





GATEWAY AREA REDEVELOPMENT PLAN

CITY OF PERTH AMBOY MIDDLESEX COUNTY, NEW JERSEY

ADOPTED BY CITY COUNCIL _____
Referred by Perth Amboy Planning Board on _____

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SECTION 1: INTRODUCTION

After review and recommendation by the Perth Amboy Planning Board, and pursuant to the Local Redevelopment and Housing Law, the City of Perth Amboy designated this Area as An Area in need of Redevelopment on February 2, 1997. In addition, the City Council adopted the original *Focus 2000 Redevelopment Plan* on May 5, 1997. This Plan has been amended from time to time, and individual plans for each redevelopment area have been developed: Area 1 – ***The Gateway***, Area 2 – ***The Waterfront***, and Area 3 – ***Northern Industrial***. This document sets forth the plan for ***The Gateway*** (formerly known as Southwest Redevelopment Area 1). Upon the recommendation of the Perth Amboy Redevelopment Agency (PARA) and the Planning Board, the City has determined to amend ***The Gateway*** as provided.

This Redevelopment Plan is organized in the following manner:

Section 2 – Description of the Gateway. This section provides a written description of the redevelopment area boundaries, a list of properties to be included within the redevelopment boundaries, and a list of properties proposed to be acquired.

Section 3 – Land Use Map. Map showing the sub areas of the redevelopment plan and zoning.

Section 4 – Public Purposes. This section provides a general overview of the goals and objectives of the redevelopment plan for this area, as well as this Plan’s relationship to other local Master Plans.

Section 5 – Relocation. This section provides a summary of temporary and permanent relocation assistance to residents and businesses that may be displaced by redevelopment initiatives.

Section 6 – Land Use Requirements. This section provides the zoning requirements for the redevelopment area.

Section 7 – Reintroduction of the Grid. Incentives available to developers who reintroduce the city grid to redevelopment areas.

Section 8 – Design Standards and Controls. Standards that Apply to all Zones within The Gateway. This section provides design regulations for Area 1.

Section 9 – Affordability. Section detailing affordability requirements and regulations.

Section 10 - Administrative Provisions and Procedures. This section outlines legal and technical requirements for development within the Plan Area.

SECTION 2: DESCRIPTION OF THE GATEWAY

2.1. Location + Description of Southwest Area 1

The properties included in Redevelopment Area 1 – **The Gateway** are located in the City of Perth Amboy, County of Middlesex and the State of New Jersey. This area is comprised of approximately 448 of the City's 3,031 total acres. Located at the south and southwest area of the City, the majority of this area has historically been industrial in use.

The Gateway is located generally west of Second Street, north of the Raritan River, east of the City of Perth Amboy/Township of Woodbridge Corporate line and south of New Brunswick Avenue from the City of Perth Amboy/Township of Woodbridge Corporate line to the intersection of the Conrail right-of-way and Washington Street including the New Jersey Transit right-of-way.

The Gateway is composed of a large swath of mostly vacant formerly industrial land that forms a ring around the southern part of the City. The Gerdau AmeriSteel plant, located at the southern end of Perth Amboy and the eastern edge of **The Gateway** area, is the largest parcel of land in **The Gateway**. Though steel manufacturing on site no longer occurs, the plant is still standing and is surrounded by the New Jersey Transit Line to the east of Elm Street, industrial and manufacturing businesses to the north, and several vacant, open properties and a residential neighborhood to the west.

Cornucopia Cruise Lines is located at a port on the Raritan River directly to the west of the steel plant site.

In the southwestern section of **The Gateway** area, west of the steel plant, several large vacant parcels whose improvements have been demolished contain some wetlands and are now overgrown with vegetation. A large property on Herbert and Market Street, however, includes several manufacturing businesses still in operation.

The sections of Smith Street, Fayette Street, and Route 35 (Convery Boulevard) located in **The Gateway**, including the ShopRite shopping plaza, contain the majority of commercial establishments in this redevelopment area. The lots north of County Route 624 and along Sayre Avenue to the west of Convery Boulevard/Route 35 are also included. These properties are generally light industrial and manufacturing or storage. Academy Bus has a large property with a bus parking lot located at the interchange of Route 655 and Route 624. From there, the redevelopment area follows the Conrail tracks southeast to the Federal Hill development and blocks north of Fayette Street and south of Union Court, and east of Goodwin Street/County Route 624 and west of Stanford Street.

Additionally, several non-contiguous individual lots are located in *The Gateway* area within the central, residential area and the outlying northern area.

2.2. The Gateway Boundary Description

Beginning on the Pierhead line of the Raritan River, at the southerly extension of the east side of Second Street, thence:

1. Along the Pierhead Line of the Raritan River in a westerly direction to the right-of-way of New Jersey State Highway Route 35, thence;
2. Northerly along the western border of Blocks 90, 91 & 91.01 to the Centerline of the Smith Street right-of-way, thence;
3. Westerly along the Smith St right-of-way to the western border of Block 93, thence;
4. Northerly along the Perth Amboy/Woodbridge municipal boundary to the northern border of Block 108, Lot 1.02, thence;
5. Easterly along the northerly block limit of Block 108, Lot 1.02, thence;
6. Northerly along the westerly block limit of Block 183, Lot 47, thence;
7. Westerly along the southerly limit of Block 189.03 to the western limit of Block 189.03, Lot 27.01, thence;
8. Northerly along the extension of Block 189.03, Lot 27.01 to the northern lot line of Block 189.03, Lot 27.01, thence;
9. Easterly along the northerly lot line of Block 189.03, Lot 27.01 to the easterly limit of Block 188, Lot 23.04, thence;
10. Northerly along the westerly lot line of Block 188, Lot 23.05, to the northerly limit of block 188, lot 23.02, thence;
11. Easterly along the northerly limits of Block 188, Lot 23.02 to the eastern limit of Block 188, Lot 19.01, thence;
12. Southerly along the eastern limit of Block 188, Lot 19.01 to the southern limit of Block 188, Lot 19.01, thence;
13. Easterly along the southern limit of Block 188, Lot 19.01 to the eastern limit of Block 188, Lot 20, thence;
14. Southerly along the eastern limit of Block 188, Lot 29 to the northern limit of Block 188, Lot 19, thence;
15. Easterly along the northern limit of Block 188, Lot 19 to the eastern limit of Block 188, Lot 18, thence;
16. Southerly along the eastern limit Block 188, Lot 18 to the centerline of Sayre Avenue, thence;
17. Easterly along the centerline of Sayre Avenue to the intersection of Sayre Avenue and Rathburn Place, thence;
18. Northerly along the centerline of Rathburn Place to the intersection of Rathburn Place and the norther limit of Block 187, Lot 32, thence;

19. Easterly along the northern limit of Block 187, Lot 32 to the centerline of Mitchell Place, thence;
20. Southerly along the centerline of Mitchell Place to the intersection of Mitchell Place and the northerly limit of Block 186, Lot 1, thence;
21. Easterly along the northern limit of Block 186, Lot to the centerline of Packer Place, thence;
22. Southerly along the centerline of Packer Place to the intersection of Packer Place and the northern limit of Block 185, Lot 1, thence;
23. Easterly along the northern limit of Block 185, Lot 1 to the centerline of County Route 35 (excluding Block 183, Lots 12 – 28.02, thence;
24. Southerly along the centerline of County Route 35 to the intersection of County Route 35 and Sayre Avenue, thence
25. Easterly along the centerline of Sayre Avenue to the intersection of Sayre Avenue and the eastern limit of Block 182, Lot 17, thence;
26. Southerly along the eastern limit of Block 182, Lot 17 to the northern limit of Block 108, Lot 1.06, thence;
27. Easterly along the northern limit of Block 108, Lot 1.06 to the easterly limit of Block 108, Lot, 1.06, thence;
28. Southerly along the eastern limit of Block 108, Lot 1.06 to the northern limit of Block 108, Lot 1, thence;
29. Easterly along the northern limit of Block 108, Lot 1 to the eastern limit of Block 108, Lot 1.07, thence;
30. Easterly along the northern limit of Block 108, Lot 1 to the centerline of New Brunswick Avenue, thence;
31. Easterly along the centerline of New Brunswick Avenue to the southern limit of Block 108, Lot 1, thence;
32. Westerly along the southern limit of Block 108, Lot 1 to the eastern limit of Block 108, Lot 1.01, thence;
33. Southerly along the centerline of Stanford Street to the centerline of Fayette Street, thence;
34. Westerly along the right-of-way centerline of Fayette Street to the western boundary of Block 110.01 and Block 108, thence;
35. Northwesterly along the limit of Block 108 to the right-of-way centerline of County Route 35, thence;
36. Southerly along the County Route 35 right-of-way to the Fayette Street right-of-way centerline, thence;
37. Easterly along the Fayette Street right-of-way to the eastern limit of Block 101.05, thence;
38. Southerly to the southern limit of Block 101.05, thence;
39. Westerly along the southern limit of Block 101.05 to the centerline of the Dorsey Street right-of-way, thence;
40. Northerly along the Dorsey Street right-of-way to the northern limit of Block 101.04, Lot 24, thence;

41. Westerly to the eastern limit of Block 101.04, Lot 33, thence;
42. Southerly along the eastern limits of Block 101.04, Lots 33 through 48 to the northerly limit of Block 101.04, Lot 5, thence;
43. Easterly along the northern limits of Block 101.04, Lots 5 through 8 to the easterly limit of Block 100, Lot 1.02, thence;
44. Southerly along the easterly limit of Block 100, Lot 1.02 to the Smith Street right-of-way centerline, thence;
45. Easterly along the Smith Street right-of-way to the westerly boundary of Block 100, Lot 2, thence;
46. Northerly along the western limit of Block 100, Lot 2 to its limit, thence;
47. Easterly to the westerly limit of Block 100, Lot 3.01, thence;
48. Northerly along the westerly limit of Block 100, Lot 3.01 to the Cedar Street right-of-way centerline, thence;
49. Easterly along Cedar Street to the Herbert Street right-of-way centerline, thence;
50. Southerly along the Herbert Street right-of-way to the Market Street right-of-way centerline, thence;
51. Easterly along the Market Street right-of-way to the Wilson Street right-of-way centerline, thence;
52. Northerly along the Wilson Street right-of-way to the northern boundary of Block 76, Lot 1.01, thence;
53. Easterly along the northern boundary of Block 76, Lot 1.01 and 1.02 to the easterly limit of Block 76, Lot 1.03, thence;
54. Southerly along the eastern limit of Block 76, Lot 1.02 to the northern limit of Block 76, Lot 2, thence;
55. Southerly along the eastern limit of Block 76, Lot 2 to the centerline of Market Street, thence;
56. Southerly across the Market Street right-of-way to the eastern limit of Block 77, Lot 4, thence;
57. Southerly along the eastern limit of Block 77, Lot 4 to the southern limit of Block 77, Lot 4, thence;
58. Easterly along the southern limit of Block 77, Lot 4 to the eastern boundary of Sonman's Creek, thence;
59. Southerly along Sonman's Creek to the northern boundary of Block 77, Lots 16, thence;
60. Easterly along the northern limit of Block 77, Lot 16 to the western limit of Block 77, Lot 44, thence;
61. Northerly along the western limit of Block 77, Lot 44 to the northern limit of Block 77, Lot 43, thence;
62. Easterly along the northern limit of Block 77, Lot 43 to the centerline of Sheridan Street, thence;
63. Southerly along the Sheridan Street right-of-way to the northern boundary of Block 85, Lot 14, thence;
64. Easterly along the northern boundary of Block 85, Lots 14 and 29, crossing the Sherman St. right-of-way to the northern boundary of Block 84, Lot 14, thence;

65. Easterly along the northern boundary of Block 84, Lots 14 and 29, crossing the Meade Street right-of-way to the northern boundary of Block 83, Lot 14, thence;
66. Easterly along the northern boundary of Block 83, Lots 14 and 29 to the Grant Street right-of-way centerline, thence;
67. Southerly along the Grant Street right-of-way to the Patterson Street right-of-way centerline, thence;
68. Easterly along Patterson Street to its easterly terminus, thence;
69. Northerly along the western property line of Block 40 to the southern property line of Block 68, thence;
70. Easterly along a line connecting the southerly termini of Olive, Walnut, Prospect and Oak Streets to Elm Street, thence;
71. Northerly along Elm Street to Market Street, thence;
72. Easterly along Market Street to the western boundary of Block 11, thence;
73. Northerly along the western limit of Block 11 to the intersection of Block 11 and the centerline of Washington Street, thence;
74. Easterly to the eastern limit of Block 11, thence;
75. Southerly along the eastern limit of Block 11 to the centerline of the Smith Street right-of-way, thence;
76. Easterly along Smith Street to the centerline of the Maple Street right-of-way, thence;
77. Southerly along Maple Street to the centerline of the Market Street right-of-way, thence;
78. Westerly along Market Street to the centerline of Second Street, thence;
79. Southerly along Second Street to the Pierhead of the Raritan River to the point of beginning.

Additional Specific Block and Lots: Blocks and Lots, which are not contiguous to the Redevelopment Area as delineated above, include:

1. Block 71, Lot 1, known as 322 Market Street.
2. Block 72 Lot 13, known as 267 Watson Avenue.
3. Block 73, Lot 34, known as 284 Bertrand Avenue.
4. Block 85, Lot 9, known as 184 Sheridan Street.
5. Block 106.02, Lot 14, known as 384 Kirkland Place.
6. Block 112, Lots 27, 28, and 29 – known as 314-316 Goodwin Street. Located on the east side of Goodwin Street north of Smith Street.

7. Block 169 Lot 9 – known as 346 Washington St. Located between Amboy Avenue and Johnstone Street.
8. Block 177, Lot 6, known as 484 Sayre Avenue.
9. Block 200 Lots 24.01 through 28 – known as 418 Washington St; located between New Brunswick Ave and Cornell Street.
10. Block 206 Lots 3 through 9 – known as 400 Barclay Street. Located on the northerly side of Barclay Street at Cornell Street.
11. Block 274 Lots 23 & 24 – known as 615-617 Amboy Avenue. Located at the southwest corner of Amboy and Hall Avenues.
12. Block 108, Lots 2, 2.01, 3, 3.01, 3.02, 4, 4.02, and 5 – rail right-of-way.
13. Block 11, Lots 2, 2.02, 2.03, 2.04 and 2.05 – rail right-of-way.
14. Block 219, Lot 5.02 – rail right-of-way.
15. Block 341, Lot 1.01 – rail right-of-way.
16. Block 364, Lot 25.02 – rail right-of-way.

2.3. Properties

The following properties are included within *The Gateway*, including their block, lot, and property owner at the time of original plan adoption.

BLOCK	LOT	SubZone	OWNER NAME
10	1	S-1E	CITY OF PERTH AMBOY
10	1.01	S-1E	CITY OF PERTH AMBOY
10	1.02	S-1G	CITY OF PERTH AMBOY
10	2	S-1E	CITY OF PERTH AMBOY
10	3	S-1E	CITY OF PERTH AMBOY
10	4	S-1E	CITY OF PERTH AMBOY
10	5	S-1E	CITY OF PERTH AMBOY
10	6	S-1E	CITY OF PERTH AMBOY
10	7	S-1E	CITY OF PERTH AMBOY
10	8	S-1E	CITY OF PERTH AMBOY
10	9	S-1E	CITY OF PERTH AMBOY
10	10	S-1E	CITY OF PERTH AMBOY
10	11	S-1E	CITY OF PERTH AMBOY
10	12	S-1E	CITY OF PERTH AMBOY
11	1	S-1G	N.J. TRANSIT CORP
11	1.01	S-1E	CITY OF PERTH AMBOY
11	1.02	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.03	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.04	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.05	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.06	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.07	S-1E	N.J. TRANSIT CORP
11	1.08	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.09	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.10	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.11	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.12	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.13	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.14	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.15	S-1G	N.J. TRANSIT CORP
11	2	S-1G	N.J. TRANSIT CORP
11	2.01	S-1G	CENTRAL R. R. OF NEW JERSEY

BLOCK	LOT	SubZone	OWNER NAME
11	2.02	S-1G	N.J. TRANSIT CORP
11	2.03	S-1G	CONRAIL/CENTRAL R. R. OF NJ
11	2.04	S-1G	CONRAIL/CENTRAL R. R. OF NJ
11	2.05	S-1G	CONRAIL/CENTRAL R. R. OF NJ
11	3	S-1G	N.J. TRANSIT CORP
12	1.01	S-1G	CONRAIL/NORFOLK STHRN CRP TAX DEPT
12	1.02	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
12	1.03	S-1F	PERTH AMBOY REDEVELOPMENT/CITY PA
13	1	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
13	1.01	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
14	1	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
14	1.01	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
15	2	S-1B	CORNUCOPIA CRUISE LINE, INC.
15	2.01	S-1B	CORNUCOPIA CRUISE LINE, INC.
15	3	S-1B	CORNUCOPIA CRUISE LINE, INC.
15.01	1	S-1A	CORNUCOPIA CRUISE LINE, INC.
15.01	1.01	S-1A	CORNUCOPIA CRUISE LINE, INC.
16	1	S-1E	CITY OF PERTH AMBOY
16	1.01	S-1E	CITY OF PERTH AMBOY
16	2	S-1E	CITY OF PERTH AMBOY
16	3	S-1E	CITY OF PERTH AMBOY
16	4	S-1E	CITY OF PERTH AMBOY
16	5	S-1E	CITY OF PERTH AMBOY
16	6	S-1E	CITY OF PERTH AMBOY
16	7	S-1E	CITY OF PERTH AMBOY
16	8	S-1E	CITY OF PERTH AMBOY
16	9	S-1E	CITY OF PERTH AMBOY
16	10	S-1E	CITY OF PERTH AMBOY
16	11	S-1E	CITY OF PERTH AMBOY
16	12	S-1E	CITY OF PERTH AMBOY
16	13	S-1E	CITY OF PERTH AMBOY
16	14	S-1E	CITY OF PERTH AMBOY

BLOCK	LOT	SubZone	OWNER NAME
16	15	S-1E	CITY OF PERTH AMBOY
16	15.01	S-1E	CITY OF PERTH AMBOY
36	1	S-1E	GOLDSTEIN, J. & C.
36	2	S-1E	GOLDSTEIN, J. & C.
36	3	S-1E	GOLDSTEIN, J. & C.
36	4	S-1E	GOLDSTEIN, J. & C.
36	5	S-1E	GOLDSTEIN, J. & C.
36	6	S-1E	GOLDSTEIN, J. & C.
36	7	S-1E	GOLDSTEIN, J. & C.
36	8	S-1E	JJ REALTY MANAGEMENT, LLC
36	9	S-1E	JJ REALTY MANAGEMENT, LLC
36	10	S-1E	JJ REALTY MANAGEMENT, LLC
36	11	S-1E	JJ REALTY MANAGEMENT, LLC
36	12.01	S-1E	JJ REALTY MANAGEMENT, LLC
36	13	S-1E	DAAL REALTY CO
36	14	S-1E	DAAL REALTY CO
36	15	S-1E	GOLDSTEIN, J. & C.
38	1	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
39	1	S-1B	GOURMET NUT RE LLC
39	1.01	S-1B	GOURMET NUT RE LLC
40	1	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
40	1.01	S-1B	CITY OF PERTH AMBOY/COMMUNITY CT.
40	1.02	S-1B	FIRST ST.PROPERTIES C/O IRISH,C.
40	1.03	S-1B	FREEZESTORE PERTH AMBOY 231 LLC
40	1.04	S-1G	NCP PERTH AMBOY HOLDINGS, LLC
40	1.05	S-1F	GOURMET NUT RE LLC
40	1.06	S-1F	GONZALEZ, CARLOS
40.01	2	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
62	1	S-1E	P. A. PARKING AUTHORITY
62	2	S-1E	BHAV REALTY LLC
62	3	S-1E	BHAV REALTY LLC
62	4	S-1E	ESHKA, LLC
62	5	S-1E	ESHKA, LLC
62	6	S-1E	ESTEVEZ, ROBERTO

BLOCK	LOT	SubZone	OWNER NAME
62	7	S-1E	PAULINO, TEODORO & GARCIA, ELINOR
62	8	S-1E	RODRIGUEZ, ORQUIDEA S.
62	9	S-1E	CRUZ-CORTES, ALFRED
62	10	S-1E	CH. JESUS CHRIST OF LATTER-DAY STS.
62	11	S-1E	CH. JESUS CHRIST OF LATTER-DAY STS.
62	12	S-1E	CH. JESUS CHRIST OF LATTER-DAY STS.
62	13	S-1E	CH. JESUS CHRIST OF LATTER-DAY STS.
62	14	S-1E	CH. JESUS CHRIST OF LATTER-DAY STS.
62	15	S-1E	RAMOS, GEORGE & LUISA
62	16	S-1E	CATHEDRAL INTERNATIONAL
62	17	S-1E	CATHEDRAL INTERNATIONAL
62	18	S-1E	CATHEDRAL INTERNATIONAL
62	19	S-1E	CATHEDRAL INTERNATIONAL
62	20	S-1E	CATHEDRAL INTERNATIONAL
62	21	S-1E	GUAD MIN REALTY CO.,INC.
62	22	S-1E	RETAMOZO, MARCIAL & SYLVIA
62	23	S-1E	NUSRAT J, LLC
62	24	S-1E	BRAUN PROPERTY MANAGEMENT LLC
62	25	S-1E	SMITH STREET INVESTMENT CO,LLC.
71	1	S-1D	PY ASSET MANAGEMENT LLC
72	13	S-1D	KERNS, FRANK
73	34	S-1D	NUNES, CARLOS & ONDINA
76	1.01	S-1C	PLANNED PARENTHOOD OF CENTRAL NJ
76	1.02	S-1C	RADIANCE CHURCH, INC.
76	2	S-1D	KING PLAZA, LLC C/O ETC MGMT.
77	1	S-1C	POLDAR, L.L.C.
77	1.01	S-1C	POLDAR, L.L.C.
77	2	S-1C	POLDAR, L.L.C.
77	3	S-1C	POLDAR, L.L.C.
77	4	S-1C	POLDAR, L.L.C.
77	16	S-1C	POLDAR, L.L.C.
77	17	S-1C	PLASENCIA, FRANKIE
77	18	S-1C	229 SHERIDAN ST.
77	19	S-1C	BATISTA,DEMETRIO G&ROSARIO, MARILIN

BLOCK	LOT	SubZone	OWNER_NAME
77	20.01	S-1C	SHERIDAN REALTY, LLC
77	33	S-1C	185 SHERIDAN REALTY, INC.
77	34	S-1C	185 SHERIDAN REALTY, INC.
77	35	S-1C	185 SHERIDAN REALTY, INC.
77	36	S-1C	185 SHERIDAN REALTY, INC.
77	37	S-1C	185 SHERIDAN REALTY, INC.
77	38	S-1C	185 SHERIDAN REALTY, INC.
77	39	S-1C	185 SHERIDAN REALTY, INC.
77	40	S-1C	185 SHERIDAN REALTY, INC.
77	41	S-1C	185 SHERIDAN REALTY, INC.
77	42	S-1C	185 SHERIDAN REALTY, INC.
77	43	S-1C	POLDAR, L.L.C.
77	44	S-1C	POLDAR, L.L.C.
77	45	S-1C	POLDAR, L.L.C.
77	46	S-1C	PLASENCIA, FRANKIE
77	47	S-1C	229 SHERIDAN ST.
77	48	S-1C	BATISTA, DEMETRIO G&ROSARIO, MARILIN
77	62	S-1C	185 SHERIDAN REALTY, INC.
77	63	S-1C	185 SHERIDAN REALTY, INC.
77	64	S-1C	185 SHERIDAN REALTY, INC.
77	65	S-1C	185 SHERIDAN REALTY, INC.
77	66	S-1C	185 SHERIDAN REALTY, INC.
77	67	S-1C	185 SHERIDAN REALTY, INC.
77	68	S-1C	185 SHERIDAN REALTY, INC.
77	69	S-1C	185 SHERIDAN REALTY, INC.
77	70	S-1C	185 SHERIDAN REALTY, INC.
77	71	S-1C	185 SHERIDAN REALTY, INC.
77	72.01	S-1C	185 SHERIDAN REALTY, INC.
77	72.03	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
77	72.04	S-1C	PA COMMONS REALTY LLC
83	14	S-1C	VICTORY CENTER, LLC C/O ETC MGMT
83	15	S-1C	VICTORY CENTER, LLC C/O ETC MGMT
83	29	S-1C	GUZMAN, RAFAEL & LUZ E.
83	30	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.

