs shall take place within completely enclosed buildings.

4. Limitation on container storage: Container storage as a principal use shall not be permitted. Accessory container storage and/or stacking shall be permitted in conjunction with a warehouse and distribution facility, truck terminal, or intermodal facility; shall be limited to a total of two containers per stack or a maximum height of 25 feet above grade level, whichever is less; and shall be heavily screened in accordance with N.J.A.C. 19:4-8.9.

5. Limitations by other governmental entities: The ability to accommodate a permitted use on a specific property shall be subject to any environmental, or other, restrictions by state and federal governmental entities having jurisdiction.

D. BULK REQUIREMENTS

The bulk requirements within the redevelopment area shall be as follows:

1. **Lot Size Requirements**
   a) Minimum lot area: one acre;
   b) Minimum lot width: 100 feet; and
   c) Minimum lot depth: 150 feet.

2. **Bulk Regulations**
   a) Maximum lot coverage: 60 percent;
   b) Minimum open space: 15 percent;
   c) Yards:
      i. Minimum front yard: 30 feet for all structures, 20 feet for vehicular use areas and screen walls;
      ii. Minimum side yard: 20 feet;
      iii. Minimum rear yard: 25 feet.
   d) FAR: 2.5

E. DESIGN CRITERIA

Unless superseded in this redevelopment plan, the design of all improvements shall be in compliance with District Site Plan Requirements, as set forth in N.J.A.C. 19:4-8.1 *et seq.* except as noted herein.

1. **Parking and Loading:**

   a) Parking and loading requirements shall conform to N.J.A.C. 19:4-8.2 through 8.4, and the following:

Use	Minimum Parking Requirement	Minimum Loading Requirement
Data Center	One space per 5,000 sq. ft. of floor area	One loading space; 12 feet x 60 feet
Flex Space	Cumulative parking requirement per use.	Two loading spaces (12 feet x 60 feet) for structures up to and including 40,000 sq. ft.; Three loading spaces (12 feet x 6- feet) for structures over 40,000 sq. ft. and up to and including 1000,000 sq. ft.; and

		One loading space (12 feet x 60 feet) per additional 100,000 sq. ft. over 100,000 sq. ft.
Public Works Facility	One space per facility vehicle; and one space per employee at the maximum shift of employment	One loading space; 12 feet x 60 feet

b) The requirements of N.J.A.C. 19:4-8.3(b)1 and (b)2 shall not apply within the redevelopment area.

c) All circulation and maneuvering shall be accommodated on site.

2. Utilities

The developer is responsible for providing and obtaining all applicable permits and easements where necessary for the installation of all required utilities. All utilities shall be located underground to the extent practicable.

3. Signage

Signage within the redevelopment area shall comply with the standards applicable to the Heavy Industrial zone in N.J.A.C. 19:4-8.14 (Table 8-5)

4. Drainage

Drainage plans, including maintenance provisions, shall be prepared in accordance with NJSEA regulations at N.J.A.C. 19:4-8.6. All drainage ways shall be properly maintained and planted, and designed in accordance with the NJSEA's *Guidelines for Green Development and Redevelopment, Part 1 - Low Impact Development*, where appropriate. Drainage designs shall not include permanent standing water.

5. Minimum Lowest Finished Floor Elevation

Minimum lowest finished floor elevations for structures within designated 100-year flood zones shall be established one foot above the applicable 100-year base flood elevations determined from the Federal Emergency Management Agency's (FEMA) Floor Insurance Rate Maps (FIRM) in accordance with N.J.A.C. 19:4-5.2(a)3 and N.J.A.C. 19:4-9.1 *et seq.*.

6. Environmental Performance Standards

All uses shall comply with the Category C environmental performance standards in N.JA.C. 19:4-7.1 *et seq.* In cases where a specific property is located adjacent to or within 300 feet of a zone having

more restrictive performance standards, Category C standards shall continue to apply within the redevelopment area. All water quality standards contained in N.J.A.C. 19:4-7.9 shall apply.

7. Building Facades

Corrugated metal building facades are discouraged in the redevelopment area, with the exception of accessory structures and public works facilities.

8. Fences

a) Fences and walls shall be permitted in required front yards at a minimum setback of five feet in accordance with the following:
   1. The fence location shall comply with the line of sight triangle requirements of N.J.A.C. 19:4-8.5.
   2. Gates located proximate to an intersection with a public street shall be located at a setback sufficient to provide adequate queuing area for vehicles, as determined by the Chief Engineer.

b) The maximum height of fences and walls in the redevelopment area shall be 10 feet.
   1. Screen walls shall not be subject to a maximum height limitation, provided that they are constructed at the minimum height necessary to fulfill their intended purpose.

c) Fences and/or walls, including screen walls, in a front yard shall be supplemented with landscaping.

9. Landscaping

All landscaping shall be provided in accordance with N.J.A.C. 19:4-8.7 and shall follow the *NJSEA* Landscape and Design Guidelines to the extent practicable.

10. Buffers

a) Buffers shall comply with N.J.A.C. 19:4-8.7, except on portions of the site where there are water-dependent operations associated with permitted uses.

b) A portion of the Hackensack Riverfront shall be available for recreational access, as determined in consultation with the Chief Engineer.

11. Open Space

The Hackensack Riverfront is considered by this redevelopment plan to be an extraordinary asset for development, but can also provide opportunities for passive recreation, particularly for the area's employees. These areas may include hardscape elements such as walkways and outdoor seating areas, and shall be appropriately designed in a manner that provides for safe pedestrian circulation.

12. Sustainable Design

The NJSEA encourages developers to incorporate sustainable design within the redevelopment area. Employing green building methods from the onset of a project provides environmental, economic, and social benefits, including increased efficiency and reduction in energy costs. The NJSEA's green building regulations at N.J.A.C. 19:4-6.6 provide zoning and fee incentives to promote sustainable green building practices in the Meadowlands District.

G. ADDITIONAL DEVELOPMENT REQUIREMENTS

1. Project Impact Assessment

A Project Impact Assessment (PIA) shall be prepared in accordance with N.J.A.C. 19:4-10.1 *et seq.* The PIA shall provide information to allow the NJSEA to assess the probable effects of a proposed project.

a) Any development proposed in phases shall asses the impacts for each individual phase and the project as a whole.

b) For a development proposal that requires an improvement to mitigate an impact identified in a PIA, the developer shall enter into an agreement with the NJSEA prior to the issuance of a zoning certificate for the project.

2. Traffic Impact Assessment

A Traffic Impact Assessment (TIA) shall be prepared in accordance with N.J.A.C. 19:4-7.10. The TIA shall assess the traffic and circulation impacts of a proposed development and identify improvements required. The scope of the TIA shall be determined in consultation with the Chief Engineer.

3. Riparian Rights

Riparian grants shall be secured for any land subject to the State's riparian interest pursuant to NJSEA zoning regulations.

4. Redeveloper Requirements

a) If the NJSEA elects to contract with a prospective redeveloper, pursuant to its authority under N.J.S.A. 5:10A, prior to entering such contract, the redeveloper shall provide a financial report to the NJSEA assessing the financial viability of the redeveloper and/or redevelopment project. Such report shall contain, at a minimum, the following information:

   i. Identification of each financial and/or equity partner having any financial contribution to, ownership of, or like interest in, the project.
   ii. Identification of each member of the redevelopment team and major consultants, including, but not limited to, attorneys, engineers, architects, planners, project and

construction managers, financial consultants, lobbyists, and public relations consultants. Resumes and/or curricula vitae and a statement clearly identifying the roles of each member shall be provided.

iii. The composition of the redeveloper's current real estate portfolio, including details regarding the type of project and number of square feet or units developed, owned and/or managed.

iv. Details regarding the redeveloper's history of securing financing for real estate development projects within the past 10 years, at a minimum, detailing the type of project; financing method(s), source(s) and amounts committed; and proposed and actual completion dates of projects.

v. A description of all pending real estate development projects by the redeveloper, under development pursuant to enforceable contracts, including project type, status, development schedule, and the financial commitment required by the redeveloper, including a description of the financing method(s), source(s) and amounts committed.

vi. Audited financial statements, including balance sheets and operating statements, prepared by a Certified Public Accountant (CPA) in accordance with Generally Accepted Accounting Principles (GAAP), established by the Financial Accounting Standards Board (FASB), 401 Merritt 7, PO Box 5116, Norwalk, CT 06856-5116, http://www.fasb.org, for the five most recent fiscal years, for the redeveloper and any financial and/or equity partner(s). Such statements shall evidence the ability to financially perform, including the value of assets each participant would contribute to the project and verification that such assets are available.