BLOCK	LOT	SubZone	OWNER_NAME
84	14	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
84	15	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
84	29	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
84	30	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
85	9	S-1C	HERNANDEZ, GLENNIE A.
85	14	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
85	15	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
85	29	S-1C	VICTORY CENTER, LLC C/O ETC MGMT
85	30	S-1C	VICTORY CENTER, LLC C/O ETC MGMT
86	1.02	S-1A	PA COMMONS REALTY LLC
86	1.03	S-1A	VICTORY CENTER, LLC C/O ETC MGMT.
88	2	S-1A	FIVE HUNDRED MARKET ASSOCIATES
88	2.02	S-1A	FIVE HUNDRED MARKET ASSOCIATES
88	2.03	S-1A	FIVE HUNDRED MARKET ASSOCIATES
88	3.01	S-1A	PA COMMONS REALTY LLC
88	3.02	S-1A	PA COMMONS REALTY LLC
88.01	1.01	S-1A	CITY OF PERTH AMBOY
88.01	1.02	S-1A	CITY OF PERTH AMBOY
88.01	1.03	S-1A	CITY OF PERTH AMBOY
88.01	3.01	S-1A	CITY OF PERTH AMBOY
88.02	1	S-1A	PA COMMONS REALTY LLC
89	1.01	S-1A	GRZANKOWSKI, CHESTER JR.
89	1.02	S-1A	GRZANKOWSKI, CHESTER JR.
89	1.03	S-1A	CITY OF PERTH AMBOY
89	2	S-1A	505 SMITH STREET LLC
89	2.01	S-1A	505 SMITH STREET LLC
89	3	S-1A	ROMERO, LUIS F.
89	3.01	S-1A	CITY OF PERTH AMBOY
89	4	S-1A	ROMERO, LUIS F.
89	4.01	S-1A	CITY OF PERTH AMBOY
89	5	S-1A	ABBAS, AGHA M.
89	5.01	S-1A	ABBAS, AGHA M.
89	6	S-1A	COLONNA, TERESA
89	6.01	S-1A	COLONNA, TERESA

BLOCK	LOT	SubZone	OWNER_NAME
89	7	S-1A	COLONNA, TERESA
89	7.01	S-1A	COLONNA, TERESA
89	8	S-1A	PA COMMONS REALTY LLC
89	8.01	S-1A	PA COMMONS REALTY LLC
89	9	S-1A	FAURA, MILDINA
89	9.01	S-1A	CITY OF PERTH AMBOY
89	10	S-1A	NIEVES, AUDELIZ & LUZ
89	10.01	S-1A	NIEVES, AUDELIZ & LUZ
89	11	S-1A	APONTE, JULIO & PAULA
89	11.01	S-1A	CITY OF PERTH AMBOY
89	12	S-1A	PA COMMONS REALTY LLC
89	12.01	S-1A	CITY OF PERTH AMBOY
89	13	S-1A	PA COMMONS REALTY LLC
89	13.01	S-1A	CITY OF PERTH AMBOY
89	14	S-1A	PA COMMONS REALTY LLC
90	4	S-1A	PA COMMONS REALTY LLC
91	1.02	S-1A	GONZALEZ, CARLOS
91.01	1.03	S-1A	AMERICAN TOWER ASSET SUB II, LLC
91.01	1.05	S-1A	CITY OF PERTH AMBOY
91.01	1.06	S-1A	CITY OF PERTH AMBOY
91.01	1.07	S-1A	CITY OF PERTH AMBOY
93	1.03	S-1A	CITY OF PERTH AMBOY
93.01	1.04	S-1A	CITY OF PERTH AMBOY
93.02	1.01	S-1B	JORLEND OWNERS LTD.
93.02	1.02	S-1B	JEFFERSON STREETS PARTNERS, L.P.
94	1	S-1B	PRAMUKH MANAGEMENT, LLC
95	1	S-1A	ELEC PLANT & WATER DEPT & CTY FIELD
96	1	S-1A	CITY OF PERTH AMBOY
96	2	S-1A	CITY OF PERTH AMBOY
96	3	S-1A	CITY OF PERTH AMBOY
96	4	S-1A	CITY OF PERTH AMBOY
96	5	S-1A	CITY OF PERTH AMBOY
96	6	S-1A	CITY OF PERTH AMBOY
96	7	S-1A	CITY OF PERTH AMBOY

BLOCK	LOT	SubZone	OWNER_NAME
96	8	S-1A	CITY OF PERTH AMBOY
96	9	S-1A	CITY OF PERTH AMBOY
96	10	S-1A	CITY OF PERTH AMBOY
96	11	S-1A	CITY OF PERTH AMBOY
96	12	S-1A	CITY OF PERTH AMBOY
96	13	S-1A	CITY OF PERTH AMBOY
96	14	S-1A	CITY OF PERTH AMBOY
96	15	S-1A	CITY OF PERTH AMBOY
96	16	S-1A	CITY OF PERTH AMBOY
96.01	1.02	S-1B	JEFFERSON STREET PARTNERS, L.P.
96.04	1.01	S-1A	CONVERY PERTH AMBOY ASSOCIATES,LLC.
97	1	S-1A	CASTRO, JUAN F.
97	2	S-1A	HERRERA, CARLOS & MARIBEL
97	3	S-1A	DEJESUS, FERMIN
97	4	S-1A	DEJESUS, FERMIN
97	5	S-1A	570 MORRIS LLC
97	6	S-1A	RIVERA, MELVIN
97	7	S-1A	PAULINO, CARLOS
97	8	S-1A	PRYSZCZ, ZBIGNIEW
97	9	S-1A	PRYSZCZ, ZBIGNIEW
97	10	S-1A	MORRISVIEW ST LLC
97	11	S-1A	MORRISVIEW ST LLC
97	12	S-1A	MORRISVIEW ST LLC
97	13	S-1A	YASSIYEVICH, GENNADY
97	14	S-1A	YASSIYEVICH, GENNADY
97	15	S-1A	SILVER LEAF PROPERTY MGNT, LLC
97	16	S-1A	SILVER LEAF PROPERTY MGNT, LLC
97	17	S-1A	SILVER LEAF PROPERTY MGNT, LLC
97	18	S-1A	SILVER LEAF PROPERTY MGNT, LLC
97	19	S-1A	DHARAM BHAKTI REALTY, LLC.
97	20	S-1A	DHARAM BHAKTI REALTY, LLC.
97	21	S-1A	DHARAM BHAKTI REALTY, LLC.
97	22	S-1A	DHARAM BHAKTI REALTY, LLC.
97	23	S-1A	DHARAM BHAKTI REALTY, LLC.

BLOCK	LOT	SubZone	OWNER_NAME
97	24	S-1A	DHARAM BHAKTI REALTY, LLC.
97	25	S-1A	DHARAM BHAKTI REALTY, LLC.
97	26	S-1A	DHARAM BHAKTI REALTY, LLC.
97	27	S-1A	DHARAM BHAKTI REALTY, LLC.
97	28	S-1A	DHARAM BHAKTI REALTY, LLC.
97	29	S-1A	DHARAM BHAKTI REALTY, LLC.
97	30	S-1A	DHARAM BHAKTI REALTY, LLC.
98	1	S-1A	SMITH STREET REALTY, LLC
98	2	S-1A	SMITH STREET REALTY, LLC
98	3	S-1A	SMITH STREET REALTY, LLC
98	4	S-1A	SMITH STREET REALTY, LLC
98	5	S-1A	SMITH STREET REALTY, LLC
98	6	S-1A	SMITH STREET REALTY, LLC
98	7	S-1A	SMITH STREET REALTY, LLC
98	8	S-1A	SMITH STREET REALTY, LLC
98	9	S-1A	SMITH STREET REALTY, LLC
98	10	S-1A	SMITH STREET REALTY, LLC
98	11	S-1A	SMITH STREET REALTY, LLC
98	12	S-1A	SMITH STREET REALTY, LLC
98	13	S-1A	SMITH STREET REALTY, LLC
98	14	S-1A	SMITH STREET REALTY, LLC
98	15	S-1A	SMITH STREET REALTY, LLC
98	21	S-1A	CTY OF PERTH AMBOY}PARK COMFORT STA
98	22	S-1A	CTY OF PERTH AMBOY}PARK COMFORT STA
98	23	S-1A	CTY OF PERTH AMBOY}PARK COMFORT STA
98	24	S-1A	CTY OF PERTH AMBOY}PARK COMFORT STA
98	25	S-1A	CTY OF PERTH AMBOY}PARK COMFORT STA
98	26	S-1A	CTY OF PERTH AMBOY}PARK COMFORT STA
99	1	S-1A	KALMAN,MARY C/O JOHN KALMAN
99	2	S-1A	KALMAN,MARY C/O JOHN KALMAN
99	3	S-1A	KALMAN,MARY C/O JOHN KALMAN
99	4	S-1A	SMITH STREET REALTY, LLC
99	5	S-1A	SMITH STREET REALTY, LLC
99	6	S-1A	SMITH STREET REALTY, LLC

BLOCK	LOT	SubZone	OWNER_NAME
99	7	S-1A	SMITH STREET REALTY, LLC
99	8	S-1A	SMITH STREET REALTY, LLC
99	9	S-1A	SMITH STREET REALTY, LLC
99	10	S-1A	SMITH STREET REALTY, LLC
100	1.02	S-1A	APARTMENT'S PLUS INC.
100	2	S-1A	MANN, ROBERT B & MATTIE C
100	3.01	S-1A	518 SMITH ST. INC.
100	3.02	S-1A	NICHOLAS MTRS C/O AD VALOREM #36472
100	3.03	S-1A	309 HERBERT, LLC
101.04	1	S-1A	PETRO REALTY LLC
101.04	2	S-1A	PETRO REALTY LLC
101.04	3	S-1A	PETRO REALTY LLC
101.04	4	S-1A	PETRO REALTY LLC
101.04	5	S-1A	PETRO REALTY LLC
101.04	6	S-1A	PETRO REALTY LLC
101.04	7	S-1A	PETRO REALTY LLC
101.04	8	S-1A	PETRO REALTY LLC
101.04	25	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	26	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	27	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	28	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	29	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	30	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	31	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	32	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	33	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	34	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	35	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	36	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	37	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	38	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	39	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	40	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	41	S-1A	DURNYA, JOSEPH; TRUSTEE

BLOCK	LOT	SubZone	OWNER_NAME
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KAPLAN AT PERTH AMBOY, LLC
110	1.01	S-1C	KO, GORDON & YUE, ADA
110	1.01	S-1C	MANCINI,C.& O'CONNER MANCINI, M.
110	1.01	S-1C	MERRITT, MICHAEL J.
110	1.01	S-1C	NERELLA,SRAVAN K.& RANGA,SAGARIKA
110	1.01	S-1C	ROMAN, JR., PEDRO & ROMAN, DIANNE
110	1.01	S-1C	SAFAROV, KIRILL & VIGMAN, NELYA
110	1.01	S-1C	TODD, DANIELLE & GOLUBOVSKIJ, D.
110	1.01	S-1C	WAN SIU, CHANG & WU, XIURONG
110	1.01	S-1C	WILLIAMS, DEBORAH A.
110	1.01	S-1C	WOOD-HERRINGTON, MYRTLE
110	1.03	S-1C	CAMELOT AT PERTH AMBOY, LLC
110	2	S-1D	TERRERO, JOSE A. & CARMEN
110	3	S-1D	VARGAS, HILTON
110	4	S-1D	PLASENCIA, MARIANO A. & CHRISTINA F
110	5	S-1D	DIAZ, GREG & WILDA
110	6	S-1D	DIAZ, GREG & WILDA
110	7	S-1D	368 FAYETTE ST. PROPERTY, LLC
110	8	S-1D	CARDONA, DAVID

BLOCK	LOT	SubZone	OWNER_NAME
112	27.01	S-1D	GOODWIN REALTY, LLC
112	29.01	S-1D	HENRIQUES, J. & ALMEIDA, C.
160	1	S-1D	MARMOLEJOS, J.&ABREU MARMOLEJOS, M.
160	2	S-1D	358 FAYETTE ST., LLC
160	3	S-1D	358 FAYETTE ST., LLC
160	4	S-1D	CABA, FRANK & HERNANDEZ, MARINA
160	5	S-1D	CABA, FRANK & HERNANDEZ, MARINA
160	6	S-1D	PARK AVENUE PLATINUM CORP
160	7	S-1D	PEREZ, MISAEAL
160	8	S-1D	SALA, JOSE
160	9	S-1D	DURAN, ANGELA L. & TORRES, KENIA
160	10	S-1D	GARCIA, JUANA
160	11	S-1D	336 FAYETTE ST., LLC
160	12	S-1D	RODRIGUEZ, ANTONIO
160	13	S-1D	RODRIGUEZ, ANTONIO
160	14	S-1D	FOUR LEAF REALTY, LLC
160	15	S-1D	FOUR LEAF REALTY, LLC
160	16	S-1D	SOTO, LUIS & MAYRA
160	17	S-1D	MARRERO, AGUSTIN
160	18	S-1D	RODRIGUEZ, FILOMENA
160	19	S-1D	GILANCHI, MAJID & MUSTAFA
160	20	S-1D	GILANCHI, MAJID & MOSTAFA
160	21	S-1D	SWID, EI HAB
160	22	S-1D	POLANCO, RAIMUNDO B.& LILLIAN E.
160	23	S-1D	POLANCO, RAIMUNDO B.& LILLIAN E.
160	24.01	S-1C	CAMELOT AT PERTH AMBOY, LLC
160	34	S-1D	PICHARDO, FELIX, JR & MELISSA E
160	35	S-1D	TAVAREZ-AYBAR, ESTEBAN
160	36	S-1D	MARMOLEJOS, JOSE F & MATILDE A
160	38	S-1D	362 STOCKTON L.L.C.
169	9	S-1D	436 AMBOY AVENUE, LLC.
182	1.01	S-1G	STATE HIGHWAY DEPARTMENT
182	1.02	S-1A	VICTORY VILLAGE REALTY LLC
182	12	S-1A	LOPEZ, CARLOS L. & ELVA A.

BLOCK	LOT	SubZone	OWNER NAME
182	13	S-1A	OLIVARES, ESPERANZA C.
182	14.01	S-1A	OLIVARES, ESPERANZA C.
182	14.02	S-1A	MENDOZA, URSULO & NORA E.
182	15.01	S-1A	MENDOZA, URSULO & NORA E.
182	15.02	S-1A	AGUILAR, MANUEL A. & DAMARY M.
182	16.01	S-1A	AGUILAR, MANUEL A. & DAMARY M.
182	16.02	S-1A	MENDOZA, URSULO & NORA E.
182	17	S-1A	VALDEZ, MARIO
183	1	S-1C	611-653 SAYRE AVE.
183	1.01	S-1G	STATE OF NJ DEPT OF TRANS.
183	2	S-1C	611-653 SAYRE AVE.
183	3	S-1C	611-653 SAYRE AVE.
183	4	S-1C	611-653 SAYRE AVE.
183	5	S-1C	611-653 SAYRE AVE.
183	6	S-1C	611-653 SAYRE AVE.
183	7	S-1C	611-653 SAYRE AVE.
183	8	S-1C	611-653 SAYRE AVE.
183	9	S-1C	611-653 SAYRE AVE.
183	10	S-1C	611-653 SAYRE AVE.
183	11	S-1C	611-653 SAYRE AVE.
183	29	S-1C	KYAK, THEODORE & HELGA
183	30	S-1C	KYAK, THEODORE & HELGA
183	31	S-1C	KYAK, THEODORE & HELGA
183	32	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	33	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	34	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	35	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	36	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	37	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	38	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	39	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	40	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	41	S-1C	RODRIGUEZ, ANDRES
183	41.01	S-1C	KYAK, T. & H.

BLOCK	LOT	SubZone	OWNER NAME
183	42	S-1C	RODRIGUEZ, ANDRES
183	42.01	S-1C	KYAK, T. & H.
183	43	S-1C	GALAXY RG LLC
183	44	S-1C	GALAXY RG LLC
183	45	S-1C	GALAXY RG LLC
183	46	S-1G	GALAXY RG LIMITED LIABILITY COMPANY
183	46.01	S-1G	ERETC, L.L.C.
183	47	S-1G	ERETC, L.L.C.
184	1	R-25	PIRIZ, FELIX M. & PEREZ, MARIA D.
184	2	R-25	ABUNDO, SERAFIN G. & MONSERRAT Q.
184	3	R-25	ABUNDO, SERAFIN G. & MONSERRAT Q.
184	4	R-25	TORRES, DAMARIS & DIAZ, JOSE JR.
184	5	S-1C	TORRES, DAMARIS & DIAZ, JOSE JR.
184	6	S-1C	SOTO, ANGEL W. & ROSARIO, ANTONIO
184	7	S-1C	SOTO, ANGEL W. & ROSARIO, ANTONIO
184	8	S-1C	SOTO, ANGEL W. & ROSARIO, ANTONIO
185	1	R-25	ERETC, L.L.C.
185	2	R-25	ERETC, L.L.C.
185	3	R-25	ERETC, L.L.C.
185	4	R-25	ERETC, L.L.C.
185	5	R-25	ERETC, L.L.C.
185	6	R-25	ERETC, L.L.C.
185	7	R-25	ERETC, L.L.C.
185	8	R-25	ERETC, L.L.C.
186	1	R-25	ERETC, L.L.C.
186	2	R-25	ERETC, L.L.C.
186	3	R-25	ERETC, L.L.C.
186	4	R-25	ERETC, L.L.C.
186	5	R-25	ERETC, L.L.C.
186	6	R-25	ERETC, L.L.C.
186	7	R-25	ERETC, L.L.C.
186	8	R-25	ERETC, L.L.C.
187	1	R-25	ERETC, L.L.C.
187	2	R-25	ERETC, L.L.C.

BLOCK	LOT	SubZone	OWNER_NAME
187	3	R-25	ERETC, L.L.C.
187	4	R-25	ERETC, L.L.C.
187	5	R-25	ERETC, L.L.C.
187	6	R-25	ERETC, L.L.C.
187	7	R-25	ERETC, L.L.C.
187	8	R-25	ERETC, L.L.C.
187	9	R-25	ERETC, L.L.C.
187	10	R-25	ERETC, L.L.C.
187	11	R-25	ERETC, L.L.C.
187	12	R-25	ERETC, L.L.C.
187	13	R-25	ERETC, L.L.C.
187	32	R-25	ERETC, L.L.C.
187	33	R-25	ERETC, L.L.C.
187	34	R-25	ERETC, L.L.C.
187	35	R-25	ERETC, L.L.C.
187	36	R-25	ERETC, L.L.C.
188	18	R-25	MACK TRUCKING & REALTY CO., INC.
188	19	R-25	MACK TRUCKING & REALTY CO., INC.
188	19.01	R-25	ROSENZWEIG, STEVEN
188	20	R-25	MACK TRUCKING & REALTY CO., INC.
188	20.01	R-25	ROSENZWEIG, STEVEN
188	21	R-25	MACK TRUCKING & REALTY CO., INC.
188	21.01	R-25	ROSENZWEIG, STEVEN
188	22	R-25	MACK TRUCKING & REALTY CO., INC.
188	22.01	R-25	ROSENZWEIG, STEVEN
188	23.02	R-25	ROSENZWEIG, STEVEN
188	23.03	R-25	MACK TRUCKING & REALTY CO., INC.
188	23.04	R-25	MACK TRUCKING & REALTY CO., INC.
188	23.05	R-25	MACK TRUCKING & REALTY CO., INC.
188	24	R-25	MACK TRUCKING & REALTY CO., INC.
188	25	R-25	MACK TRUCKING & REALTY CO., INC.
189.03	27.01	R-50	DEVARGAS, M., DIAZ, J. & BRISITA, M
189.03	28.01	R-50	LUCKUS, JOHN
189.03	30	R-50	MACK TRUCKING & REALTY CO., INC.

BLOCK	LOT	SubZone	OWNER_NAME
189.03	31	R-50	MACK TRUCKING & REALTY CO., INC.
189.03	32	R-50	MACK TRUCKING & REALTY CO., INC.
200	24.01	H	WASHINGTON RENAISSANCE, LLC
200	24.02	H	WASHINGTON RENAISSANCE, LLC
200	25	H	WASHINGTON RENAISSANCE, LLC
200	26	H	WASHINGTON RENAISSANCE, LLC
200	27	H	WASHINGTON RENAISSANCE, LLC
200	28	H	WASHINGTON RENAISSANCE, LLC
206	3	S-1D	BARCLAY STREET ASSOC., LLC.
206	4	S-1D	BARCLAY STREET ASSOC., LLC.
206	5	S-1D	BARCLAY STREET ASSOC., LLC.
206	6	S-1D	BARCLAY STREET ASSOC., LLC.
206	7	S-1D	BARCLAY STREET ASSOC., LLC.
206	8	S-1D	BARCLAY STREET ASSOC., LLC.
206	9	S-1D	BARCLAY STREET ASSOC., LLC.
219	5.02	S-1G	STATE OF NJ DEPT. OF TRANS.
274	23	S-1D	UKRAINIAN NATIONAL FCU
274	24	S-1D	UKRAINIAN NATIONAL FCU
341	1.01	S-1G	PERTH AMBOY REDEVELOPMENT/CITY PA
364	25.02	S-1G	PERTH AMBOY&WDGE R.R.C/O PRR

2.4. Properties to be Acquired

The following properties are subject to eminent domain.

Block	Lot	Sub Zone	Owner
10	1	S-1E	CITY OF PERTH AMBOY
10	1.01	S-1E	CITY OF PERTH AMBOY
10	1.02	S-1G	CITY OF PERTH AMBOY
10	2	S-1E	CITY OF PERTH AMBOY
10	3	S-1E	CITY OF PERTH AMBOY
10	4	S-1E	CITY OF PERTH AMBOY
10	5	S-1E	CITY OF PERTH AMBOY
10	6	S-1E	CITY OF PERTH AMBOY
10	7	S-1E	CITY OF PERTH AMBOY
10	8	S-1E	CITY OF PERTH AMBOY
10	9	S-1E	CITY OF PERTH AMBOY
10	10	S-1E	CITY OF PERTH AMBOY
10	11	S-1E	CITY OF PERTH AMBOY
10	12	S-1E	CITY OF PERTH AMBOY
11	1	S-1G	N.J. TRANSIT CORP
11	1.01	S-1E	CITY OF PERTH AMBOY
11	1.02	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.03	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.04	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.05	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.06	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.07	S-1E	N.J. TRANSIT CORP
11	1.08	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.09	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.10	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.11	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.12	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.13	S-1G	CONRAIL/C.R.R. OF N.J.
11	1.14	S-1G	CONRAIL/C.R.R. OF N.J.
11	2	S-1G	N.J. TRANSIT CORP
12	1.01	S-1G	CONRAIL/NORFOLK STHRN CRP TAX DEPT
12	1.02	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
12	1.03	S-1F	PERTH AMBOY REDEVELOPMENT/CITY PA
13	1	S-1F	NCP PERTH AMBOY HOLDINGS, LLC

Block	Lot	Sub Zone	Owner
13	1.01	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
14	1	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
14	1.01	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
15	2	S-1B	CORNUCOPIA CRUISE LINE, INC.
15	2.01	S-1B	CORNUCOPIA CRUISE LINE, INC.
15	3	S-1B	CORNUCOPIA CRUISE LINE, INC.
15.01	1	S-1A	CORNUCOPIA CRUISE LINE, INC.
15.01	1.01	S-1A	CORNUCOPIA CRUISE LINE, INC.
16	1	S-1E	CITY OF PERTH AMBOY
16	1.01	S-1E	CITY OF PERTH AMBOY
16	2	S-1E	CITY OF PERTH AMBOY
16	3	S-1E	CITY OF PERTH AMBOY
16	4	S-1E	CITY OF PERTH AMBOY
16	5	S-1E	CITY OF PERTH AMBOY
16	6	S-1E	CITY OF PERTH AMBOY
16	7	S-1E	CITY OF PERTH AMBOY
16	8	S-1E	CITY OF PERTH AMBOY
16	9	S-1E	CITY OF PERTH AMBOY
16	10	S-1E	CITY OF PERTH AMBOY
16	11	S-1E	CITY OF PERTH AMBOY
16	12	S-1E	CITY OF PERTH AMBOY
16	13	S-1E	CITY OF PERTH AMBOY
16	14	S-1E	CITY OF PERTH AMBOY
16	15	S-1E	CITY OF PERTH AMBOY
16	15.01	S-1E	CITY OF PERTH AMBOY
36	1	S-1E	GOLDSTEIN, J. & C.
36	2	S-1E	GOLDSTEIN, J. & C.
36	3	S-1E	GOLDSTEIN, J. & C.
36	4	S-1E	GOLDSTEIN, J. & C.
36	5	S-1E	GOLDSTEIN, J. & C.
36	6	S-1E	GOLDSTEIN, J. & C.
36	7	S-1E	GOLDSTEIN, J. & C.
36	8	S-1E	JJ REALTY MANAGEMENT, LLC
36	9	S-1E	JJ REALTY MANAGEMENT, LLC

Block	Lot	Sub Zone	Owner
36	10	S-1E	JJ REALTY MANAGEMENT, LLC
36	11	S-1E	JJ REALTY MANAGEMENT, LLC
36	12.01	S-1E	JJ REALTY MANAGEMENT, LLC
36	13	S-1E	DAAL REALTY CO
36	14	S-1E	DAAL REALTY CO
36	15	S-1E	GOLDSTEIN, J. & C.
38	1	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
39	1	S-1B	GOURMET NUT RE LLC
39	1.01	S-1B	GOURMET NUT RE LLC
40	1	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
40	1.01	S-1B	CITY OF PERTH AMBOY/COMMUNITY CT.
40	1.02	S-1B	FIRST ST.PROPERTIES C/O IRISH,C.
40	1.03	S-1B	FREEZESTORE PERTH AMBOY 231 LLC
40.01	2	S-1F	NCP PERTH AMBOY HOLDINGS, LLC
62	1	S-1E	P. A. PARKING AUTHORITY
62	6	S-1E	ESTEVEZ, ROBERTO
62	7	S-1E	PAULINO, TEODORO & GARCIA, ELINOR
62	8	S-1E	RODRIGUEZ, ORQUIDEA S.
62	9	S-1E	CRUZ-CORTES, ALFRED
62	10	S-1E	CH. JESUS CHRIST OF LATTER-DAY STS.
62	11	S-1E	CH. JESUS CHRIST OF LATTER-DAY STS.
62	12	S-1E	CH. JESUS CHRIST OF LATTER-DAY STS.
62	13	S-1E	CH. JESUS CHRIST OF LATTER-DAY STS.
62	14	S-1E	CH. JESUS CHRIST OF LATTER-DAY STS.
62	15	S-1E	RAMOS, GEORGE & LUISA
62	16	S-1E	CATHEDRAL INTERNATIONAL
62	17	S-1E	CATHEDRAL INTERNATIONAL
62	18	S-1E	CATHEDRAL INTERNATIONAL
62	19	S-1E	CATHEDRAL INTERNATIONAL
62	20	S-1E	CATHEDRAL INTERNATIONAL
62	21	S-1E	GUAD MIN REALTY CO.,INC.
62	22	S-1E	RETAMOZO, MARCIAL & SYLVIA
62	23	S-1E	NUSRAT J, LLC
62	24	S-1E	BRAUN PROPERTY MANAGEMENT LLC

Block	Lot	Sub Zone	Owner
62	25	S-1E	SMITH STREET INVESTMENT CO,LLC.
71	1	S-1D	PY ASSET MANAGEMENT LLC
73	34	S-1D	NUNES, CARLOS & ONDINA
77	33	S-1C	185 SHERIDAN REALTY, INC.
77	34	S-1C	185 SHERIDAN REALTY, INC.
77	35	S-1C	185 SHERIDAN REALTY, INC.
77	36	S-1C	185 SHERIDAN REALTY, INC.
77	37	S-1C	185 SHERIDAN REALTY, INC.
77	38	S-1C	185 SHERIDAN REALTY, INC.
77	39	S-1C	185 SHERIDAN REALTY, INC.
77	40	S-1C	185 SHERIDAN REALTY, INC.
77	41	S-1C	185 SHERIDAN REALTY, INC.
77	42	S-1C	185 SHERIDAN REALTY, INC.
77	62	S-1C	185 SHERIDAN REALTY, INC.
77	63	S-1C	185 SHERIDAN REALTY, INC.
77	64	S-1C	185 SHERIDAN REALTY, INC.
77	65	S-1C	185 SHERIDAN REALTY, INC.
77	66	S-1C	185 SHERIDAN REALTY, INC.
77	67	S-1C	185 SHERIDAN REALTY, INC.
77	68	S-1C	185 SHERIDAN REALTY, INC.
77	69	S-1C	185 SHERIDAN REALTY, INC.
77	70	S-1C	185 SHERIDAN REALTY, INC.
77	71	S-1C	185 SHERIDAN REALTY, INC.
77	72.01	S-1C	185 SHERIDAN REALTY, INC.
77	72.03	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
77	72.04	S-1C	PA COMMONS REALTY LLC
83	14	S-1C	VICTORY CENTER, LLC C/O ETC MGMT
83	15	S-1C	VICTORY CENTER, LLC C/O ETC MGMT
83	29	S-1C	GUZMAN, RAFAEL & LUZ E.
83	30	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
84	14	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
84	15	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
84	29	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
84	30	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.

Block	Lot	Sub Zone	Owner
85	9	S-1C	HERNANDEZ, GLENNIE A.
85	14	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
85	15	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
85	29	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
85	30	S-1C	VICTORY CENTER, LLC C/O ETC MGMT.
86	1.02	S-1A	PA COMMONS REALTY LLC
86	1.03	S-1A	VICTORY CENTER, LLC C/O ETC MGMT.
88	2	S-1A	FIVE HUNDRED MARKET ASSOCIATES
88	2.02	S-1A	FIVE HUNDRED MARKET ASSOCIATES
88	2.03	S-1A	FIVE HUNDRED MARKET ASSOCIATES
88.01	1.02	S-1A	CITY OF PERTH AMBOY
88.01	1.03	S-1A	CITY OF PERTH AMBOY
88.01	3.01	S-1A	CITY OF PERTH AMBOY
89	1.01	S-1A	GRZANKOWSKI, CHESTER JR.
89	1.02	S-1A	GRZANKOWSKI, CHESTER JR.
89	1.03	S-1A	CITY OF PERTH AMBOY
89	2	S-1A	505 SMITH STREET LLC
89	2.01	S-1A	505 SMITH STREET LLC
89	3	S-1A	ROMERO, LUIS F.
89	3.01	S-1A	CITY OF PERTH AMBOY
89	4	S-1A	ROMERO, LUIS F.
89	4.01	S-1A	CITY OF PERTH AMBOY
89	5	S-1A	ABBAS, AGHA M.
89	5.01	S-1A	ABBAS, AGHA M.
89	6	S-1A	COLONNA, TERESA
89	6.01	S-1A	COLONNA, TERESA
89	7	S-1A	COLONNA, TERESA
89	7.01	S-1A	COLONNA, TERESA
89	8	S-1A	PA COMMONS REALTY LLC
89	8.01	S-1A	PA COMMONS REALTY LLC
89	9	S-1A	FAURA, MILDINA
89	9.01	S-1A	CITY OF PERTH AMBOY
89	10	S-1A	NIEVES, AUDELIZ & LUZ
89	10.01	S-1A	NIEVES, AUDELIZ & LUZ

Block	Lot	Sub Zone	Owner
89	11	S-1A	APONTE, JULIO & PAULA
89	11.01	S-1A	CITY OF PERTH AMBOY
89	12	S-1A	PA COMMONS REALTY LLC
89	12.01	S-1A	CITY OF PERTH AMBOY
89	13	S-1A	PA COMMONS REALTY LLC
89	13.01	S-1A	CITY OF PERTH AMBOY
89	14	S-1A	PA COMMONS REALTY LLC
90	4	S-1A	PA COMMONS REALTY LLC
91	1.02	S-1A	GONZALEZ, CARLOS
91.01	1.03	S-1A	AMERICAN TOWER ASSET SUB II, LLC
91.01	1.05	S-1A	CITY OF PERTH AMBOY
91.01	1.06	S-1A	CITY OF PERTH AMBOY
91.01	1.07	S-1A	CITY OF PERTH AMBOY
93	1.03	S-1A	CITY OF PERTH AMBOY
93.01	1.04	S-1A	CITY OF PERTH AMBOY
93.02	1.01	S-1B	JORLEND OWNERS LTD.
93.02	1.02	S-1B	JEFFERSON STREETS PARTNERS, L.P.
94	1	S-1B	PRAMUKH MANAGEMENT, LLC
95	1	S-1A	ELEC PLANT & WATER DEPT & CTY FIELD
96	1	S-1A	CITY OF PERTH AMBOY
96	2	S-1A	CITY OF PERTH AMBOY
96	3	S-1A	CITY OF PERTH AMBOY
96	4	S-1A	CITY OF PERTH AMBOY
96	5	S-1A	CITY OF PERTH AMBOY
96	6	S-1A	CITY OF PERTH AMBOY
96	7	S-1A	CITY OF PERTH AMBOY
96	8	S-1A	CITY OF PERTH AMBOY
96	9	S-1A	CITY OF PERTH AMBOY
96	10	S-1A	CITY OF PERTH AMBOY
96	11	S-1A	CITY OF PERTH AMBOY
96	12	S-1A	CITY OF PERTH AMBOY
96	13	S-1A	CITY OF PERTH AMBOY
96	14	S-1A	CITY OF PERTH AMBOY
96	15	S-1A	CITY OF PERTH AMBOY

Block	Lot	Sub Zone	Owner
96	16	S-1A	CITY OF PERTH AMBOY
96.01	1.02	S-1B	JEFFERSON STREET PARTNERS, L.P.
96.04	1.01	S-1A	CONVERY PERTH AMBOY ASSOCIATES,LLC.
97	1	S-1A	CASTRO, JUAN F.
97	2	S-1A	HERRERA, CARLOS & MARIBEL
97	3	S-1A	DEJESUS, FERMIN
97	4	S-1A	DEJESUS, FERMIN
97	5	S-1A	570 MORRIS LLC
97	6	S-1A	RIVERA, MELVIN
97	7	S-1A	PAULINO, CARLOS
97	8	S-1A	PRYSZCZ, ZBIGNIEW
97	9	S-1A	PRYSZCZ, ZBIGNIEW
97	10	S-1A	MORRISVIEW ST LLC
97	11	S-1A	MORRISVIEW ST LLC
97	12	S-1A	MORRISVIEW ST LLC
97	13	S-1A	YASSIYEVICH, GENNADY
97	14	S-1A	YASSIYEVICH, GENNADY
97	15	S-1A	SILVER LEAF PROPERTY MGNT, LLC
97	16	S-1A	SILVER LEAF PROPERTY MGNT, LLC
97	17	S-1A	SILVER LEAF PROPERTY MGNT, LLC
97	18	S-1A	SILVER LEAF PROPERTY MGNT, LLC
97	19	S-1A	DHARAM BHAKTI REALTY, LLC.
97	20	S-1A	DHARAM BHAKTI REALTY, LLC.
97	21	S-1A	DHARAM BHAKTI REALTY, LLC.
97	22	S-1A	DHARAM BHAKTI REALTY, LLC.
97	23	S-1A	DHARAM BHAKTI REALTY, LLC.
97	24	S-1A	DHARAM BHAKTI REALTY, LLC.
97	25	S-1A	DHARAM BHAKTI REALTY, LLC.
97	26	S-1A	DHARAM BHAKTI REALTY, LLC.
97	27	S-1A	DHARAM BHAKTI REALTY, LLC.
97	28	S-1A	DHARAM BHAKTI REALTY, LLC.
97	29	S-1A	DHARAM BHAKTI REALTY, LLC.
97	30	S-1A	DHARAM BHAKTI REALTY, LLC.
98	1	S-1A	SMITH STREET REALTY, LLC

Block	Lot	Sub Zone	Owner
98	2	S-1A	SMITH STREET REALTY, LLC
98	3	S-1A	SMITH STREET REALTY, LLC
98	4	S-1A	SMITH STREET REALTY, LLC
98	5	S-1A	SMITH STREET REALTY, LLC
98	6	S-1A	SMITH STREET REALTY, LLC
98	7	S-1A	SMITH STREET REALTY, LLC
98	8	S-1A	SMITH STREET REALTY, LLC
98	9	S-1A	SMITH STREET REALTY, LLC
98	10	S-1A	SMITH STREET REALTY, LLC
98	11	S-1A	SMITH STREET REALTY, LLC
98	12	S-1A	SMITH STREET REALTY, LLC
98	13	S-1A	SMITH STREET REALTY, LLC
98	14	S-1A	SMITH STREET REALTY, LLC
98	15	S-1A	SMITH STREET REALTY, LLC
98	22	S-1A	CTY OF PERTH AMBOY}PARK COMFORT STA
98	23	S-1A	CTY OF PERTH AMBOY}PARK COMFORT STA
98	24	S-1A	CTY OF PERTH AMBOY}PARK COMFORT STA
98	25	S-1A	CTY OF PERTH AMBOY}PARK COMFORT STA
98	26	S-1A	CTY OF PERTH AMBOY}PARK COMFORT STA
99	1	S-1A	KALMAN,MARY C/O JOHN KALMAN
99	2	S-1A	KALMAN,MARY C/O JOHN KALMAN
99	3	S-1A	KALMAN,MARY C/O JOHN KALMAN
99	4	S-1A	SMITH STREET REALTY, LLC
99	5	S-1A	SMITH STREET REALTY, LLC
99	6	S-1A	SMITH STREET REALTY, LLC
99	7	S-1A	SMITH STREET REALTY, LLC
99	8	S-1A	SMITH STREET REALTY, LLC
99	9	S-1A	SMITH STREET REALTY, LLC
99	10	S-1A	SMITH STREET REALTY, LLC
100	1.02	S-1A	APARTMENT'S PLUS INC.
100	2	S-1A	MANN, ROBERT B & MATTIE C
100	3.01	S-1A	518 SMITH ST. INC.
100	3.02	S-1A	NICHOLAS MTRS C/O AD VALOREM #36472
100	3.03	S-1A	309 HERBERT, LLC

Block	Lot	Sub Zone	Owner
101.04	1	S-1A	PETRO REALTY LLC
101.04	2	S-1A	PETRO REALTY LLC
101.04	3	S-1A	PETRO REALTY LLC
101.04	4	S-1A	PETRO REALTY LLC
101.04	5	S-1A	PETRO REALTY LLC
101.04	6	S-1A	PETRO REALTY LLC
101.04	7	S-1A	PETRO REALTY LLC
101.04	8	S-1A	PETRO REALTY LLC
101.04	25	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	26	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	27	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	28	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	29	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	30	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	31	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	32	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	33	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	34	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	35	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	36	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	37	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	38	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	39	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	40	S-1A	LOCAL ONE REALTY CORP.C/O A.CARUDO
101.04	41	S-1A	DURNYA, JOSEPH; TRUSTEE
101.04	42	S-1A	DURNYA, JOSEPH; TRUSTEE
101.04	43	S-1A	BEITER, JEFFERY
101.04	44	S-1A	BEITER, JEFFERY
101.04	45	S-1A	CREATIVE MGNT, INC.
101.04	46	S-1A	CREATIVE MGNT, INC.
101.04	47	S-1A	JABADO, NAZIH & ANTONIA
101.04	48	S-1A	JABADO, NAZIH & ANTONIA
101.05	1	S-1A	CITY OF PERTH AMBOY PATTEN REC CTR
108	1	S-1G	CONRAIL-L.V.R.R/NORFOLK STHN CORP

Block	Lot	Sub Zone	Owner
108	1.01	S-1B	SUNBELT RENTALS C/O PROP. TAX DEPT.
108	1.02	S-1G	CONRAIL/NORFOLK STHRN CORP/TAX DEPT
108	1.03	S-1A	CONRAIL/NORFOLK STHRN CORP/TAX DEPT
108	1.04	S-1A	STATE OF NJ DEPT OF TRANS.
108	1.05	S-1A	STATE OF NJ DEPT OF TRANS.
108	1.06	S-1B	CONRAIL/NORFOLK STHRN CORP/TAX DEPT
108	2	S-1G	CONRAIL-L.V.R.R/NORFOLK STHN CORP
108	2.01	S-1G	CITY OF PERTH AMBOY
108	3	S-1G	CONRAIL-L.V.R.R/NORFOLK STHN CORP
108	3.01	S-1G	CONRAIL-L.V.R.R/NORFOLK STHN CORP
108	3.02	S-1G	CONRAIL-L.V.R.R/NORFOLK STHN CORP
108	4	S-1G	CONRAIL-L.V.R.R/NORFOLK STHN CORP
108	4.02	S-1G	CONRAIL/NORFOLK STHRN CORP/TAX DEPT
108	5	S-1G	CONRAIL-L.V.R.R/NORFOLK STHN CORP
108.01	1	S-1B	STATE OF NJ DEPT OF TRANS.
160	24.01	S-1C	CAMELOT AT PERTH AMBOY, LLC
182	12	S-1A	LOPEZ, CARLOS L. & ELVA A.
182	13	S-1A	OLIVARES, ESPERANZA C.
182	14.01	S-1A	OLIVARES, ESPERANZA C.
182	14.02	S-1A	MENDOZA, URSULO & NORA E.
182	15.01	S-1A	MENDOZA, URSULO & NORA E.
182	15.02	S-1A	AGUILAR, MANUEL A. & DAMARY M.
182	16.01	S-1A	AGUILAR, MANUEL A. & DAMARY M.
182	16.02	S-1A	MENDOZA, URSULO & NORA E.
182	17	S-1A	VALDEZ, MARIO
183	1	S-1C	611-653 SAYRE AVE.
183	1.01	S-1G	STATE OF NJ DEPT OF TRANS.
183	2	S-1C	611-653 SAYRE AVE.
183	3	S-1C	611-653 SAYRE AVE.
183	4	S-1C	611-653 SAYRE AVE.
183	5	S-1C	611-653 SAYRE AVE.
183	6	S-1C	611-653 SAYRE AVE.
183	7	S-1C	611-653 SAYRE AVE.
183	8	S-1C	611-653 SAYRE AVE.

Block	Lot	Sub Zone	Owner
183	9	S-1C	611-653 SAYRE AVE.
183	10	S-1C	611-653 SAYRE AVE.
183	11	S-1C	611-653 SAYRE AVE.
183	29	S-1C	KYAK, THEODORE & HELGA
183	30	S-1C	KYAK, THEODORE & HELGA
183	31	S-1C	KYAK, THEODORE & HELGA
183	32	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	33	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	34	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	35	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	36	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	37	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	38	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	39	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	40	S-1C	PERTH AMBOY REDEVELOPMENT/CITY PA
183	41	S-1C	RODRIGUEZ, ANDRES
183	41.01	S-1C	KYAK, T. & H.
183	42	S-1C	RODRIGUEZ, ANDRES
183	42.01	S-1C	KYAK, T. & H.
183	43	S-1C	GALAXY RG LLC
183	44	S-1C	GALAXY RG LLC
183	45	S-1C	GALAXY RG LLC
183	46	S-1G	GALAXY RG LIMITED LIABILITY COMPANY
183	46.01	S-1G	ERETC, L.L.C.
183	47	S-1G	ERETC, L.L.C.
184	1	R-25	PIRIZ, FELIX M. & PEREZ, MARIA D.
184	2	R-25	ABUNDO, SERAFIN G. & MONSERRAT Q.
184	3	R-25	ABUNDO, SERAFIN G. & MONSERRAT Q.
184	4	R-25	TORRES, DAMARIS & DIAZ, JOSE JR.
184	5	S-1C	TORRES, DAMARIS & DIAZ, JOSE JR.
184	6	S-1C	SOTO, ANGEL W. & ROSARIO, ANTONIO
184	7	S-1C	SOTO, ANGEL W. & ROSARIO, ANTONIO
184	8	S-1C	SOTO, ANGEL W. & ROSARIO, ANTONIO
185	1	R-25	ERETC, L.L.C.