vii. A statement describing the methods and anticipated and committed sources for financing the project, including its construction, and identifying the expected equity requirements and anticipated sources of working capital.

viii. For the redeveloper, including both the corporate or business entity and the principals of the corporate or business entity and each member of the development team, a statement and complete listing regarding any debarments, suspensions, bankruptcy or loan defaults, legal proceedings, and/or adverse judgments, regarding any real estate development project and/or government contract regardless of the date of such occurrence.

ix. A fiscal impact analysis for the proposed redevelopment project pursuant to the requirements of N.J.A.C. 19:4-10.4(a)14.

x. Such other information as may be deemed necessary by the NJSEA staff.

b) The redeveloper shall provide the following to the NJSEA, which shall be updated, at a minimum, every three months, beginning from the contract date, including any amendments:

i. The project pro-forma statement, prepared by a CPA in accordance with GAAP, which shall include, at a minimum, an income statement, balance sheet, and statement of cash flows.

ii. The projected development timeline.

iii. Any change in the financial report required in 5a above.

c) Any redeveloper applying to any federal, state, county, or municipal government entity for financial assistance, including, but not limited to, loans, grants, or bonds, shall notify the NJSEA of such application in writing and shall provide copies to the NJSEA of all applications, formal correspondence and government actions regarding the requested financial assistance. The NJSEA staff shall provide any of the aforementioned entities with information about the project upon request. The NJSEA may make a request to the applicable government entity to participate

in the process for the evaluation of financial assistance to facilitate communication among public entities involved in the project. Such participation may include, but is not limited to, attendance at meetings with the redeveloper and the government entity from whom financial assistance is requested.

d) Any redeveloper of a project within a redevelopment area for which municipal payment-in-lieu-of-taxes (PILOT) bonds are sought shall notify the NJSEA contemporaneously with the commencement of discussions with municipal officials regarding PILOT bonds and shall provide copies to the NJSEA of all correspondence and information regarding the PILOT bonds. The NJSEA staff shall provide the municipality with information about the project upon request. The NJSEA may make a request to the applicable government entity to participate in the process for the evaluation of PILOT bonds to facilitate communication among public entities involved in the project. Such participation may include, but is not limited to, attendance at meetings with the redeveloper and municipality. The fiscal impact analysis required above shall evaluate the impact of PILOT bond financing on municipal tax rates and the Intermunicipal Tax Sharing Formula.

5. Approvals of Other Governmental Entities

a) Prior to the redevelopment of any property within the redevelopment area, the redeveloper shall procure any and all necessary permits and approvals from any federal, state, county, local, or municipal agency having jurisdiction.

b) Any redeveloper filing an application with any other State entity for any permit related to the redevelopment project shall provide a copy of such permit application to the NJSEA contemporaneously with its filing and shall provide to the NJSEA copies of all correspondence and information regarding the permit application. The NJSEA staff shall provide the regulatory entity with information about the project upon request. The NJSEA may make a request to the regulatory entity to participate in the permitting process to facilitate communication among public entities involved in the project. Such participation may include, but is not limited to, attendance at meetings with the redeveloper and the regulatory entity.