Block	Lot	Sub Zone	Owner
185	2	R-25	ERETC, L.L.C.
185	3	R-25	ERETC, L.L.C.
185	4	R-25	ERETC, L.L.C.
185	5	R-25	ERETC, L.L.C.
185	6	R-25	ERETC, L.L.C.
185	7	R-25	ERETC, L.L.C.
185	8	R-25	ERETC, L.L.C.
186	1	R-25	ERETC, L.L.C.
186	2	R-25	ERETC, L.L.C.
186	3	R-25	ERETC, L.L.C.
186	4	R-25	ERETC, L.L.C.
186	5	R-25	ERETC, L.L.C.
186	6	R-25	ERETC, L.L.C.
186	7	R-25	ERETC, L.L.C.
186	8	R-25	ERETC, L.L.C.
187	1	R-25	ERETC, L.L.C.
187	2	R-25	ERETC, L.L.C.
187	3	R-25	ERETC, L.L.C.
187	4	R-25	ERETC, L.L.C.
187	5	R-25	ERETC, L.L.C.
187	6	R-25	ERETC, L.L.C.
187	7	R-25	ERETC, L.L.C.
187	8	R-25	ERETC, L.L.C.
187	9	R-25	ERETC, L.L.C.
187	10	R-25	ERETC, L.L.C.
187	11	R-25	ERETC, L.L.C.
187	12	R-25	ERETC, L.L.C.
187	13	R-25	ERETC, L.L.C.
187	32	R-25	ERETC, L.L.C.
187	33	R-25	ERETC, L.L.C.
187	34	R-25	ERETC, L.L.C.
187	35	R-25	ERETC, L.L.C.
187	36	R-25	ERETC, L.L.C.
188	18	R-25	MACK TRUCKING & REALTY CO., INC.

Block	Lot	Sub Zone	Owner
188	19	R-25	MACK TRUCKING & REALTY CO., INC.
188	20	R-25	MACK TRUCKING & REALTY CO., INC.
188	20.01	R-25	ROSENZWEIG, STEVEN
188	21	R-25	MACK TRUCKING & REALTY CO., INC.
188	21.01	R-25	ROSENZWEIG, STEVEN
188	22	R-25	MACK TRUCKING & REALTY CO., INC.
188	23.02	R-25	ROSENZWEIG, STEVEN
188	23.03	R-25	MACK TRUCKING & REALTY CO., INC.
188	23.04	R-25	MACK TRUCKING & REALTY CO., INC.
188	23.05	R-25	MACK TRUCKING & REALTY CO., INC.
188	24	R-25	MACK TRUCKING & REALTY CO., INC.
188	25	R-25	MACK TRUCKING & REALTY CO., INC.
189.03	27.01	R-50	DEVARGAS, M., DIAZ, J. & BRISITA, M
189.03	28.01	R-50	LUCKUS, JOHN
189.03	30	R-50	MACK TRUCKING & REALTY CO., INC.
189.03	31	R-50	MACK TRUCKING & REALTY CO., INC.
189.03	32	R-50	MACK TRUCKING & REALTY CO., INC.

2.5. Future Expansion

As the subject redevelopment area was amended over time and it, as well as surrounding areas, were reevaluated in light of ongoing development, investment, and in some cases disinvestment, it became clear that as the City changes so too do the opportunities for redevelopment.

It is our recommendation that this Redevelopment Plan be studied for further expansion at the time of the next Master Plan update or reexamination. It is recommended that the eastern side of Grant Street from Market to Patterson (Block 81), Block 35, lots 44 through 62 (including 53.01 and 53.02) and the entirety of Block 83 should be considered.

SECTION 3: LAND USE MAP





SECTION 4: PUBLIC PURPOSES

4.1. Goals + Objectives

Perth Amboy establishes the following Goals for *The Gateway*.

- Eliminate those conditions that have caused areas within *The Gateway* boundaries to be considered areas in need of redevelopment;
- Create vibrant communities;
- Encourage investment and revitalization from both the public and private markets;
- Provide opportunities for quality commercial, residential, and recreational uses;
- Increase open space;
- Plan for future flooding events;
- Encourage environmental sustainability;
- Redefine the waterfront as a destination;
- Create a walkable community.

To achieve these Goals, the Objectives for redevelopment of *The Gateway* are to:

- Allow for more residential and mixed-use living between the existing train station and the waterfront.
- Encourage the location of dining, entertainment, and nightlife venues within *The Gateway* away from existing residential blocks, along the Raritan waterfront where possible, so as to limit impact on the character of existing neighborhoods.
- Remediate abandoned industrial sites;
- Expand public access to waterfront areas, recreation opportunities, and marine-oriented activities;
- Explore opportunities for hotel use(s);
- Reintroduce the City's street grid to formerly industrial areas;
- Revitalize the business districts by increasing tourism through recreational venues, as well as new and varied retail, restaurants, accommodation, and services;
- Provide new office, retail, and recreational uses within the City;

- Strengthen the City’s tax base by providing new ratables;
- Provide new employment opportunities;
- Continue to pursue opportunities for ferry transportation to Manhattan;
- Create design standards that will improve the quality of the public environment;
- Discourage the development of sprawled or spot locations for commercial uses;
- Improve traffic circulation and foster pedestrianism/bicycling in the City;
- Create a link to existing train station and explore the possibility of tram service;
- Create new parking facilities for the projects and visitors to the area, while aiming for an overall decrease in vehicle dependency;
- Integrate existing roadways with new roads to encourage pedestrian and vehicular movement between new and existing developments;
- Prepare for the future possibility of sea level rise, flooding, and other environmental disasters through the implementation of appropriate design standards, landscaping and open space amenities, and resiliency measures;
- Encourage the incorporation of environmentally sustainable architecture, landscaping, and infrastructure through zoning requirements and incentives;
- Establish requirements for waterfront access, open space, and promote the waterfront as an attractive city asset;
- Explore opportunities for using underutilized and inactive rail corridors as open space; and
- Strengthen the existing neighborhoods, businesses, and recreational opportunities through increased community access and participation, strategic funding, and better connectivity.

Specifically, ***The Gateway*** includes numerous opportunities for development potential, including:

- Approximately 140 acres at the gateway of the City, between the Victory Bridge and the NJ Transit Rail Line. While at one point this area was slated for the Riverview or Victory Center projects, the parcel is now being reconsidered for mixed use development, with a focus on entertainment and destination uses;
- Opportunities for Transit Village designation: Long-term “transit-friendly” planning priorities will include patterns of development that promote a pedestrian-oriented community and the use of mass transit. The decrease in automobile trips and increase in walking and mass transit will provide additional benefits such as reduction in traffic congestion and air pollution;

- Explore the demand for a Cultural Arts Center designed for concerts, festivals, multi-media events and other community activities;
- Explore the possibility of an International Market that would include stalls that provide for small kiosk food eateries, fresh meats and produce, as well as internationally oriented specialty foods;
- Since the original adoption of this Plan, it is notable that the following projects within *The Gateway* have been completed;
- Market-rate residential homes and apartments. Relationship to Local Objectives & Municipal Documents

The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate that this Redevelopment Plan achieves the stated objectives of the Perth Amboy Master Plan. Perth Amboy's latest Master Plan is dated January 2003. This Redevelopment Plan is generally consistent with and designed to effectuate the 2003 Master Plan as it advances the following goals and objectives identified therein:

4.1.1. Goals:

- a. Provide greater public access to the waterfront through the redevelopment process, road network improvements and public transportation.
- b. Establish Perth Amboy as a waterfront destination.
- c. Protect and enhance the water quality of the Raritan River, Raritan Bay, and Arthur Kill.
- d. Encourage continued development and redevelopment of the City's vacant and underutilized industrial areas.
- e. Provide for the needs of the City's residents including housing, health care, education, libraries, recreational facilities, emergency services, community centers, and infrastructure.
- f. Improve and enhance the City's local transportation system. Provide safe and efficient facilities for pedestrians, bicyclists, transit users, ferry passengers, boaters, and driver while protecting the local quality of life.
- g. Continue to improve the quality of life within the City.

4.1.2. Historic Plan Objectives:

- a. The City should promote the history of Perth Amboy, especially its maritime history, as part of the City's redevelopment efforts.

4.1.3. Land Use Plan Objectives:

- a. Encourage continued remediation and redevelopment of existing brownfield sites within the City.

- b. Encourage the development of new commercial uses with a regional appeal.
- c. Encourage new retail commercial and mixed- use developments consistent with the City's redevelopment plans.
- d. Promote Perth Amboy to light industry and warehouse/distribution uses as an ideal location due to its proximity to major highways, waterways and New York City.

4.1.4. Circulation Plan Objectives:

- a. Provide additional bicycle/pedestrian routes to promote and improve pedestrian circulation within the City including the Middlesex Greenway Rails-to-Trails initiative.
- b. Explore additional redevelopment projects in proximity to the City's train station consistent with the State's "transit village" concept and related funding programs.

4.1.5. Conservation Plan Objectives:

- a. Improve public access to the waterfront through the City's redevelopment planning efforts and the promotion of public waterfront activities.
- b. Protect and enhance the water quality of the Raritan River, Raritan Bay, and Arthur Kill.

4.1.6. Recreation & Open Space Plan Objectives:

- a. Continue to review existing park and recreation facilities to ensure that they meet the needs of the City's growing population, and the City's role as a regional attraction and destination.
- b. Continue to develop and promote recreational activities along the waterfront, including the extension of the waterfront esplanade.
- c. Continue to expand recreational facilities and pursue open space acquisition.

4.1.7. Economic Plan Objectives:

- a. Promote continued growth and development of the City's economic base.
- b. Focus economic activity in the City's major economic centers, especially the redevelopment areas.
- c. Recognize the unique character of each area and promote development that will strengthen and reinforce market niches.
- d. Capitalize on the City's competitive advantages for economic development purposes including its location along the waterfront, extensive transportation and utility infrastructure, redevelopment areas, stable labor force, low crime rate and quality of life.

- e. Plan for and promote the further redevelopment of underutilized commercial and industrial areas of the City in order to create employment, generate tax ratables and enhance the quality of life for residents and workers.
- f. Continue to encourage selected retail, office and light industrial development in the current redevelopment areas. Target corridors for uses that complement existing businesses rather than compete with them.

4.2. **The Plan is inconsistent with the Master Plan in the following areas:**

Sayre Avenue project area, located west of Convery Boulevard and south of Sayre Avenue, is shown on the City's land use plan as a light industrial use. *Focus 2000* has revised this use to be residential in nature as the immediately surrounding areas to the north and west are residential, providing for extension and completion of the neighborhood.

In addition, in 2013, Together North Jersey prepared a document titled *Perth Amboy Bay City Transit District Strategy* which outlined the vision of the City for creating a more pedestrian and mass-transit focused community. Strategies from this document which have been incorporated into this Redevelopment Plan include the creation of a walkable street grid. "An appropriately scaled street grid makes the urban environment easier to navigate for pedestrians and decreases the potential for traffic congestion due to the redundancy of available routes." Additionally, the report acknowledges the need to connect the train station area to the waterfront, particularly along the Second Street corridor, which is the eastern boundary of **The Gateway**. The report identifies this area as the Transit District, and notes in depth:

"Perth Amboy's waterfront is a valuable asset located within a 10-15-minute walk of the Train Station. The proposed Transit District extends down Second Street from the Train Station in order to strengthen the connection to this resource. The Waterfront is already the site of many festivals throughout the year, and in order to lessen the need for parking and attract more visitors to the area for these events, visitors should be encouraged to take a train to Perth Amboy and then walk or bike to the waterfront. On axis with the Train Station, Second Street is an important link to the Waterfront. Currently, many of the sites on the west side of the street near the water are vacant, and may contain residual contamination from past industrial uses. Through a grant provided by the US Environmental Protection Agency Brownfields Assessment Coalition, the Middlesex County Improvement Authority has begun developing concepts for the potential of this area."

At the time of this writing, the Perth Amboy Master Plan Circulation Element's was in draft form and nearing hopeful adoption. This Redevelopment Plan supports the development of additional bicycle and pedestrian paths throughout Perth Amboy, and any improvements to the bike network or pedestrian safety that are recommended within the Master Plan Circulation Element's Bicycle & Pedestrian Plan shall be included in the redevelopment of any parcels within **The Gateway**.

4.3. Relationship to the Master Plans of Surrounding Municipalities

Woodbridge Township borders the City to the north and west and abuts the western perimeter of *The Gateway*. The adjacent area in Woodbridge is currently zoned as heavy industrial for traditional heavy manufacturing and industrial uses such as petroleum refining, wholesale oil storage and chemical manufacturing. The Perth Amboy Hess Terminal is located between the Keasbey section of Woodbridge and the Redevelopment Area and forms a contiguous use of industrial lands between the municipalities. The 2009 Woodbridge Master Plan for these areas recommends that the abutting property continue to be used for heavy industrial purposes.

4.4. Relationship to the Middlesex County Master Plan

The 2013 Middlesex County Transportation Plan Element confirms that the great majority of Perth Amboy residents travel by private vehicle. However, a notable number of residents are also use bicycles. The Plan suggests that bicycle and pedestrian activity could be increased by projects and plans that employ the following:

- a. Encouraging walking and bicycling use as alternatives to single-occupant automobile use involving trips that are short and pedestrian and/or bicycle accessible.
- b. Making walking and cycling safer, easier, and attractive.
- c. Connecting major trip generators with walkways, bikeways, or roadways that provide reasonable accommodation to cycling.
- d. Encouraging and promoting “complete street” design with accommodations to bicyclists and pedestrians.
- e. Promoting land uses and land development patterns that are compatible with the needs of pedestrians and cyclists.
- f. Provide marked crosswalks at pedestrian crossings.

Each of these key points has been incorporated into the Redevelopment Plan and demonstrates the shared vision and consistency between the County’s Transportation Plan Element and the Redevelopment Plan.

The 2003 County Open Space Plan includes in its objectives: “... provide opportunities for a pedestrian and bicycling trail system that is consistent with adjacent land uses and the desires of adjacent land-owners.” Additionally, it “encourage[s] efforts at all levels of government to preserve open space and provide environmental and open-space design standards,” and, “provide public access, recreation, and resource protection in waterfront areas.” This plan is consistent with these objectives.

4.5. Relationship to the State Development and Redevelopment Plan

The State Plan designates the City of Perth Amboy as a Metropolitan Planning Area (PA1). This designation includes communities that are fully developed or almost fully developed. Open space is scarce and considered a highly-valued commodity in these cities, therefore redevelopment efforts within these communities require the municipality to evaluate the use and condition of properties and plan for appropriate redevelopment. A primary goal of the State Plan is to strategically redevelop areas while balancing the need for recreational and open-space acreage.

The proposed Redevelopment Plan for *The Gateway* is consistent with this designation and contributes to the Metropolitan Planning Area as a whole through the following:

- a. Efficient use of available land; Relocation of inappropriately sited uses; Construction of infrastructure improvements; Preparation of zoning standards that will facilitate and encourage the use of public transit systems.
- b. Reclamation of environmentally damaged sites.
- c. Promotion of additional recreation avenues.

Finally, Perth Amboy seeks to accomplish these goals through the creation of public/private partnerships with select developers that have a proven track record and the financial capability to complete the planned development within a reasonable schedule and are willing to commit to the City's growth and prosperity.

The development envisioned by this plan is in conformity with the "State Planning Act" 8 P.L. 1985, c. 398 (C.52:18A-196 et al).

SECTION 5: RELOCATION

In accordance with the applicable requirements of the Relocation Assistance Law and the Relocation Assistance Act and regulations thereunder, in order to assist the residents, tenants and businesses in the redevelopment areas whose properties are proposed for acquisition, the Perth Amboy Redevelopment Agency (PARA) and the City intend to actively provide relocation assistance to residents and businesses which may be displaced by redevelopment. PARA reserves the right to require redevelopers to fund or otherwise facilitate the relocation of tenants impacted by their redevelopment projects. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared by the redeveloper, for review by PARA, which in turn will be submitted to the New Jersey Department of Community Affairs for approval.

Both private and publicly assisted rental and sale housing units are available within the local housing market for varying income levels, and some of those units are available within blocks of the displaced units. PARA and the City will make every effort to offer alternate housing to residents that accommodates their needs with the least disruption. The units are available through the following resources which PARA and redevelopers may partner with the following organizations to assist displaced households: Perth Amboy Housing Authority; Catholic Charities- Metuchen Archdiocese; Cathedral Development Corporation-Second Baptist Church; Harbortown (rental and owner units); Crow's Nest (rental and owner units); Harbor Terrace (rental units); and Hidden Village (rental and owner units). In addition, PARA will make every effort to relocate displaced businesses to appropriate and compatible locations within the City limits.

SECTION 6: LAND USE

6.1. Land Use Map

The Land Use Map, in Section 3 of this document, shows the boundaries and zoning of *The Gateway*, as well as the seven (7) sub-districts described herein.

6.2. Superseding Redevelopment Zoning

This Redevelopment Plan supersedes existing zoning on properties located within the bounds of *The Gateway* which are given special zone designation, more specifically, Special Use Zones: S-1A, S-1B, S-1C, S-1D, S-1E, S-1F and S-1G. The redevelopment zoning set forth herein shall apply only to the Redevelopment Areas as defined in this document and as depicted on the attached Zoning Map.

Unless otherwise specified, all Land Use, Building Limit and other Controls contained in this Redevelopment Plan are those of the City of Perth Amboy and do not substitute for any requirements, controls or regulations established by any State or Federal Agency.

6.3. Definitions

All definitions shall refer to the Perth Amboy Zoning and Land Development Ordinance, Chapter 430, with the following additions:

ART STUDIO – A use providing work space for one or more artists or artisans (such as painter, sculptor, photographer, craftsperson, but not limited thereto) and may also include sale of art on premises, assembly uses and art instruction.

BREWERY / WINERY / DISTILLERY – A light industrial use where beer, wine, liquor or other alcoholic beverage is manufactured, packaged and distributed. A tasting room or restaurant shall occupy not less than 20% of the floor area.

BIG BOX RETAIL – A singular retail or wholesale user who occupies no less than 80,000 square feet of gross floor area and has a regional sales market. Regional retail/wholesale sales can include but are not limited to membership warehouse clubs that emphasize bulk sales, discount stores, and department stores.

FERRY TERMINAL – A transportation facility where passengers embark on or disembark from carriers such as ferries and buses that provide transportation to passengers for hire by land or sea. Passenger terminals typically include some or all of the following: ticket counters, waiting areas, management offices, baggage handling facilities, restroom facilities, visitor center; cruise ship operations. A passenger terminal use on the waterfront may include moorage for cruise ships and/or vessels engaged in transporting passengers for hire. Activities commonly found aboard such vessels, whether moored, docked or under way, that are incidental to the transport of passengers shall be considered part of the passenger terminal use and shall not be treated as separate uses.

FITNESS CENTER – A use for the purpose of physical fitness which may include, but is not limited to, such equipment as weight resistance machines, whirlpools, saunas, showers, and lockers. The use may include classes available to the public or facility members.

INDOOR ENTERTAINMENT AND RECREATION – An indoor use for the public or private presentation of and/or participation in performing arts, sports and other recreation activities. This term shall include but not be limited to skating rinks, carnivals, tennis and golf.

LIGHT INDUSTRIAL MANUFACTURING – Industrial uses including warehousing, wholesaling, shipping and receiving, manufacturing, assembly, processing, research, laboratory testing service. Uses shall not produce any corrosive, toxic, noxious fumes, glare, electromagnetic disturbances, 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, provided however that existing activities not in violation of City, State or Federal law are exempt.

MARINA FACILITIES – A shorefront development for private or public yacht, boat and motorboat mooring, launching and fueling, except for repair facilities.

MULTI-USE TRAIL – A linear corridor, on land or water, with protected status and public access for recreation or transportation (excluding scenic byways and highways) intended for pedestrians and to be used and shared by bicyclists and persons on other non-motorized vehicles.

OPEN SPACE – Includes only that part of the ground area of a zoning lot which is devoted to outdoor active or passive recreational space, greenery and services which are normally carried on outdoors. Open space must conform to the minimum dimensions prescribed for the appropriate district and may not be devoted to private roadways open to vehicular transportation, accessory off-street parking space or accessory of street loading berths. There shall be no private structures

on the ground, except structures which are privately owned and publicly accessible with prior authorization by PARA. When above grade, open space must be safe, adequately surfaced and protected, and accessible and available to the public.

OUTDOOR ENTERTAINMENT AND RECREATION – An outdoor use for the public or private presentation of and/or participation in performing arts, sports and other recreation activities. This term shall include but not be limited to skating rinks, carnivals, bowling alleys, movie theaters, and basketball courts.

PARKING STRUCTURE – A public or private structure or portion thereof composed of one of more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade or either partially or totally above grade with those levels being either open or enclosed.

PERVIOUS PAVING – A range of materials and techniques for permeable pavements with a base and subbase that allow the movement of storm water through the surface. It includes but is not limited to permeable paving and concrete, porous paving and concrete, and permeable pavers.

PUBLIC / QUASI-PUBLIC USE – Any use that enables a public or private institution to carry out its functions to preserve or promote public health, safety and welfare and shall include, but not be limited to, religious organizations, public and private schools, civic and fraternal organizations, nursing homes, hospitals, public works and government buildings, daycare facilities and non-profit organizations.

RAIN GARDENS – Shallow, landscaped depressions with compost amended soil or imported bio-retention soil and plants adapted to the local climate and soil moisture conditions. Storm water is stored as surface ponding before it filters through the underlying amended soil. Storm water that exceeds the surface storage capacity overflows to an adjacent drainage system. Treated water is infiltrated into the underlying soil. Rain gardens call be individual cells or multiple cells connected in series.

ROOF SIGN – A sign that is mounted on the roof of a building or that is wholly dependent upon a building for support and that projects above the top edge of a parapet or roofline of a building with a flat roof; the eave line of a building with a gambrel, gable, or hip roof; or the deck line of a building with a mansard roof.

SELF-STORAGE – multi-unit facility designed or used for the propose of providing individual, compartmentalized and controlled access stalls or lockers for the storage of customer’s property and/or records.

SEXUALLY ORIENTED BUSINESS -

- 1) A commercial establishment which as one of its principal business purposes offers for sale, rental, or display any of the following:
 - a) Books, magazines, periodicals or other printed material, or photographs, films, motion pictures, video cassettes, slides or other visual representations which depict or describe a specified sexual activity or specified anatomical area; or still or motion picture machines, projectors or other image-producing devices which show images to one person per machine at any one time, and where the images so displayed are characterized by the depiction of a specified sexual activity or specified anatomical area; or instruments, devices, or paraphernalia which are designed for use in connection with a specified sexual activity;
- 2) A commercial establishment which regularly features live performances characterized by the exposure of a specified anatomical area or by a specified sexual activity, or which regularly shows films, motion pictures, video cassettes, slides, or other photographic representations which depict or describe a specified sexual activity or specified anatomical area.
 - a) As pertaining to the determination of a sexually oriented business, Person means an individual, proprietorship, partnership, corporation, association, or other legal entity.
 - b) As pertaining to the determination of a sexually oriented business, specified anatomical area means:
 - i) Less than completely and opaquely covered human genitals, pubic region, buttock or female breasts below a point immediately above the top of the areola; or
 - ii) Human male genitals in a discernibly turgid state, even if covered.
 - c) As pertaining to the determination of a sexually oriented business, specified sexual activity means:
 - i) The fondling or other erotic touching of covered or uncovered human genitals, pubic region, buttock or female breast; or
 - ii) Any actual or simulated act of human masturbation, sexual intercourse or deviant sexual intercourse.

WORK/LIVE CRAFTSPERSON STUDIO – A single, enclosed, private space of not more than 2,000 square feet where at least one-half of the total volume is devoted to work space for the creation, display and sale of created artistic products, and the remainder is used for living purposes by the person who practices their trade or handicraft as an artisan, and who engages in the production of their work, design or objects as a career. Craftsperson studios shall include but not be limited to spaces for woodworkers, dressmakers, jewelers, sculptors, and 3-D printing.

6.4. Special Use Zone S-1A

S-1A is applied to Redevelopment Areas within *The Gateway* designated for residential, recreational, retail, and commercial uses so long as they comply with use distribution in Section 6.4.6 of this document. See Section 2.3 for Block and Lots.

6.4.1. Permitted Principal Uses

- a. Retail establishments as part of a mixed-use development.
- b. Big box retail, limited to Blocks 93, 95, and 96.
- c. Automotive filling stations, limited to Block 99.
- d. Car wash, limited to Block 98 and 99.
- e. Indoor Entertainment and Recreation.
- f. Outdoor Entertainment and Recreation.
- g. Art Studios.
- h. Hotel.
- i. Work/Live Craftsperson Studio.
- j. Offices.
- k. Multi-family housing, above the ground floor.
- l. Restaurants and Banquet Facilities.
- m. Bars, tap rooms and taverns.
- n. Brewery/Winery/Distillery.
- o. Fitness Centers.
- p. Private/public recreational facilities, such as but not limited to sitting areas, walking paths, swimming pools, tennis courts, ice skating rinks, basketball courts, etc.
- q. Ferry/Marina Facilities limited to Blocks 91.01, Lots 13, 14 and 15.
- r. Bus shelters and other transportation enclosures, to service a public or private transportation system, and which may be located on private or public property, excluding bus, tram, and/or trolley storage facilities.
- s. Improved open space, such as parks, plazas, waterfront walkways/promenades, trails, pocket parks, and community gardens.
- t. Any combination of the uses listed above.

6.4.2. Permitted Accessory Uses

- a. Parking structures and surface parking lots for permitted principal uses.
- b. Drive-in uses which are customary and incidental to permitted uses, limited to blocks 93, 95, 96 and 96.04.
- c. Signage, as regulated by Section 8.2 of this document.
- d. Fences, walls, hedges, etc., subject to municipal codes and requirements.
- e. Temporary Sales or construction trailer(s), when:
 - i. Trailer(s) shall be located on the same lot as the principal permitted use and shall meet all setback requirements for principal buildings in the zone.
 - ii. Trailer(s) shall be shown on the site plan for the principal permitted use.
 - iii. Trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use.
 - iv. Only one sales trailer and one construction trailer are permitted per project.
- f. Plazas, pocket parks, and community gardens.
- g. Cellular and digital antennas, provided units are co-hang units, and the overall height to the top of the antenna complies with maximum building height requirements.

6.4.3. Prohibited Uses

- a. Those uses creating noxious or injurious effects from dust, smoke, refuse, fumes, glare, vibrations or any uses involving any danger of fire, explosion or offensive noise, odors, heat or other objectionable influences, as detailed in Section 430-60(K) of the City of Perth Amboy Zoning and Land Development Ordinance.
- b. Automotive Sales (new and used) and Service.
- c. Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure. Murals approved by the City's Arts Council or other City Agency with approval from the Property Owner and the Redevelopment Agency shall be the only exception, as long as they do not advertise a business, activity, or product.
- d. Any exterior storage of goods or materials.
- e. Sexually Oriented Business.
- f. Junk or salvage yards.

- g. Pawn Shops and Check Cashing establishments.
- h. Vehicle parking lots other than those permitted as accessory uses.

6.4.4. Bulk Standards

Required bulk standards are detailed in the Bulk Standard table. Additional bulk standards and exceptions not addressed in the Bulk Standard table are set forth below:

S-1A					
	Multi-Family Housing	Hotel	Work/Live	Big Box	All Other Uses
Minimum Lot Area (square feet)	10,000	33,000	2,500	135,000	2,500
Minimum Lot Width (feet)	100	150	25	100	25
Minimum Lot Depth (feet)	100	220	100	135	100
Minimum Yards (feet)					
Front Yard	5	10	5	20	5
Side Yard	5	10	5	10	3
Side Yard (both combined)	10	30	10	20	10
Rear Yard	15	50	15	60	25
Maximum Front Yard (feet)	10	20	5	90	10
Minimum Height (feet)	30	50	30	20	30
Minimum Height (stories)	2	4	2	1	2
Maximum Height (feet)	115	115	40	40	45
Maximum Height (stories)	10	10	3	2	3
Maximum Lot Coverage by Bldg (percent)	70	60	70	60	50
Maximum Impervious Coverage (percent)	75	75	75	75	75
Maximum Dwelling Units per Acre	60	-	40	-	-
Minimum Gross Floor Area (square feet) per Dwelling Unit					
Studio	500	-	-	-	-
1-Bedroom	600	-	-	-	-
2-Bedroom	800	-	-	-	-
3-Bedroom	1200	-	-	-	-

Minimum Off-Street Parking					
Ferry/Marina	-	-	-	-	100/ferry, 1.5/boat slip
Restaurant (per 1,000 square feet)	5	5	-	-	5
Residential (per unit)	1.5	-	-	-	1.5
Retail/Office (per 1,000 square feet)	1.5	1.5	-	4	1.5
Open Space (per acre)	3	3	3	3	3
All Other Uses	1.5 per 1,000 square feet	1/guest room, plus 75% of the requirement for any retail/office/ restaurant establishme nt on the premises	1.5 per 2,000 square feet	-	1.5 per 1,000 square feet
Minimum Distance between Buildings (feet)	10	10	10	10	10

- a. The following standards apply only to Block 99, Lots 1-10 and Block 98, Lots 1-15.
 - i. Minimum rear yard shall be five (5) feet.
 - ii. Maximum front yard shall be thirty-five (35) feet.
 - iii. Minimum height shall be twenty (20) feet and one (1) story.
- b. Multi-building developments within the S-1A sub-district shall be permitted to have multiple buildings on a single lot.
- c. Open Space/ Recreation Areas:
 - i. Open Space/Recreational Areas are exempt from lot bulk requirements. Minimum lot size and any setbacks shall be as appropriate for the intended purpose of the building, use, or open space.
 - ii. At no time will public open space be less than 10% of the overall plan acreage. For phased projects, public open space dedications and improvements shall be delivered before any Certificate of Occupancy is issued. Open space improvements will be specified and negotiated between the Redevelopment Agency and developer as part of the redevelopment agreement.

- iii. If the dedication of public open space within a development is impossible due to site conditions, the Perth Amboy Redevelopment Agency may, at their discretion, accept a fee paid to the City's Community Development Trust Fund in lieu of dedication. A combination of public open space dedication and payments-in-lieu of dedication is also permitted. In general, PARA encourages the creation of public open space throughout the City through redevelopment and therefore prefers public open space creation on site.
 - (a) All land values used to determine fees in lieu of dedication of public open space will be based off of construction ready, post remediation, land values.
 - (b) Rehabilitation and adaptive reuse projects, as well as residential projects of ten (10) units or less, or office or retail development of less than 25,000 sf may have this fee in lieu of dedication waived at the discretion of PARA.
 - (i) For residential uses, the fee will be equal to: (total number of bedrooms + total number of units) x 0.004 acres x the average land value for all land involved in the project.
 - (ii) For retail or office uses, the fee will be equal to: \$2.20 per square foot of floor area.
 - (iii) For industrial uses or any use that is not residential, retail, or office, the fee will be equal to: 10% of the appraised land value of all land involved in the project, plus 30% for off-site provision. (10% x land value x 1.3).
 - (c) Payment-in-lieu of dedication must be approved as part of the redevelopment agreement. Any disagreement in the amount of required payment shall be resolved by conducting a professional appraisal, at the expense of the developer, of the fair market value of the development property. The professional appraiser shall be one of those pre-approved by PARA.
 - (d) All payments made in lieu of dedication shall be delivered before any Certificate of Occupancy is issued.
 - (e) All funds received for payment-in-lieu of dedication shall be used for the acquisition, improvement, development, or redevelopment of public open space within the city.
- iv. A new playground must be included in the S-1A sub-district. This playground shall not be eligible for off-site contribution agreements, but will count towards the minimum 10% public open space requirements.
- v. Redevelopment of the existing Municipal Public Works facility on Blocks 93 and 95 will require the inclusion of a separate bike path through the project connecting the 440 Connector Road to Smith Street.

- d. Lot Setback Requirements: All setbacks shall be measured from the property line. All setbacks shall meet with the standards and exceptions detailed in the Bulk Standards table, unless specifically set forth below.
 - i. Attached Buildings/Facilities: Buildings may be attached on either side (i.e. have a side yard of zero feet). Buildings which are not attached shall have the minimum side setback applicable to the use detailed in the attached Bulk Standard table. Similarly, rear setback requirements shall be waived, with Board approval, when the rear of a building is attached to a parking deck.
- e. No development other than open space amenities and the Waterfront Promenade may be located closer than twenty feet (20') from the top of the riverbank at the Raritan Bay, Raritan River, Arthur Kill, or Staten Island Sound.
- f. Mixed-Use Buildings: Minimum lot size shall be the minimum lot size for the predominant use of the site.
- g. Lot depth can be measured from the largest lot dimension fronting on any street for corner lots.
- h. Building Stepbacks: All buildings shall step back a minimum of ten feet (10') from the outermost façade plane of the building base along all street frontages at a maximum four stories from grade.
- i. Building Projections: Projections and extensions to buildings including structural canopies, balconies, and bay windows may extend into the yard setbacks so long as such projections and extensions are not supported by footings or foundations and do not extend beyond any property lines or into public rights-of-way.
- j. Impervious Lot Coverage: Where maximum cannot be met on site by a developer, offsite green infrastructure improvements at a rate of 125% may be considered by PARA or the Planning Board in line with the Perth Amboy Green Collaborative's establish priority list for investments.
- k. Building Height: For parcels whose grade lies within the floodplain, maximum height shall be measured from Base Flood Elevation (BFE) as established by FEMA. On such parcels, the ground floor may only be used for vehicle parking, building access, storage, or other commercial uses permitted in this zone provided that the floor meets flood-proofing standards. If any parcel lies partially within and partially outside of the established floodplain, active ground floor uses shall be located in the portions of the building where it is safe and possible to do so to the greatest extent possible.
- l. Block 91, Lot 1.03 shall be considered a pre-existing non-conforming lot housing a cellular antenna installation. The standards applicable to this lot shall be:
 - i. Minimum side yard: 26 feet (one side) / 60 feet (both sides)
 - ii. Minimum rear yard: 12 feet

- iii. Maximum height: 305 feet
- iv. Maximum distance between buildings: 15 feet
- m. Block 97, Lots 15-17 shall be considered a pre-existing non-conforming lot.

6.4.5. Parking and Loading Requirements

General parking guidelines are located in Section 8.7 of this document and minimum requirements are outlined in the bulk table above. Exceptions are as follows:

- a. For any project that includes residential and which requires thirty (30) or more parking spaces, all parking must be structured. This structured parking may be located below grade; embedded within the principal building, including screening at-grade level; and/or provided in a multi-level parking deck. At-grade structured parking must be screened according to the design standards in Section 8.7. Exceptions may be granted with consent from the PARA Board of Commissioners after submission of a design study and a financial pro forma showing hardship.
- b. Surface parking is only permitted at the rear of a lot and shall not be visible from the public right-of-way.
- c. In no case shall the number of parking spaces proposed exceed twenty percent (20%) of the minimum required. Exceeding the maximum by more than twenty percent (20%) shall constitute a deviation.
- d. Shared parking for individual uses is encouraged and may be approved by PARA and/or the Planning Board at their discretion. The following must be provided:
 - i. Reductions are permitted of 5% to 20% for office uses, a reduction of 10% to 15% for other nonresidential uses and a reduction of 20% to 25% for residential uses.
 - ii. Shared lots are within five-hundred feet (500') distance of the primary entrance of each use utilizing the parking facility.
 - iii. Evidence showing a difference in peak parking demand between the uses.
 - iv. The spaces to be provided will be available as long as the uses requiring the spaces are in operation;
 - v. A written agreement between the property owner(s) and the City, in a form satisfactory to the City Attorney must be provided, guaranteeing access.
- e. Bicycle parking shall be provided in accordance with Section 8.7.2.

6.4.6. Use Distribution

The following distribution of permitted uses shall be required in relation to net buildable acreage per project:

- a. Public Open Space/Recreation Area: minimum of 10%.

6.4.7. Signage

- a. General signage guidelines are located in Section 8.2 of this document.

6.4.8. Fencing

- a. Where visible from or along a public open space or right of way, a decorative metal fencing system utilizing vertical pickets not to exceed eight (8) feet in height shall be required.
- b. Fencing shall be decorative, black metal. A maximum height for fencing along rear yard areas shall be eight (8) feet in height.
- c. Fences and walls shall complement the architectural character of the principal building.
- d. A finished side of all fences shall face "out" from the property. All structural supporting members of the fence must face the interior portion of the lot and no portion of any at-grade fence may extend beyond or across the property line.

6.5. Special Use Zone S-1B

S-1B is applied to Redevelopment Areas within **The Gateway** designated for light industrial/office, commercial and marina uses. See Section 2.3 for Block and Lots.

6.5.1. Permitted Principal Uses

- a. Offices.
- b. Restaurants and Banquet Facilities, including Dinner Cruise Ships.
- c. Retail Establishments.
- d. Multi-Family Housing.
- e. Daycare facilities.
- f. Medical laboratory facilities.
- g. Urban agriculture and aquaponics, including the cultivation and harvesting of food or flowers in planters, in greenhouses, in buildings, or on rooftops. Cultivation and harvesting of illegal and controlled substances shall not be permitted.
- h. Bus shelters and other transportation enclosures, to service a public or private transportation system, and which may be located on private or public property, excluding bus, tram, and/or trolley storage facilities.
- i. Improved open space, such as parks, plazas, waterfront walkways/promenades, trails, pocket parks, and community gardens.

- j. Ferry/Marina Facilities.
- k. Cellular and digital antennas, limited to Block 96.01, Lot 1.02 provided units are co-hang units, and the overall height to the top of the structure or any antenna is not more than 140 feet.
- l. Any combination of the uses listed above.

6.5.2. Permitted Accessory Uses

- a. Parking decks and surface parking lots for permitted principal uses.
- b. Signage, as regulated by Section 8.2 of this document.
- c. Private garage space for the storage of motor vehicles.
- d. Fences, walls, hedges, etc., subject to municipal codes and requirements.
- e. Temporary Sales or construction trailer(s), when:
 - i. Trailer(s) shall be located on the same lot as the principal permitted use and shall meet all setback requirements for principal buildings in the zone.
 - ii. Trailer(s) shall be shown on the site plan for the principal permitted use.
 - iii. Trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use.
 - iv. Only one sales trailer and one construction trailer are permitted per project.
- f. Exterior trailer storage for staging of loading and unloading operations, with goods or materials in the trailers located in rear yards, provided it is heavily screened from view from any road frontage or side yard for a period not to exceed 24 hours. Stacked trailers/containers are prohibited.
- g. Plazas, pocket parks, and community gardens.

6.5.3. Prohibited Uses

- a. Those uses creating noxious or injurious effects from dust, smoke, refuse, fumes, glare, vibrations or any uses involving any danger of fire, explosion or offensive noise, odors, heat or other objectionable influences, as detailed in Section 430-60(K) of the City of Perth Amboy Zoning and Land Development Ordinance.
- b. Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure. Murals approved by the City's Arts Council or other City Agency with approval from the Property Owner and the Redevelopment Agency shall be the only exception, as long as they do not advertise a business, activity, or product.

- c. Junk or salvage yards.
- d. Drive-in establishments.
- e. Any visible exterior storage of goods or materials.
- f. Stacked trailers or containers or long-term storage of trailers/containers.
- g. Sexually Oriented Business.
- h. Pawn shops and check cashing establishments.
- i. Vehicle parking lots other than those permitted as accessory uses.

6.5.4. Bulk Standards

Required bulk standards are detailed in the Bulk Standard table. Additional bulk standards and exceptions not addressed in the Bulk Standard table are set forth below.

S-1B			
	Multi-Family Housing	Urban Agriculture	All Other Uses
Minimum Lot Area (square feet)	10,000	25,000	2,500
Minimum Lot Width (feet)	100	100	25
Minimum Lot Depth (feet)	100	250	100
Minimum Yards (feet)			
Front Yard	5	10	5
Side Yard	5	10	3
Side Yard (both combined)	10	20	10
Rear Yard	15	30	25
Maximum Front Yard (feet)	10	20	10
Minimum Height (feet)	30	20	30
Minimum Height (stories)	2	1	2
Maximum Height (feet)	65	40	45
Maximum Height (stories)	5	3	3
Maximum Lot Coverage by Bldg (percent)	70	60	50
Maximum Impervious Coverage (percent)	75	75	75
Maximum Dwelling Units per Acre	50	-	-

Minimum Gross Floor Area (square feet) per Dwelling Unit			
Studio	500	-	-
1-Bedroom	600	-	-
2-Bedroom	800	-	-
3-Bedroom	1200	-	-
Minimum Off-Street Parking			
Ferry/Marina	-	-	100/ferry, 1.5/boat slip
Restaurant (per 1,000 square feet)	5	-	5
Residential (per unit)	1.5	-	1.5
Retail/Office (per 1,000 square feet)	1.5	3	1.5
Open Space (per acre)	3	3	3
All Other Uses	1.5 per 1,000 square feet	1 per 2,500 square feet	1.5 per 1,000 square feet
Minimum Distance between Buildings (feet)	10	10	10

- a. Multi-building developments within the S-1B sub-district shall be permitted to have multiple buildings on a single lot.
- b. Open Space/Recreation Areas:
 - i. Open Space/Recreational Areas are exempt from lot bulk requirements. Minimum lot size and any setbacks shall be as appropriate for the intended purpose of the building, use, or open space.
 - ii. At no time will public open space be less than 10% of the overall plan acreage. For phased projects, public open space dedications and improvements shall be delivered before any Certificate of Occupancy is issued. Open space improvements will be specified and negotiated between the Redevelopment Agency and developer as part of the redevelopment agreement.
 - iii. If the dedication of public open space within a development is impossible due to site conditions, the Perth Amboy Redevelopment Agency may, at their discretion, accept a fee paid to the City's Community Development Trust Fund in lieu of dedication. A combination of public open space dedication and payments-in-lieu of dedication is also permitted. In general, PARA encourages the creation of public open space throughout the City through redevelopment and therefore prefers public open space creation on site.

- (a) All land values used to determine fees in lieu of dedication of public open space will be based off of construction ready, post remediation, land values.
 - (b) Rehabilitation and adaptive reuse projects, as well as residential projects of ten (10) units or less, or office or retail development of less than 25,000 sf may have this fee in lieu of dedication waived at the discretion of PARA.
 - (i) For residential uses, the fee will be equal to: (total number of bedrooms + total number of units) x 0.004 acres x the average land value for all land involved in the project.
 - (ii) For retail or office uses, the fee will be equal to: \$2.20 per square foot of floor area.
 - (iii) For industrial uses or any use that is not residential, retail, or office, the fee will be equal to: 10% of the appraised land value of all land involved in the project, plus 30% for off-site provision. (10% x land value x 1.3).
 - (c) Payment-in-lieu of dedication must be approved as part of the redevelopment agreement. Any disagreement in the amount of required payment shall be resolved by conducting a professional appraisal, at the expense of the developer, of the fair market value of the development property. The professional appraiser shall be one of those pre-approved by PARA.
 - (d) All payments made in lieu of dedication shall be delivered before any Certificate of Occupancy is issued.
 - (e) All funds received for payment-in-lieu of dedication shall be used for the acquisition, improvement, development, or redevelopment of public open space within the city.
- c. Lot Setback Requirements: All setbacks shall be measured from the property line and shall exclude stoops, covered porches, and steps. All setbacks shall meet with the standards and exceptions detailed in the Bulk Standards table, unless specifically set forth below.
- i. Attached Buildings/Facilities: Buildings may be attached on either side (i.e. have a side yard of zero feet), or at building corners. Buildings which are not attached shall have the minimum side setback applicable to the use detailed in the attached Bulk Standard table. Rear setback requirements shall be waived, with Board approval, when the rear of a building is attached to a parking deck.
- d. No development other than public and private open space amenities and the Waterfront Promenade may be located closer than twenty feet (20') from the top of the riverbank at the Raritan Bay, Raritan River, Arthur Kill, or Staten Island Sound.

- e. Lot depth can be measured from the largest lot dimension fronting on any street for corner lots.
- f. Building Stepbacks: All buildings shall step back a minimum of ten feet (10') from the outermost façade plane of the building base along all street frontages at a maximum four stories from grade.
- g. Building Projections: Projections and extensions to buildings including structural canopies, balconies, and bay windows may extend into the yard setbacks so long as such projections and extensions are not supported by footings or foundations and do not extend beyond any property lines or into public rights-of-way.
- h. Impervious Lot Coverage: Where maximum cannot be met on site by a developer, offsite green infrastructure improvements at a rate of 125% may be considered by PARA or the Planning Board in line with the Perth Amboy Green Collaborative establish priority list for investments.
- i. Building Height: For parcels whose grade lies within the floodplain, maximum height shall be measured from Base Flood Elevation (BFE) as established by FEMA. On such parcels, the ground floor may only be used for vehicle parking, building access, storage, or other commercial uses permitted in this zone provided that the floor meets flood-proofing standards. If any parcel lies partially within and partially outside of the established floodplain, active ground floor uses shall be located in the portions of the building where it is safe and possible to do so to the greatest extent possible.

6.5.5. Parking and Loading Requirements

General parking guidelines are located in Section 8.7 of this document and minimum requirements are outlined in the bulk table above. Exceptions are as follows:

- a. For any project that includes residential and which requires thirty (30) or more parking spaces, all parking must be structured. This structured parking may be located below grade; embedded within the principal building, including screening at-grade level; and/or provided in a multi-level parking deck. At-grade structured parking must be screened according to the design standards in Section 8.7. Exceptions may be granted with consent from the PARA Board of Commissioners after submission of a design study and a financial pro forma showing hardship.
- b. Surface parking is only permitted at the rear of a lot and shall not be visible from the public right-of-way.
- c. Warehouse/distribution, wholesale, light industrial, and urban agriculture uses shall allow front yard parking, provided it is heavily screened with approved landscaping materials. Automobile parking may encroach into front yard setbacks a maximum of fifteen (15) feet from the property line.
- d. In no case shall the number of parking spaces proposed exceed twenty percent (20%) of the minimum required. Exceeding the maximum by more than twenty percent (20%) shall constitute a deviation.