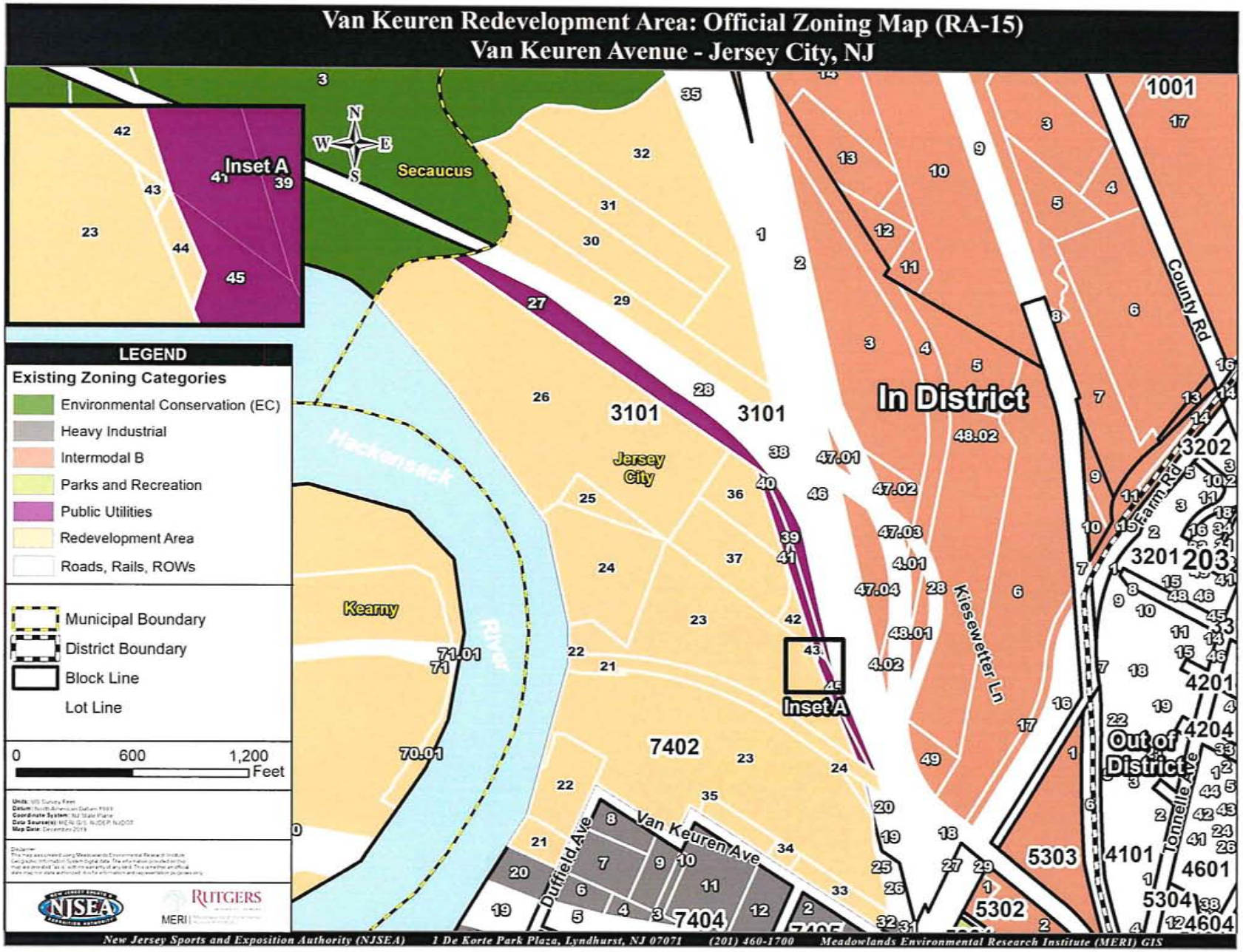
c) The applicant shall provide, to the NJSEA, proof of compliance with any requirements and/or restrictions from other regulatory agencies associated with the intended use(s) of the site. Additionally, copies of any future requirements and/or restrictions shall be submitted to the NJSEA by the designated developer immediately upon receipt.

VI. SELECTED REDEVELOPMENT PLAN IMPLEMENATION STRATEGY

This redevelopment plan shall be the regulatory instrument for the development of the Van Keuren Redevelopment Area, along with the NJSEA Regulations at N.J.A.C. 19:3, 19:4, 19:5. 19:6 and 19:7, where applicable, and shall supersede all prior zoning for parcels of land contained within this redevelopment area.

No actions, other than the adoption of this plan and review of applications submitted by property owners or prospective developers/redevelopers to implement this plan, are proposed or contemplated by the NJSEA at time of adoption of this plan.

Figure 7


Van Keuren Redevelopment Area: Official Zoning Map (RA-15)
Van Keuren Avenue - Jersey City, NJ
LEGEND
Existing Zoning Categories
Environmental Conservation (EC)
Heavy Industrial
Intermodal B
Parks and Recreation
Public Utilities
Redevelopment Area
Roads, Rails, ROWs
Municipal Boundary
District Boundary
Block Line
Lot Line
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Secaucus
Jersey City
Kearny
Hackensack
River
In District
Out of District
Kiesewetter Ln
Van Keuren Ave
Duffield Ave
County Rd
Farm Rd
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New Jersey Sports and Exposition Authority (NJSEA) 1 De Korte Park Plaza, Lyndhurst, NJ 07071 (201) 460-1700 Meadowlands Environmental Research Institute (MERI) GIS