- e. Automobile parking may encroach into front yard setbacks a maximum of 50% of the setback requirement. Truck loading areas shall not encroach on setbacks.
- f. Shared parking for individual uses is encouraged and may be approved by PARA and/or the Planning Board at their discretion. The following must be provided:
 - i. Reductions are permitted of 5% to 20% for office uses, a reduction of 10% to 15% for other nonresidential uses and a reduction of 20% to 25% for residential uses.
 - ii. Shared lots are within five-hundred feet (500') distance of the primary entrance of each use utilizing the parking facility.
 - iii. Evidence showing a difference in peak parking demand between the uses.
 - iv. The spaces to be provided will be available as long as the uses requiring the spaces are in operation.
 - v. A written agreement between the property owner(s) and the City, in a form satisfactory to the City Attorney must be provided, guaranteeing access.
- g. Bicycle parking shall be provided in accordance with Section 8.7.2.

6.5.6. Use Distribution

The following distribution of permitted uses shall be required in relation to net buildable acreage per project:

- a. A minimum of 10% of the total area within **The Gateway** must be developed as Marina Facilities. This may be public, private, or any combination thereof. These facilities shall be located on Blocks 13, 14 and 15.
- b. Public Open Space/Recreation Area: minimum of 10%.

6.5.7. Signage

- a. Signage guidelines are located in Section 8.2 of this document.

6.6. Special Use Zone S-1C

S-1C is applied to the area within *The Gateway* designated for the residential projects with limited retail. See Section 2.3 for Block and Lots.

6.6.1. Permitted Principal Uses

- a. Residential.
 - i. Townhouses.
 - ii. Multi-family housing.
 - iii. Hybrid or innovative housing types.
- b. Restaurants.
- c. Retail/Personal services.
- d. Surface parking, limited to Block 206, Lots 3, 4, 5, 6, 7, 8, and 9.
- e. Work/Live Craftsperson Studio.
- f. Private/public/non-profit recreational facilities, such as but not limited to sitting areas, walking paths, swimming pools, tennis courts, ice skating rinks, basketball courts, etc.
- g. Daycare facilities.
- h. Medical laboratory facilities.
- i. Improved open space, such as parks, plazas, trails, pocket parks, and community gardens.
- j. Any combination of the uses listed above.

6.6.2. Permitted Accessory Uses

- a. Parking decks and surface parking lots for permitted principal uses limited to no more than 20% of lot.
- b. Signage, as regulated by Section 8.2 of this document.
- c. Private garage space for the storage of motor vehicles.
- d. Fences, walls, hedges, etc., subject to municipal codes and requirements.
- e. Property management facilities, tool sheds, greenhouses, and similar uses for structures incidental to permitted residential uses.
- f. Temporary Sales or construction trailer(s), when:

- i. Trailer(s) shall be located on the same lot as the principal permitted use and shall meet all setback requirements for principal buildings in the zone.
- ii. Trailer(s) shall be shown on the site plan for the principal permitted use.
- iii. Trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use.
- iv. Only one sales trailer and one construction trailer are permitted per project.
- g. Plazas, pocket parks, and community gardens.
- h. Cellular and digital antennas, provided units are co-hang units, and the overall height to the top of the antenna complies with maximum building height requirements.

6.6.3. Prohibited Uses

- a. Those uses creating noxious or injurious effects from dust, smoke, refuse, fumes, glare, vibrations or any uses involving any danger of fire, explosion or offensive noise, odors, heat or other objectionable influences, as detailed in Section 430-60(K) of the City of Perth Amboy Zoning and Land Development Ordinance.
- b. Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure. Murals approved by the City's Arts Council or other City Agency with approval from the Property Owner and the Redevelopment Agency shall be the only exception, as long as they do not advertise a business, activity, or product.
- c. Industrial uses.
- d. Drive-in establishments.
- e. Automotive filling stations, automotive service stations, automotive sales and services, public garages automotive repair garages and carwashes.
- f. Automotive sales (new and used) or repair.
- g. Any exterior storage of goods or materials.
- h. Junk and salvage yards.
- i. Sexually Oriented Business.
- j. Pawn shops and check cashing establishments.
- k. Large-scale box retail establishments.
- l. Vehicle parking lots other than those permitted as accessory uses.

6.6.4. Bulk Standards

Required bulk standards are detailed in the Bulk Standard table. Additional bulk standards and exceptions not addressed in the Bulk Standard table are set forth below.

S-1C				
	Multi-Family Housing	Townhouse	Work/Live	All Other Uses
Minimum Lot Area (square feet)	10,000	2,500	2,500	2,500
Minimum Lot Width (feet)	100	25	25	25
Minimum Lot Depth (feet)	100	100	100	100
Minimum Yards (feet)				
Front Yard	10	5	5	5
Side Yard	3	5	5	3
Side Yard (both combined)	6	10	10	10
Rear Yard	0	15	15	25
Maximum Front Yard (feet)	15	5	5	10
Minimum Height (feet)	40	30	30	30
Minimum Height (stories)	3	2	2	2
Maximum Height (feet)	60	40	40	45
Maximum Height (stories)	5	3	3	3
Maximum Lot Coverage by Bldg (percent)	60	70	70	50
Maximum Impervious Coverage (percent)	75	75	75	75
Maximum Dwelling Units per Acre	60	-	40	-
Minimum Gross Floor Area (square feet) per Dwelling Unit				
Studio	500	-	-	-
1-Bedroom	600	-	-	-
2-Bedroom	800	-	-	-
3-Bedroom	1,200	-	-	-
Minimum Off-Street Parking				
Ferry/Marina	-	-	-	100/ferry, 1.5/boat slip

Restaurant (per 1,000 square feet)	5	5	-	5
Residential (per unit)	1.2	-	-	1.5
Retail/Office (per 1,000 square feet)	1.5	1.5	-	1.5
Open Space (per acre)	3	3	3	3
All Other Uses	1.5 per 1,000 square feet	1/guest room, plus 75% of the requirement for any retail/office/restaurant establishment on the premises	1.5 per 2,000 square feet	1.5 per 1,000 square feet
Minimum Distance between Buildings (feet)	10	10	10	10

* Minimum lot width for Block 84, Lots 14, 15, 29 30 and Block 85, Lots 14, 15, 29, 30 minimum lot width shall be 30 feet.

- a. Multi-building townhouse and multi-family developments within the S-1C sub-district shall be permitted to have multiple buildings on a single lot.
- b. Minimum lot area can be satisfied with multiple non-contiguous parcels as part of a scattered site redevelopment program.
- c. Open Space/Recreation Areas:
 - i. Minimum lot size and any setbacks shall be as appropriate for the intended purpose of the building, use, or open space.
 - ii. At no time will public open space be less than 10% of the total project acreage, including wetlands that are accessible to the public. For phased projects, public open space dedications and improvements shall be delivered before any Certificate of Occupancy is issued. Public open space improvements will be specified and negotiated between the Redevelopment Agency and developer as part of the redevelopment agreement.

- iii. If the dedication of public open space within a development is impossible due to site conditions, the Perth Amboy Redevelopment Agency may, at their discretion, accept a fee paid to the City's Community Development Trust Fund in lieu of dedication. A combination of public open space dedication and payment-in-lieu of dedication is also permitted. In general, PARA encourages the creation of public open space throughout the City through redevelopment and therefore prefers public open space creation on site.
 - (a) All land values used to determine fees in lieu of dedication of public open space will be based off of construction ready, post remediation, land values.
 - (b) Rehabilitation and adaptive reuse projects, as well as residential projects of ten (10) units or less, or office or retail development of less than 25,000 sf may have this fee in lieu of dedication waived at the discretion of PARA.
 - (i) For residential uses, the fee will be equal to: (total number of bedrooms + total number of units) x 0.004 acres x the average land value for all land involved in the project.
 - (ii) For retail or office uses, the fee will be equal to: \$2.20 per square foot of floor area.
 - (iii) For industrial uses or any use that is not residential, retail, or office, the fee will be equal to: 10% of the appraised land value of all land involved in the project, plus 30% for off-site provision. (10% x land value x 1.3).
 - (c) Payment-in-lieu of dedication must be approved as part of the redevelopment agreement. Any disagreement in the amount of required payment shall be resolved by conducting a professional appraisal, at the expense of the developer, of the fair market value of the development property. The professional appraiser shall be one of those pre-approved by PARA.
 - (d) All payments made in lieu of dedication shall be delivered before any Certificate of Occupancy is issued.
 - (e) All funds received for payment-in-lieu of dedication shall be used for the acquisition, improvement, development, or redevelopment of public open space within the city.
- d. Mixed-Use Buildings: Minimum lot size shall be the minimum lot size for the predominant use of the site.
- e. Lot depth can be measured from the largest lot dimension fronting on any street for corner lots.
- f. Building Stepbacks: All buildings shall step back a minimum of ten feet (10') from primary façade plane above a maximum of four (4) stories above grade, provided, however, that floor area containing habitable lofts or

double height ceilings associated with the dwelling units within the fourth story shall only be required to be stepped back five (5) feet from the primary façade plane. Reduced setback shall only be permitted along a maximum of twenty-five (25) percent of the linear feet of total façade areas.

- g. Lot Setback Requirements: All setbacks shall be measured from the property line and shall exclude stoops, covered porches, and steps. All setbacks shall meet with the standards and exceptions detailed in the Bulk Standards table, unless specifically set forth below.
 - i. Attached Buildings/Facilities: Buildings may be attached on either side or at building corners. Buildings which are not attached shall have the minimum side setback applicable to the use detailed in the attached Bulk Standard table. Rear setback requirements shall be waived, with Board approval, when the rear of a building is attached to a parking deck.
- h. Lot depth can be measured from the largest lot dimension fronting on any street for corner lots.
- i. Building Projections: Projections and extensions to buildings including structural canopies, balconies, and bay windows may extend into the yard setbacks so long as such projections and extensions are not supported by footings or foundations and do not extend beyond any property lines or into public rights-of-way.
- j. Impervious Lot Coverage: Where maximum cannot be met on site by a developer, offsite green infrastructure improvements at a rate of 125% may be considered by PARA or the Planning Board in line with the Perth Amboy Green Collaborative's establish priority list for investments.
- k. Building Height:
 - i. For parcels whose grade lies within the floodplain, maximum height shall be measured from Base Flood Elevation (BFE) as established by FEMA. On such parcels, the ground floor may only be used for vehicle parking, building access, storage, or other commercial uses permitted in this zone provided that the floor meets flood proofing standards. If any parcel lies partially within and partially outside of the established floodplain, active ground floor uses shall be located in the portions of the building where it is safe and possible to do so to the greatest extent possible.
 - ii. Maximum stories along Stanford Street shall be seven (7) stories, comprised of five stories of occupied space above two stories of garaged parking which may be wrapped in retail uses.
 - iii. Retaining walls ten feet (10') or less will not count towards building height provided they are enhanced with public art, a green wall treatment or provide seating or planters every twenty-five (25) feet in a terraced fashion.

6.6.5. Parking and Loading Requirements

General parking guidelines are located in Section 8.7 of this document and minimum requirements are outlined in the bulk table above. Exceptions are as follows:

- a. Minimum parking for Sheridan Plaza (block 77, lot 20.01) are 1.3 spaces per unit.
- b. Minimum parking for the Shoppes at Victory Village (block 182, lot 1.02) are 1.8 for one-bedroom units and 2 for 2-bedroom units.
- c. For any project that includes residential and which requires thirty (30) or more parking spaces, all parking must be structured. This structured parking may be located below grade; embedded within the principal building, including at-grade level; and/or provided in a multi-level parking deck. At-grade structured parking must be screened according to the design standards in Section 8.7. Exceptions may be granted with consent from the PARA Board of Commissioners after submission of a design study and a financial pro forma showing hardship.
- d. Surface parking is only permitted at the rear of a lot and shall not be visible from the public right-of-way.
- e. In no case shall the number of parking spaces proposed exceed twenty percent (25%) of the minimum required. Exceeding the maximum by more than twenty percent (25%) shall constitute a deviation.
- f. Shared parking for individual uses is encouraged and may be approved by PARA and/or the Planning Board at their discretion. The following must be provided:
 - i. Reductions are permitted of 5% to 20% for office uses, a reduction of 10% to 15% for other nonresidential uses and a reduction of 20% to 25% for residential uses.
 - ii. Shared lots are within five-hundred feet (500') distance of the primary entrance of each use utilizing the parking facility.
 - iii. Evidence showing a difference in peak parking demand between the uses.
 - iv. The spaces to be provided will be available as long as the uses requiring the spaces are in operation.
 - v. A written agreement between the property owner(s) and the City, in a form satisfactory to the City Attorney must be provided, guaranteeing access.
- g. Bicycle parking shall be provided in accordance with Section 8.7.2.

6.6.6. Use Distribution

The following distribution of permitted uses shall be required in relation to net buildable acreage per project:

- a. Public Open Space/Recreation Area: minimum of 10%.

6.6.7. Signage

- a. General signage guidelines are located in Section 8.2 of this document.

6.7. Special Use Zone S-1D

S-1D is applied to the area within **The Gateway** designated for the residential projects with limited office space. See Section 2.3 for Block and Lots.

6.7.1. Permitted Principal Uses

- a. Residential.
 - i. Two-family homes.
 - ii. Townhouses.
 - iii. Multi-family apartments.
- b. Business, professional and governmental offices.
- c. Work/Live Craftsperson Studio.
- d. Houses of worship.
- e. Improved open space, such as parks, plazas, pocket parks, and community gardens.

6.7.2. Permitted Accessory Uses

- a. Private garage space for the storage of motor vehicles for permitted principal uses.
- b. Off-street parking for permitted principal uses.
- c. Fences, walls, hedges, etc., subject to municipal codes and requirements.
- d. Plazas, pocket parks, and community gardens.
- e. Signage, as regulated by Section 8.2 of this document.
- f. Cellular and digital antennas, provided units are co-hang units, and the overall height to the top of the antenna complies with maximum building height requirements.

6.7.3. Prohibited Uses

- a. Those uses creating noxious or injurious effects from dust, smoke, refuse, fumes, glare, vibrations or any uses involving any danger of fire, explosion or offensive noise, odors, heat or other objectionable influences.
- b. Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure. Murals approved by the City's Arts Council or other City Agency with approval from the Property

Owner and the Redevelopment Agency shall be the only exception, as long as they do not advertise a business, activity, or product.

- c. Any exterior storage of goods or materials.
- d. Sexually oriented businesses.
- e. Automotive filling stations, automotive service stations, automotive sales and services, public garages, automotive repair garages and carwashes.
- f. Automotive sales (new and used) or repair.
- g. Any exterior storage of goods or materials.
- h. Pawn shops and check cashing establishments.
- i. Drive-in establishments.
- j. Vehicle parking lots other than those permitted as accessory uses.

6.7.4. Bulk Standards

Required bulk standards are detailed in the Bulk Standard table. Additional bulk standards and exceptions not addressed in the Bulk Standard table are set forth below.

S-1D				
	Multi-Family Housing	Townhouse	Work/Live	All Other Uses
Minimum Lot Area (square feet)	10,000	2,500	2,500	2,500
Minimum Lot Width (feet)	100	25	25	25
Minimum Lot Depth (feet)	100	100	100	100
Minimum Yards (feet)				
Front Yard	5	5	5	5
Side Yard	5	5	5	3
Side Yard (both combined)	10	10	10	10
Rear Yard	15	15	15	25
Maximum Front Yard (feet)	15	10	5	10
Minimum Height (feet)	40	30	30	30
Minimum Height (stories)	3	2	2	2

Maximum Height (feet)	60	65	40	45
Maximum Height (stories)	5	5	3	3
Maximum Lot Coverage by Bldg (percent)	60	70	70	50
Maximum Impervious Coverage (percent)	75	75	75	75
Maximum Dwelling Units per Acre	50	-	40	-
Minimum Gross Floor Area (square feet) per Dwelling Unit				
Studio	500	-	-	-
1-Bedroom	600	-	-	-
2-Bedroom	800	-	-	-
3-Bedroom	1,200	-	-	-
Minimum Off-Street Parking				
Restaurant (per 1,000 square feet)	5	5	-	5
Residential (per unit)	1.5	-	-	1.5
Retail/Office (per 1,000 square feet)	1.5	1.5	-	1.5
Open Space (per acre)	3	3	3	3
All Other Uses	1.5 per 1,000 square feet	1/guest room, plus 75% of the requirement for any retail/office/restaurant establishment on the premises	1.5 per 2,000 square feet	1.5 per 1,000 square feet
Minimum Distance between Buildings (feet)	10	10	10	10

- a. Multi-building townhouse and multi-family developments within the S-1D sub-district shall be permitted to have multiple buildings on a single lot.
- b. Open Space/Recreation Areas:
 - i. Minimum lot size and any setbacks shall be as appropriate for the intended purpose of the building, use, or open space.

- ii. At no time will public open space be less than 10% of the overall plan acreage. For phased projects, public open space dedications and improvements shall be delivered before any Certificate of Occupancy is issued. Public open space improvements will be specified and negotiated between the Redevelopment Agency and developer as part of the redevelopment agreement.
- iii. If the dedication of open space within a development is impossible due to site conditions, the Perth Amboy Redevelopment Agency may, at their discretion, accept a fee paid to the City's Community Development Trust Fund in lieu of dedication. A combination of public open space dedication and payments-in-lieu of dedication is also permitted. In general, PARA encourages the creation of public open space throughout the City through redevelopment and therefore prefers public open space creation on site.
 - (a) All land values used to determine fees in lieu of dedication of public open space will be based off of construction ready, post remediation, land values.
 - (b) Rehabilitation and adaptive reuse projects, as well as residential projects of ten (10) units or less, or office or retail development of less than 25,000 sf may have this fee in lieu of dedication waived at the discretion of PARA.
 - (i) For residential uses, the fee will be equal to: (total number of bedrooms + total number of units) x 0.004 acres x the average land value for all land involved in the project.
 - (ii) For retail or office uses, the fee will be equal to: \$2.20 per square foot of floor area.
 - (iii) For industrial uses or any use that is not residential, retail, or office, the fee will be equal to: 10% of the appraised land value of all land involved in the project, plus 30% for off-site provision. (10% x land value x 1.3).
 - (c) Payment-in-lieu of dedication must be approved as part of the redevelopment agreement. Any disagreement in the amount of required payment shall be resolved by conducting a professional appraisal, at the expense of the developer, of the fair market value of the development property. The professional appraiser shall be one of those pre-approved by PARA.
 - (d) All payments made in lieu of dedication shall be delivered before any Certificate of Occupancy is issued.
 - (e) All funds received for payment-in-lieu of dedication shall be used for the acquisition, improvement, development, or redevelopment of public open space within the city.

- c. Mixed-Use Buildings: Minimum lot size shall be the minimum lot size for the predominant use of the site.
- d. Lot depth can be measured from the largest lot dimension fronting on any street for corner lots.
- e. Building Stepbacks: All buildings shall step back a minimum of ten feet (10') from the outermost façade plane of the building base along all street frontages at a maximum four stories from grade.
- f. Lot Setback Requirements: All setbacks shall be measured from the property line and shall exclude stoops, covered porches, and steps. All setbacks shall meet with the standards and exceptions detailed in the Bulk Standards table, unless specifically set forth below.
 - i. Attached Buildings/Facilities: Buildings may be attached on either side or at building corners. Buildings which are not attached shall have the minimum side setback applicable to the use detailed in the attached Bulk Standard table. Rear setback requirements shall be waived, with Board approval, when the rear of a building is attached to a parking deck.
- g. Building Projections: Projections and extensions to buildings including structural canopies, balconies, and bay windows may extend into the yard setbacks so long as such projections and extensions are not supported by footings or foundations and do not extend beyond any property lines or into public rights-of-way.
- h. Impervious Lot Coverage: Where maximum cannot be met on site by a developer, offsite green infrastructure improvements at a rate of 125% may be considered by PARA or the Planning Board in line with the Perth Amboy Green Collaborative's establish priority list for investments.
- i. Building Height:
 - i. For parcels whose grade lies within the floodplain, maximum height shall be measured from Base Flood Elevation (BFE) as established by FEMA. On such parcels, the ground floor may only be used for vehicle parking, building access, storage, or other commercial uses permitted in this zone provided that the floor meets flood proofing standards. If any parcel lies partially within and partially outside of the established floodplain, active ground floor uses shall be located in the portions of the building where it is safe and possible to do so to the greatest extent possible.

6.7.5. Parking Requirements

General parking guidelines are located in Section 8.7 of this document and minimum requirements are outlined in the bulk table above. Exceptions are as follows:

- a. For any project that includes residential and which requires thirty (30) or more parking spaces, all parking must be structured. This structured parking may be located below grade; embedded within the principal

building, including at-grade level; and/or provided in a multi-level parking deck. At-grade structured parking must be screened according to the design standards in Section 8.7. Exceptions may be granted with consent from the PARA Board of Commissioners after submission of a design study and a financial pro forma showing hardship.

- b. Surface parking is only permitted at the rear of a lot and shall not be visible from the public right-of-way.
- c. In no case shall the number of parking spaces proposed exceed twenty percent (20%) of the minimum required. Exceeding the maximum by more than twenty percent (20%) shall constitute a deviation.
- d. Shared parking for individual uses is encouraged and may be approved by PARA and/or the Planning Board at their discretion. The following must be provided:
 - i. Reductions are permitted of 5% to 20% for office uses, a reduction of 10% to 15% for other nonresidential uses and a reduction of 20% to 25% for residential uses.
 - ii. Shared lots are within five-hundred feet (500') distance of the primary entrance of each use utilizing the parking facility.
 - iii. Evidence showing a difference in peak parking demand between the uses.
 - iv. The spaces to be provided will be available as long as the uses requiring the spaces are in operation;
 - v. A written agreement between the property owner(s) and the City, in a form satisfactory to the City Attorney must be provided, guaranteeing access.
- e. Bicycle parking shall be provided in accordance with Section 8.7.2.

6.7.6. Use Distribution

The following distribution of permitted uses shall be required in relation to net buildable acreage per project:

- a. Public Open Space/Recreation Area: minimum of 10%.

6.7.7. Signage

- a. Signage guidelines are located in Section 8.2 of this document.

6.7.8. Fencing

- a. Where visible from or along a public open space or right of way, a decorative metal fencing system utilizing vertical pickets not to exceed eight (8) feet in height shall be required.
- b. Fencing shall be decorative, black metal. A maximum height for fencing along rear yard areas shall be eight (8) feet in height.
- c. Fences and walls shall complement the architectural character of the principal building.

- d. A finished side of all fences shall face “out” from the property. All structural supporting members of the fence must face the interior portion of the lot and no portion of any at-grade fence may extend beyond or across the property line.

6.8. Special Use Zone S-1E

S-1E is applied to the area within *The Gateway* immediately proximate to the train station with the goal of intense, mixed-use development. See Section 2.3 for Block and Lots.

6.8.1. Permitted Principal Uses

- a. Residential multi-family housing.
- b. Restaurants, with or without entertainment, restaurant, bars, tap rooms and taverns, but not drive-in restaurants.
- c. Hotels.
- d. Work/Live Craftsperson Studio.
- e. Offices.
- f. Art Studios.
- g. Performing Arts Venues.
- h. Retail sales and services.
- i. Banks and other financial services.
- j. Passenger terminal facilities, including taxi stands, bus and railroad passenger stations and similar uses
- k. Fitness centers.
- l. Indoor entertainment and recreation.
- m. Brewery/winery/distillery.
- n. Improved open space, such as but not limited to parks and plazas.
- o. Municipal uses.
- p. Up to 50% of the building area may be devoted to the processing, manufacture, assembly or storing of goods or products to be sold on the premises, provided that no such area shall front on a public street at the ground story.

- q. Any combination of the uses listed above.

6.8.2. Permitted Accessory Uses

- a. Off-street parking space, loading and ramp areas. This shall include surface and structured facilities.
- b. Storage of goods incidental to the conduct of retail businesses so long as they are not visible from the public right-of-way and properly screened.
- c. Signage, as regulated by Section 8.2 of this document.
- d. Uses which are customary and incidental to permitted uses.
- e. Property management facilities and lobbies incidental to permitted residential uses.
- f. Temporary Sales or construction trailer(s), when:
 - i. Trailer(s) shall be located on the same lot as the principal permitted use and shall meet all setback requirements for principal buildings in the zone.
 - ii. Trailer(s) shall be shown on the site plan for the principal permitted use.
 - iii. Trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use.
 - iv. Only one sales trailer and one construction trailer are permitted per project.
- g. Cellular and digital antennas, provided units are co-hang units, and the overall height to the top of the antenna complies with maximum building height requirements.

6.8.3. Prohibited Uses

- a. Those uses creating noxious or injurious effects from dust, smoke, refuse, fumes, glare, vibrations or any uses involving any danger of fire, explosion or offensive noise, odors, heat or other objectionable influences, as detailed in Section 430-60(K) of the City of Perth Amboy Zoning and Land Development Ordinance.
- b. Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure. Murals approved by the City's Arts Council or other City Agency with approval from the Property Owner and the Redevelopment Agency shall be the only exception, as long as they do not advertise a business, activity, or product.
- c. Any exterior storage of goods or materials.
- d. Industrial uses.
- e. Drive-in establishments.

- f. Junk and salvage yards.
- g. Any exterior storage of goods or materials.
- h. Sexually Oriented Business.
- i. Pawn shops and check cashing establishments.
- j. Automotive filling stations, automotive service stations, automotive sales and services, public garages automotive repair garages, and carwashes.
- k. Automotive sales (new and used) or repair.
- l. Large-scale box retail establishments.
- m. Vehicle parking lots other than those permitted as accessory uses.
- n. Any other use not specifically permitted within this Special Use Zone.

6.8.4. Bulk Standards

Required bulk standards are detailed in the Bulk Standard table. Additional bulk standards and exceptions not addressed in the Bulk Standard table are set forth below. Parcel assemblage is encouraged.

S-1E	
	All Uses
Minimum Lot Area (square feet)	33,000
Minimum Lot Width (feet)	200
Minimum Lot Depth (feet)	110
Minimum Front Yard (feet)	0
Maximum Front Yard (feet)	3
Minimum Side Yard (feet)	0
Maximum Side Yard (feet)	10
Maximum Lot Coverage of Building (percentage)	80
Maximum Impervious Coverage (percentage)	75
Minimum Off-Street Parking (new construction)	
Residential (per unit)	0.5
Retail/Office (per 1,000 square feet)	1
Restaurant (per 1,000 square feet)	2

Open Space (per acre)	3
Maximum Off-Street Parking	
Residential (per unit)	0.75
Retail/Office (per 1,000 square feet)	1.5
Restaurant (per 1,000 square feet)	3
Maximum Dwelling Units per Acre	150

S-1E Graduated Height			
Lot size	Minimum Building Height (stories/feet)	Maximum Building Height (stories/feet)	Maximum Building Height with Garage (stories/feet)
Up to 43,000 square feet	4/45'	6/95'	7/105'
43,001 to 65,000 square feet	6/65'	8/115'	9/125'
65,001 square feet and greater	10/115'	14/180'	15/185'

- a. Multi-building office and multi-family developments within the S-1E sub-district shall be permitted to have multiple buildings on a single lot.
- b. Open Space/Recreation Areas:
 - i. Minimum lot size and any setbacks shall be as appropriate for the intended purpose of the building, use, or open space.
 - ii. At no time will public open space be less than 10% of the overall plan acreage. For phased projects, public open space dedications and improvements shall be delivered before any Certificate of Occupancy is issued. Public open space improvements will be specified and negotiated between the Redevelopment Agency and developer as part of the redevelopment agreement.

- iii. If the dedication of public open space within a development is impossible due to site conditions, the Perth Amboy Redevelopment Agency may, at their discretion, accept a fee paid to the City's Community Development Trust Fund in lieu of dedication. A combination of open space dedication and payments-in-lieu of dedication is also permitted. In general, PARA encourages the creation of public open space throughout the City through redevelopment and therefore prefers public open space creation on site.
 - (a) All land values used to determine fees in lieu of dedication of public open space will be based off of construction ready, post remediation, land values.
 - (b) Rehabilitation and adaptive reuse projects, as well as residential projects of ten (10) units or less, or office or retail development of less than 25,000 sf may have this fee in lieu of dedication waived at the discretion of PARA.
 - (i) For residential uses, the fee will be equal to: (total number of bedrooms + total number of units) x 0.004 acres x the average land value for all land involved in the project.
 - (ii) For retail or office uses, the fee will be equal to: \$2.20 per square foot of floor area.
 - (iii) For industrial uses or any use that is not residential, retail, or office, the fee will be equal to: 10% of the appraised land value of all land involved in the project, plus 30% for off-site provision. (10% x land value x 1.3).
 - (c) Payment-in-lieu of dedication must be approved as part of the redevelopment agreement. Any disagreement in the amount of required payment shall be resolved by conducting a professional appraisal, at the expense of the developer, of the fair market value of the development property. The professional appraiser shall be one of those pre-approved by PARA.
 - (d) All payments made in lieu of dedication shall be delivered before any Certificate of Occupancy is issued.
 - (e) All funds received for payment-in-lieu of dedication shall be used for the acquisition, improvement, development, or redevelopment of public open space within the city.
- c. Mixed-Use Buildings: Minimum lot size shall be the minimum lot size for the predominant use of the site.
- d. Lot depth can be measured from the largest lot dimension fronting on any street for corner lots.
- e. Building Stepbacks: All buildings shall step back a minimum of ten feet (10') from the outermost façade plane of the building base along all street frontages at a maximum four stories from grade.

- f. Lot Setback Requirements: All setbacks shall be measured from the property line and shall exclude stoops, awnings/canopies, and steps. All setbacks shall meet with the standards and exceptions detailed in the Bulk Standards table.
- g. Building Projections:
 - i. Projections and extensions to buildings including structural canopies, balconies, and bay windows may extend into the yard setbacks so long as such projections and extensions are not supported by footings or foundations.
 - ii. Projections and extensions to buildings including structural canopies, balconies, and bay windows which extend beyond any property lines or into public rights-of-way are subject to Council approval.
- h. Impervious Lot Coverage: Where maximum cannot be met on site by a developer, offsite green infrastructure improvements at a rate of 125% may be considered by PARA or the Planning Board in line with the Perth Amboy Green Collaborative' s establish priority list for investments.
- i. Building Height:
 - i. For parcels whose grade lies within the floodplain, maximum height shall be measured from Base Flood Elevation (BFE) as established by FEMA. On such parcels, the ground floor may only be used for vehicle parking, building access, storage, or other commercial uses permitted in this zone provided that the floor meets flood-proofing standards. If any parcel lies partially within and partially outside of the established floodplain, active ground floor uses shall be located in the portions of the building where it is safe and possible to do so to the greatest extent possible.
 - ii. Additional height is permitted "with garage", as reflected on the table above, when parking is required **and** a deck is provided. The additional height is allowed whether parking level is below, at, or above grade.

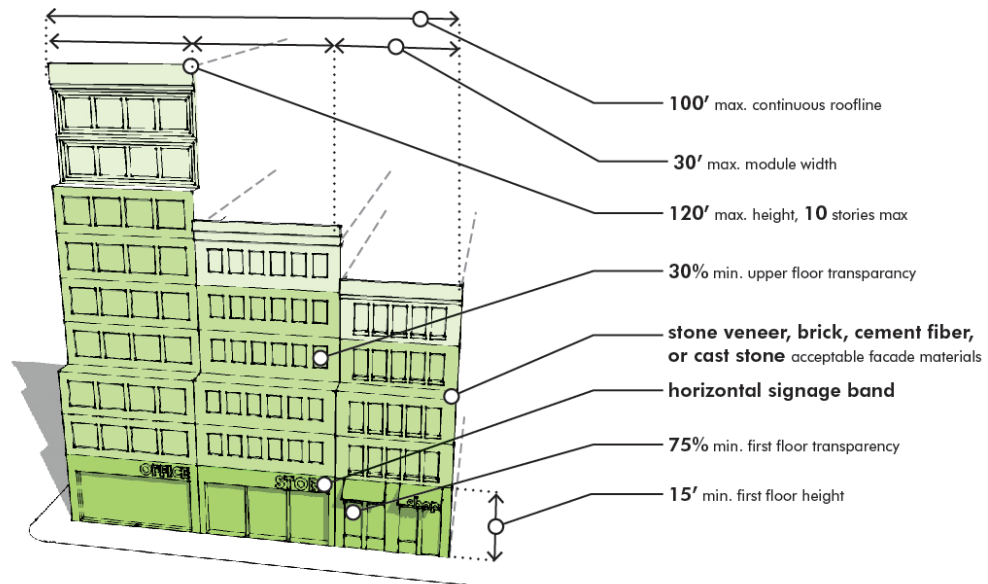
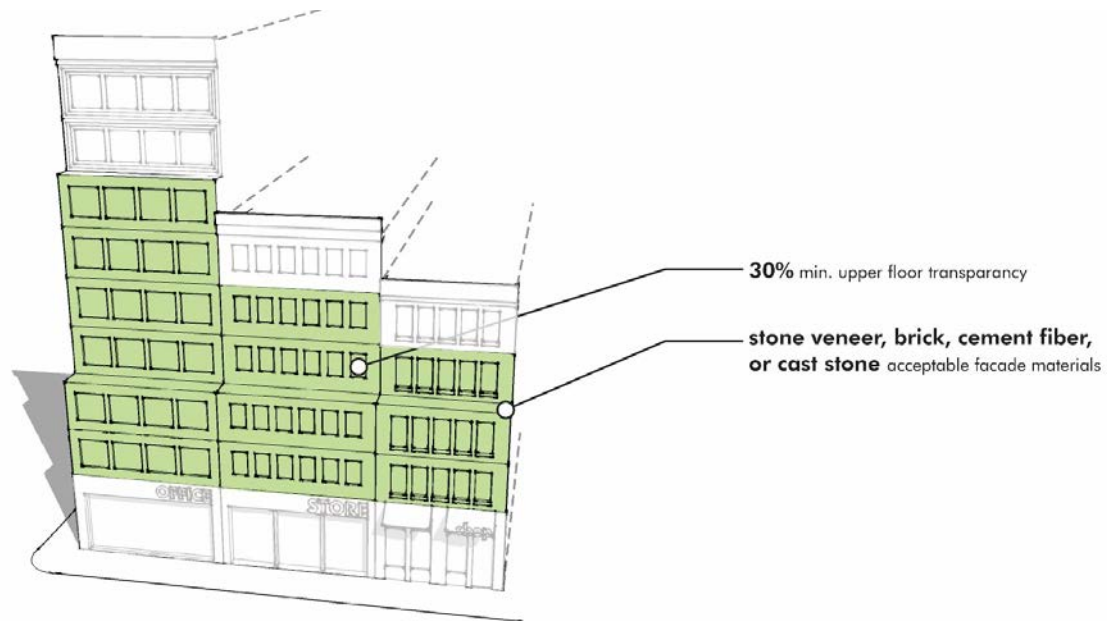
6.8.5. Architectural Design Standards

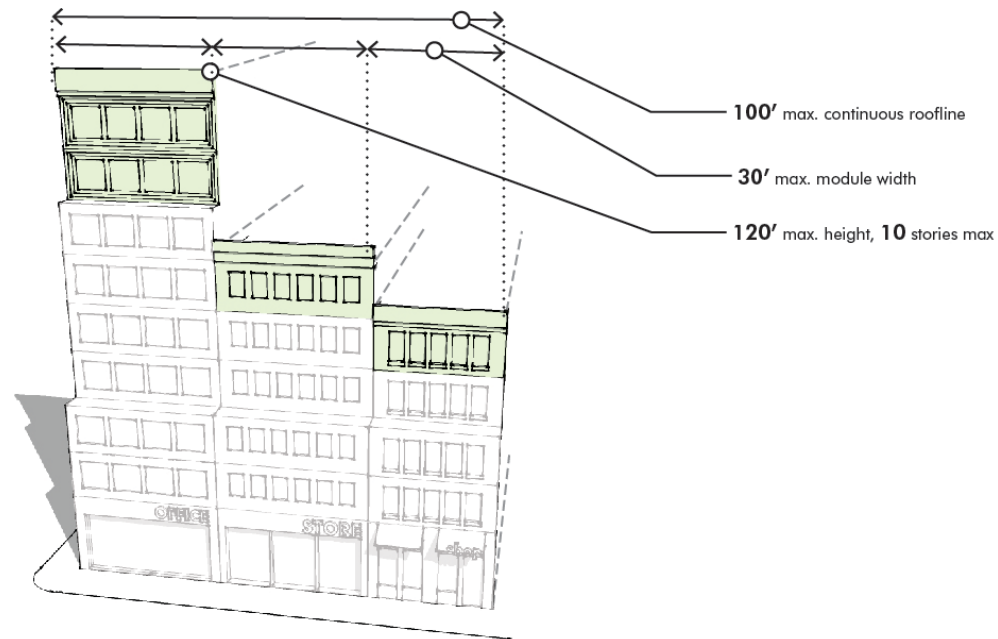
The following shall apply to all portions of a building which face a publicly accessible area, such as but not limited to, a plaza:

- a. Security gates shall be open grate or grill style, except that solid panels shall be allowed from the bottom of the security gate up to a maximum of forty-eight (48) inches. The gate shall be placed on the interior side of the window, within the building, and hidden from view when closed.

- b. Buildings shall be oriented towards the public street. Buildings may also be oriented toward another publicly accessible area.
- c. Façades shall be expressed as building modules that do not exceed 30 feet in width.
- d. Building Stepbacks: All buildings shall step back a minimum of ten feet (6') from the outermost façade plane of the building base along all street frontages at a maximum four stories from grade
- e. Where facing a publicly accessible area: a minimum of 75% of the ground floor (nonresidential only) façade between three (3) and ten feet (10') above grade and 30% of upper floor façades shall be transparent and shall provide visual access to the street.
 - i. Storefront windows that contribute toward compliance with this requirement shall consist of merchandising displays. Blanked-out storefront windows, windows which display only signage, or look into unused or "dead" space do not meet this requirement.
 - ii. First floor windows facing a publicly accessible area shall be clear; tinted windows in this location are prohibited.
- f. Functional entries for upper floor uses shall be consolidated into an entry lobby located in such a way that it does not interrupt ground floor uses.
- g. The first floor of accessory parking structures shall not face a publicly accessible area with the exception of the entrance. Said entrance shall be limited to a width of not more than 35 feet. Parking structures facing a publicly accessible area should be architecturally integrated into the principal building using techniques such as a liner building or ground floor space along the sidewalk for a permitted use.
- h. Building volumes should be articulated into three distinct vertical components – a "base", a "middle", and a "top."
 - i. The base should consist of the first story. The base design shall be emphasized to create visual interest and support pedestrian activity.
 - ii. The middle should consist of all or a portion of the upper stories. The middle shall be differentiated from the base and the top by a horizontal transition line. The transition line's specific location shall be determined primarily by the overall height of the building and that of any adjacent buildings. The transition line shall relate to adjacent building if the adjacent buildings are lower than the proposed building.

- iii. The top may consist of the top story or may consist of a horizontal or projecting element articulating the top of the building.
- i. Architectural variety in building material, massing, cornice height, and window style/height/arrangement is encouraged.
- j. Different uses on different floors, such as residential over retail, should be expressed in the architecture of the building.
- k. Building façades should be finished in stone veneer, brick, fiber cement panel and/or cast stone. Metal and stucco should be used only for minor accentuation of other elements of the façade. EIFS (exterior insulated finish system) should not be used.
- l. The first-floor height (measured floor-to-floor) of new construction should be a minimum of fifteen (15) feet.
- m. The maximum length of any visible continuous roofline should not exceed one-hundred (100) feet. Visible roofline segments should vary in height by at least four (4) feet.
- n. Building entrances should be articulated to make it easily identifiable by pedestrians and motorists and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.
- o. When separate tenants are housed in the ground floor of any building, separate entrances onto the sidewalk for each space should be provided, except when two stores share a vestibule.
- p. Upper floor windows should be divided into individual units, rather than a continuous "ribbon". Additionally, upper story windows should be oriented vertically.
- q. Windows should be recessed or project as bays from the main wall a minimum of four inches from the façade for visual interest as well as the perception that individual people or activities are behind individual windows.
- r. The following supplements the Architectural Design Guidelines above with graphical representations of the standards.





- s. Corner buildings should include distinguishing architectural treatments. Examples include but are not limited to the following:
 - i. Opening the space at ground level for people to walk across the corner. Building mass may be located above to further define the corner.
 - ii. A recessed entry at the corner such as the familiar angled wall with an entry door.
 - iii. A corner window with an important view into the building.
 - iv. Balconies or bay windows that wrap the corner.
 - v. A tower element to emphasize the corner.
- t. Accordion style storefronts facing a publicly accessible area are encouraged.
- u. Awnings should have a matte finish and be constructed of colored natural or synthetic canvas, or other materials such as metal or glass. Awnings should not be internally illuminated. Awnings should be mounted at or below the lintel of the second story window.
- v. Building roofs should be flat or gabled.

- w. Rooftop equipment such as mechanical units, vents, and flues should be located centrally on the building roof, to the extent practicable. Any equipment visible from publicly accessible area, adjacent lots, and pedestrian corridors should be screened using parapets, pitched roof forms, or penthouses. Screening should be composed of materials that are the same or complementary to the building.
- x. Ground level mechanical equipment is discouraged. Where provided, it should be screened by landscaping, fencing or walls or a combination of same from ground level view.

6.8.6. Train Station Plaza

- a. Redevelopment of Block 62 Lot 1 must include a public plaza/open space that maintains and highlights sightline from Smith Street of the train station.
- b. Plaza must be designed in accordance with Section 8.3.4 below.

6.8.7. Parking and Loading Requirements

General parking guidelines are located in Section 8.7 of this document and minimum requirements are outlined in the bulk table above. Exceptions are as follows:

- a. Rehabilitation and renovation of existing buildings shall not be subject to specific parking requirements, but are subject to Board and PARA approval, evidencing that the proposed parking, within the limits of the existing site conditions, will be satisfactory.
- b. Off-site parking is permitted for lots with less than 50 feet of frontage/5,000 sf of area, or for those lots who do not wish to provide parking on-site with the following requirements:
 - i. The receiving parking area must be within five-hundred feet (500') of the sending parcel and a long-term lease must be provided.
 - ii. A payment-in-lieu of parking must be made to the Parking Utility and approved by PARA
- c. In no case shall the number of parking spaces proposed exceed twenty percent (20%) more than the minimum required. Exceeding the maximum by more than twenty percent (20%) shall constitute a deviation.
- d. Shared parking for individual uses is encouraged and may be approved by PARA and/or the Planning Board at their discretion. The following must be provided:
 - i. Reductions are permitted of 5% to 20% for office uses, a reduction of 10% to 15% for other nonresidential uses and a reduction of 20% to 25% for residential uses.
 - ii. Shared lots are within five-hundred feet (500') distance of the primary entrance of each use utilizing the parking facility.

- iii. Evidence showing a difference in peak parking demand between the uses.
 - iv. The spaces to be provided will be available as long as the uses requiring the spaces are in operation.
 - v. A written agreement between the property owner(s) and the City, in a form satisfactory to the City Attorney must be provided, guaranteeing access.
- e. Parking Design:
- i. For any project that includes residential and which requires fifteen (15) or more parking spaces, all parking must be structured. This structured parking may be located below grade; embedded within the principal building, including at-grade level; and/or provided in a multi-level parking deck. At-grade structured parking must be screened according to the design standards in Section 8.7. Exceptions may be granted with consent from the PARA Board of Commissioners after submission of a design study and a financial pro forma showing hardship.
 - ii. Surface parking is only permitted at the rear of a lot and shall not be visible from the public right-of-way.
 - iii. Curb cuts are permitted only on lots with over 100 feet of frontage and 5,000 sf of area.
 - iv. Except for points of egress, parking decks shall not be visible from the public right-of-way, but must be wrapped with an active permitted principal use, including but not limited to retail space, residential or lobbies.
 - v. Driveway widths may not exceed ten feet (10') for one-way access or twenty feet (20') for two-way access in order to limit pedestrian disruption.
 - vi. Rear setback and coverage requirements shall be waived for parking garage levels only, with Board approval.
 - vii. All surface parking lots shall be constructed or pervious pavement, including but not limited to pervious asphalt, concrete, and pervious pavers. Gravel, dirt, and similar unconsolidated materials are prohibited for use as pavement.
 - viii. Loading spaces are not required.

6.8.8. Bike Parking Requirements

- a. Bike parking requirements outlined in Section 8.7.2 below apply to sub-district S-1E, with the exception of the table detailing parking requirements, which shall be superseded by the table below for S-1E.

- b. Bicycle parking facilities shall be required, in accordance with the table below, for any new principal structure, addition or enlargement of an existing principal structure in excess of 10% of the gross floor area (gfa), or for any change in use of an existing structure.

Bike Parking Requirements in S-1E	
Use Category	Required
All Residential Uses in buildings with five (5) or more units	Three-quarters (0.75) space per unit
Retail, Service, & Restaurants 6,000 square feet to 20,000 square feet	5 spaces per 6,000 sf gfa
Retail, Service, & Restaurants greater than 20,000 square feet	5 spaces per 15,000 sf gfa
Office	1 per 8 employees
Parking Garage or Lot	25% of auto parking

6.8.9. Use Distribution

The following distribution of permitted uses shall be required in relation to net buildable acreage per project:

- a. Public Open Space/Recreation Area: minimum of 10%.

6.8.10. Signage

General signage guidelines are located in Section 8.2 of this document.

6.9. Special Use Zone S-1F

S-1F is applied to Redevelopment Areas within *the Gateway Redevelopment Area* designated for warehousing, light industrial, and commercial uses. See Section 2.3 for Block and Lots.

6.9.1. Permitted Principal Uses

- a. Warehousing uses, including:
 - i. Wholesale offices and showrooms with accessory storage of goods.
 - ii. Warehousing/distribution.
 - iii. Showrooms.
- b. Light Industrial Manufacturing including assembly and fabrication.
- c. Urban agriculture and aquaponics, including the cultivation and harvesting of food or flowers in planters, in greenhouses, in buildings, or on rooftops. Cultivation and harvesting of illegal and controlled substances shall not be permitted.
- d. Retail establishments, excluding Big Box Retail.
- e. Municipal uses.
- f. Offices.
- g. Restaurants.
- h. Fitness Centers.
- i. Indoor Entertainment and Recreation.
- j. Outdoor Entertainment and Recreation.
- k. Bus shelters and other transportation enclosures, to service a public or private transportation system, and which may be located on private or public property, excluding bus, tram, and/or trolley storage facilities
- l. Improved open space, such as parks, plazas, waterfront walkways/promenades, trails, pocket parks, and community gardens.
- m. Any combination of the uses listed above.

6.9.2. Permitted Accessory Uses

- a. Parking decks and surface parking lots.
- b. Off-street loading.
- c. Signage, as regulated by Section 8.2 of this document.
- d. Fences, walls, hedges, etc., subject to municipal codes and requirements.
- e. Temporary Sales or construction trailer(s), when:

- i. Trailer(s) shall be located on the same lot as the principal permitted use and shall meet all setback requirements for principal buildings in the zone.
- ii. Trailer(s) shall be shown on the site plan for the principal permitted use.
- iii. Trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use.
- iv. Only one sales trailer and six construction trailers are permitted per project.
- f. Exterior trailer storage for staging of loading and unloading operations, with goods or materials only in containers on chassis or semi-trailers located in rear and side yards, provided it is appropriately screened from view from any road frontage or side yard with a three (3) foot deep buffer, with plantings at least four (4) feet in height, with shade trees as applicable in design standards for adjacent open space or streets. Stacked chassis/containers are prohibited. This shall not be deemed to prohibit parking or loading and unloading of trucks from warehouse uses in areas other than rear yards, if the areas are appropriately screened as described.
- g. Storage of goods incidental to the conduct of a retail business.
- h. Plazas, pocket parks, and community gardens.

6.9.3. Conditional Uses

Uses requiring a conditional use permit, subject to the provisions of Article VIII of the Perth Amboy Land Development Ordinances (Chapter 430).

- a. Quasi-public buildings.

6.9.4. Prohibited Uses

- a. Those uses creating noxious or injurious effects from dust, smoke, refuse, fumes, glare, vibrations or any uses involving any danger of fire, explosion or offensive noise, odors, heat or other objectionable influences, as detailed in Section 430-60(K) of the City of Perth Amboy Zoning and Land Development Ordinance.
- b. Signs painted upon the exterior side or rear walls of any principal or accessory building or structure. Murals approved by the City's Arts Council or other City Agency with approval from the Property Owner and the Redevelopment Agency shall be the only exception.
- c. Any exterior storage of goods or materials, except in the case of warehouse uses where such storage is permitted so long as the goods or materials are contained in semi-trailers or on chassis. Trailers utilized for the storage of goods or materials must be in designated trailer parking stalls.
- d. Sexually Oriented Business.

- e. Pawn Shops and Cash Checking establishments.
- f. Automotive (new or used) Sales and Service.
- g. Big Box Retail uses.
- h. Vehicle parking lots other than those permitted as accessory uses.
- i. Junk or salvage yards.
- j. Any other use not specifically permitted within this Special Use Zone.

6.9.5. Bulk Standards

Required bulk standards are detailed in the Bulk Standard table and shall be applied on a site wide basis. Bulk standards shall continue to apply site wide (Block 12, Lot 1.02; Block 13, Lot 1 and 1.01; Block 14, Lot 1; Block 40, Lot 1; and Block 40.01, Lot 2) irrespective of any subdivisions. For purposes of Block 12, Lot 1.02; Block 13, Lot 1 and 1.01; Block 14, Lot 1; Block 40, Lot 1; and Block 40.01, Lot 2, street frontage shall be along Riverview Drive. Additional bulk standards and exceptions not addressed in the Bulk Standard table are set forth below.

S-1F	
	Warehousing
Minimum Lot Area (square feet)	100,000
Minimum Lot Width (feet)	200
Minimum Lot Depth (feet)	500
Minimum Yards (feet)	-
Front Yard	-
Side Yard	25
Side Yard (both combined)	50
Rear Yard	50
Maximum Height (feet)	80
Maximum Height (stories)	4
Maximum Lot Coverage by Building (percent)	45
Maximum Impervious Coverage (percent)	75
Minimum Off-Street Parking	-
Filling Station (flat number)	-

Retail stores accessory to Filling Stations (per 150 square feet)	-
Urban Agriculture (per 5,000 square feet)	-
Self-Storage (per 5,000 square feet)	1
Warehouse use (per 2,500 square feet)	1
Bank (per 500 square feet)	-
Retail/Office/Health Club (per 1,000 square feet)	-
Ferry/Marina	100 / ferry, 1.5/boat slip
Restaurant (per 200 square feet)	-
Open Space (per acre)	3
Minimum Distance between Buildings (feet)	50*

*Existing historic buildings on Block 13 Lots 1 and 1.01 are exempt from this provision.

- a. Buffers:
 - i. Between warehouse uses and other uses (i.e.: retail, commercial, etc.) a buffer shall be required pursuant to §430-60(c) of the Zoning Code and modified to require a minimum width of twenty feet (20’).
- b. Open Space / Recreation Areas:
 - i. Open Space/Recreational Areas are exempt from lot bulk requirements. Minimum lot size and any setbacks shall be as appropriate for the intended purpose of the building, use, or open space.
 - ii. For any development on Block 12, Lot 1.02; Block 13, Lots 1 and 1.01; Block 14, Lot 1; Block 40, Lot 1; and/or Block 40.01, Lot 2; historic buildings are specifically exempt from any bulk standards, setbacks, or other physical requirements set forth in this redevelopment plan.
 - iii. At no time will public open space be less than 10% of the overall plan acreage. For phased projects, public open space dedications and improvements shall be delivered before any Certificate of Occupancy is issued. Public open space improvements will be specified and negotiated between the Redevelopment Agency and developer as part of the redevelopment agreement.
 - iv. If the dedication of public open space within a development is impossible due to site conditions, the Perth Amboy Redevelopment Agency may, at their discretion, accept a fee paid to the City’s Community Development Trust Fund in lieu of dedication. A combination of public open space dedication and payments-in-lieu of dedication is also permitted. In general, PARA encourages the creation of public open space throughout the City through redevelopment and therefore prefers public open space creation on site.

- (a) All land values used to determine fees in lieu of dedication of public open space will be based off of construction ready, post remediation, land values.
 - (b) Rehabilitation and adaptive reuse projects, as well as residential projects of ten (10) units or less, or office or retail development of less than 25,000 sf may have this fee in lieu of dedication waived at the discretion of PARA.
 - (i) For residential uses, the fee will be equal to: (total number of bedrooms + total number of units) x 0.004 acres x the average land value for all land involved in the project.
 - (ii) For retail or office uses, the fee will be equal to: \$2.20 per square foot of floor area.
 - (iii) For industrial uses or any use that is not residential, retail, or office, the fee will be equal to: 10% of the appraised land value of all land involved in the project, plus 30% for off-site provision. (10% x land value x 1.3).
 - (c) Payment-in-lieu of dedication must be approved as part of the redevelopment agreement. Any disagreement in the amount of required payment shall be resolved by conducting a professional appraisal, at the expense of the developer, of the fair market value of the development property. The professional appraiser shall be one of those pre-approved by PARA.
 - (d) All payments made in lieu of dedication shall be delivered before any Certificate of Occupancy is issued.
 - (e) All funds received for payment-in-lieu of dedication shall be used for the acquisition, improvement, development, or redevelopment of public open space within the city.
- c. Minimum Lot Size:
 - i. Mixed Use Buildings: minimum lot size shall be the minimum lot size for the use that is the predominant use of the building.
 - d. Building Setback Requirements: All setbacks shall be measured from the property line. All setbacks shall meet with the standards and exceptions detailed in the Bulk Standards table, unless specifically set forth below.
 - i. Attached Buildings/Facilities: Buildings may be attached on either side (i.e. have a side yard of zero feet). Buildings which are not attached shall have the minimum side setback applicable to the use detailed in the attached Bulk Standard table. Similarly, rear setback requirements shall be waived, with Board approval, when the rear of a building is attached to a parking deck.

- ii. No development other than public open space amenities and the Waterfront Promenade may be located closer than twenty feet (20') from the top of the riverbank at the Raritan Bay, Raritan River, Arthur Kill, or Staten Island Sound. For project Block 13, retaining walls and security fencing can be located no less than ten feet (10') from the top of the riverbank at the Raritan Bay, Raritan River, Arthur Kill, or Staten Island Sound.
- e. Building Stepbacks: All buildings shall step back a minimum of ten feet (10') from the outermost façade plane of the building base along all street frontages at a maximum four stories from grade.
- f. Building Coverage: Within the S-1F sub-district, pervious (landscaped) portions of garage and parking decks shall not count toward the total coverage calculations. This includes rain gardens, retention basis, and other green infrastructure techniques.
- g. Impervious Lot Coverage: Where maximum cannot be met on site by a developer, offsite green infrastructure improvements at a rate of 125% may be considered by PARA or the Planning Board in line with the Perth Amboy Green Collaborative's establish priority list for investments.
- h. Building Projections: Projections and extensions to buildings including structural canopies, balconies, and bay windows may extend into the yard setbacks so long as such projections and extensions are not supported by footings or foundations and do not extend beyond any property lines or into public rights-of-way.
- i. Building Height: maximum height shall be measured from Base Flood Elevation (BFE) as established by FEMA on parcels whose grade lies within the floodplain. On such parcels, the ground floor may only be used for vehicle parking, building access, storage, or other commercial uses permitted in this zone provided that the floor meets flood proofing standards. If any parcel lies partially within and partially outside of the established floodplain, active ground floor uses shall be located in the portions of the building where it is safe and possible to do so to the greatest extent possible.
- j. Waterfront Promenade and Park: Open space improvements that fall within "Section 8.3.2: Waterfront Promenade and Park" shall be adhered within area S-1F with the following exceptions:
 - i. Promenade is required to run the length of any waterfront open space identified in the open space plan within the redevelopment agreement that is publicly accessible in accordance with City Code Sec. 420 – "Waterfront Ordinance."

6.9.6. Parking and Loading Requirements

General parking guidelines are located in Section 8.7 of this document and minimum requirements are outlined in the bulk table above. Exceptions are as follows: Open Space/Recreation area parking shall be provided at a rate of 3 parking spaces per open space acre or part thereof of open space/ recreation.

- a. Warehouse uses shall allow front yard parking, provided it is appropriately screened with a vegetative buffer at least three (3) feet in width, with pollution resistant street shade trees at regular intervals, 25 feet on center. Trees shall be a minimum of 3.5" caliper measured at 8" above the grade. Automobile parking may encroach into front yard setbacks a maximum of fifteen (15) feet from the property line.
- b. In no case shall the number of parking spaces proposed exceed twenty percent (20%) more than the minimum required. Exceeding twenty percent (20%) shall constitute a deviation. Calculation of required parking shall be based on the total project site, not individual phases.
- c. Shared parking for individual uses is encouraged and may be approved by PARA and/or the Planning Board at their discretion. The following must be provided:
 - i. Reductions are permitted in accordance with New Jersey Transit's publication "Planning for Transit-Friendly Land Use," which recommends a reduction of 5% to 20% for office uses, a reduction of 10% to 15% for other nonresidential uses and a reduction of 20% to 25% for residential uses.
 - ii. Shared lots are within five-hundred feet (500') distance of the primary entrance of each use utilizing the parking facility.
 - iii. Evidence showing a difference in peak parking demand between the uses.
 - iv. The spaces to be provided will be available as long as the uses requiring the spaces are in operation;
 - v. A written agreement between the property owner(s) and the City, in a form satisfactory to the City Attorney must be provided, guaranteeing access.
- d. Bicycle parking shall be provided at a rate of fifteen percent (15%) of automobile parking requirements and should be sheltered where possible.
- e. Automobile parking and truck loading shall be permissible in front yards, provided it is screened with a vegetative buffer at least three (3) feet in width wherever feasible, composed of approved landscaping materials. Pollution resistant street shade trees are to be planted along the front yard, at regular intervals, 25 feet on center. Trees shall be a minimum of 3.5" caliper measured at 8" above the grade.

6.9.7. Fencing

- a. Where visible from or along a public open space or right of way, a decorative metal fencing system utilizing vertical pickets not to exceed eight (8) feet in height shall be required.
- b. Fencing shall be decorative, black metal. A maximum height for fencing along rear yard areas shall be eight (8) feet in height.
- c. Fences and walls shall complement the architectural character of the principal building.
- d. A finished side of all fences shall face “out” from the property. All structural supporting members of the fence must face the interior portion of the lot and no portion of any at-grade fence may extend beyond or across the property line.

6.9.8. Use Distribution

The following distribution of permitted uses shall be required in relation to net buildable acreage per project:

- a. A minimum of 10% of the total project area must be developed as public open space for active or passive recreation. Of this 10%, public amenities should include an open amphitheater, a senior park, greenways, putt-putt course, art and restrooms.

6.10. Special Use Zone S-1G

S-1B is applied to Redevelopment Areas within *The Gateway* designated for multi-use trail uses. See Section 2.3 for Block and Lots.

6.10.1. Permitted Principal Uses

- a. Multi-Use Trails.
- b. Freight or Commuter Rail Uses.

6.10.2. Permitted Accessory Uses

- a. Signage, as regulated by Section 7.2 of this document.
- b. Multi-use trail signs designed to guide cyclists to their destinations must be provided. These signs should be placed at decision points along a multi-use trails to inform users of route direction changes and to confirm that route direction has been comprehended. To provide navigational information, supplemental plaques shall be used to convey the distance to the desired destination and direction of travel. As desired or deemed appropriate, supplemental plaques should be placed above these signs to identify a specific route by local name.

- c. Warning signs shall be provided to alert pedestrians and cyclists, in advance, of a change in the condition on, adjacent to, or above the roadway or pathway that require caution, diversion, or a change in speed. Typical hazards include physical condition, moving hazards, temporary conditions, or now or changed traffic regulations.
- d. Fences, walls, hedges, etc., subject to municipal codes and requirements.
- e. Bicycle parking or service structures and facilities
- f. Plazas, pocket parks, and community gardens.
- g. Cellular and digital antennas, provided units are co-hang units, and the overall height to the top of the antenna complies with maximum building height requirements.

6.10.3. Prohibited Uses

- a. Those uses creating noxious or injurious effects from dust, smoke, refuse, fumes, glare, vibrations or any uses involving any danger of fire, explosion or offensive noise, odors, heat or other objectionable influences, as detailed in Section 430-60(K) of the City of Perth Amboy Zoning and Land Development Ordinance.
- b. Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure. Murals approved by the City’s Arts Council or other City Agency with approval from the Property Owner and the Redevelopment Agency shall be the only exception, as long as they do not advertise a business, activity, or product.
- c. Junk or salvage yards.
- d. Drive-in establishments.
- e. Any visible exterior storage of goods or materials.
- f. Stacked trailers or containers or long-term storage of trailers/containers.
- g. Sexually Oriented Business.
- h. Pawn shops and check cashing establishments.
- i. Vehicle parking lots other than those permitted as accessory uses.
- j. Any other use not specifically permitted within this Special Use Zone.

6.10.4. Bulk Standards

Required bulk standards are detailed in the Bulk Standard table. Additional bulk standards and exceptions not addressed in the Bulk Standard table are set forth below.

S-1G	
	Multi-Use Trails
Minimum Width (feet)	10
Minimum Vertical Clearance (feet)	12

- a. Trails and staging areas need to be easily accessible to the public.
- b. Trail systems should connect existing open space areas and community recreational amenities, employment centers and shopping areas.
- c. The plan should provide a regional approach (linkages) if possible in order to provide neighboring communities with guidance in their trail planning process.
- d. Trail design should be incorporated into plans for natural drainage channels, street rights-of-way, and landscape corridors, power rights-of-way, levees, and other open spaces.
- e. Trails that are accessible to the disabled or are at least barrier-free should be clearly designated on maps and with signs.
- f. Trail plans should be incorporated into plans for new transportation structures such as roads, bridges, and overpasses.
- g. When possible, trail systems should offer loops, allowing the individual to avoid backtracking.
- h. Trail design should consider aesthetic, educational, scientific, historical, scenic and cultural features of interest.
- i. Surface parking is only permitted at the rear of a lot and shall not be visible from the public right-of-way.

SECTION 7: REINTRODUCTION OF THE STREET GRID

7.1. The Grid of the City

During the height of industry in Perth Amboy, the waterfront areas were dominated by large tract industrial uses, occupying acres of land, preventing access to the waterfront from the residents of the City. As a result, the street grid abruptly stops around many of these sites, and in fact around much of the perimeter of **The Gateway**.

In order to increase pedestrian activity and enable access to the waterfront, reintroduction of these streets for vehicular and/or pedestrian traffic is encouraged. The map below in Section 7.2 depicts the City's vision for a new grid of streets within **The Gateway**. Increased unit counts will be provided to those who participate, existing standards will apply for those who do not.

The standards below provide guidelines and incentives for property owners who agree to participate in this effort. Those who wish not to participate are bound by the zoning standards in the base zone as outlined earlier in this document.

7.2. Streets Affected

The City envisions extensions to the following existing streets:

- Gordon Street between Second Street and the western Gateway Area boundary
- Patterson Street between Second Street and the western Gateway Area boundary
- Riverview Drive between Second Street and Grant Street
- Market Street between Herbert Street and Riverview Drive
- Sherman Street between Patterson Street and Riverview Drive
- Meade Street between Patterson Street and Riverview Drive
- Olive Street between Market Street and Riverview Drive
- Walnut Street between Market Street and Riverview Drive
- Prospect Street between Market Street and Riverview Drive
- Oak Street between Market Street and Riverview Drive

- Elm Street between Market Street and Riverview Drive
- Fayette Street between Clement Street and Route 440 Perth Amboy Connector Road



It is understood that crossings at Second Street may require bridges over the railroad tracks as well as agreements from various entities including New Jersey Transit. This is the responsibility of the applicant and is to be done in coordination with the City and its appropriate agencies.

Should any applicant wish to modify this list with equivalent street extensions in order to best accommodate a development project, the Board and PARA have the authority to approve such requests. Nothing in this section shall be interpreted to preclude a project from having internal streets, either private or public.

7.3. Bonus Incentives

Should a parcel owner agree to participate in the reintroduction of the City’s grid, incentives shall be available as bonuses to the base zoning bulk standards. These are set forth below, applicable to parcels within **The Gateway** that are adjacent to streets identified above in Section 7.2. Standards are based on use.

Street Grid Bonus				
	Townhouse	Multifamily	Business/ Retail/ Mixed Uses	Light Industrial
Minimum Lot Area (square feet)	20,000	12,000	50,000	50,000
Minimum Lot Width (feet)	300	30	250	250
Minimum Lot Depth (feet)	90	50	100	100
Maximum Front Yard (feet)*	5	5	5	15
Maximum 1 Side Yard (feet)**	0	10	10	40
Maximum 2 Side Yard (feet) - Both	0	20	10	80
Minimum Rear Yard (feet)	10	0	35	50
Maximum Height (feet)	35	70	80	60
Maximum Height (stories)	2.5	6	6	4
Maximum Height with Garage (feet)	-	95	95	-
Maximum Height with Garage (story)	-	8	8	-
Maximum Lot Coverage of Building (percentage)	80	70	80	60
Maximum Impervious Coverage (percentage)	85	85	95	75

Maximum Dwelling Units per Acre	-	65	60	-
Maximum Distance Between Buildings (feet)	15	-	15	-
Minimum Distance Between Buildings (feet)	10	10	0	-

* Front Yard Setback not required from property line so long as distance between outside edge of curb to nearest part of building façade is no less than twenty feet (20'). A sidewalk of at least ten feet (10') shall be provided with the remainder of the setback to be used for landscaping and/or pedestrian amenities.

** Side Yard Setback not required from property line so long as distance between outside edge of curb to nearest part of building façade is no less than fifteen feet (15'). A sidewalk of at least ten feet (10') shall be provided with the remainder of the setback to be used for landscaping and/or pedestrian amenities.

7.4. Qualification Requirements

- a. In order to qualify for the above bonuses, the developer/property owner must improve all streets adjacent to the developable parcel(s) to the centerline of said street to municipal standards. This shall include any improvements and infrastructure related thereto.
- b. All streets shall comply with Sections 8.5 and 8.8 of this document.
- c. At the time of or prior to the issuance of a Certificate of Occupancy, ownership of said street shall be conveyed, free of charge, to the City of Perth Amboy.
- d. New streets shall align, to the greatest extent possible, with the existing grid to allow direct, continuous access by both vehicles and pedestrians.
- e. New streets shall have curb-to-curb widths to match the existing streets which they are extending. Street widening or narrowing may be considered by the Redevelopment Agency. Sidewalks may be wider in order to comply with Sections 8.5 and 8.8 of this document.
- f. On-street parking created as a result of reestablishing the grid may count towards the projects parking requirement.
- g. Streets shall meet all City and Federal accessibility requirements.
- h. All streets shall provide uninterrupted sidewalks on both sides.
- i. Bulk items may be satisfied by aggregating contiguous lots.
- j. Streets shall retain the name of that street which they are serving as an extension of.
- k. North, South, East, and West prefixes and suffixes may be used for clarification.

SECTION 8: DESIGN STANDARDS + CONTROLS

The following design standards and controls apply to all properties within **The Gateway** redevelopment area.

8.1. Building Design Criteria

- a. All building heights shall be measured in accordance with the definition provided in Article II, Section 430-5 "Building Height" of the Perth Amboy Municipal Code.
- b. Townhouses shall have architectural details including front stoops with rails, brick or natural materials (eg: cedar or wood-finish hardi plank façades, heavy gauge asphalt shingled roofs, eave cornices, etc.).
- c. Structures shall have a base capped with horizontal articulation or midline cornice. The base shall be constructed of masonry (real brick, smooth finish decorative block, precast concrete or stone), glass, or metal elements. Metal and stucco should be used only for minor accentuation of other elements of the faced. EIFS (exterior finish system) should not be used. The volume above the base may have differing, though compatible, use of façade materials and architecture. Warehouse/ distribution buildings shall be permitted to use pre-cast or tilt up concrete panels.
- d. New buildings shall be oriented to the street. Where rear or side yard parking is required and provided, entrances from those parking lots, if any, must be secondary in design to the primary street-facing entrance.
- e. Security gates shall be open grate or grill style, except that solid panels shall be allowed from the bottom of the security gate up to a maximum of forty-eight (48) inches. The gate shall be placed on the interior side of the window, within the building, and hidden from view when closed.
- f. A consistent rhythm of architectural elements such as windows, doors, and/or porticoes is required, and should provide a sense of relationship between buildings or their elements within a project site. Additionally, scale, siting, and rhythm should be considered in terms of its relationship with any neighboring, off-site development.
- g. No blank walls shall be permitted alongside or rear façades. Articulation or depth in the form of material changes, shadow windows, or brickwork shall be used to break up an otherwise flat wall.
- h. No unfinished cement block shall be permitted on any exterior façade.

- i. Primary entrances to buildings are to be clearly marked, architecturally framed, and oriented towards public streets.
- j. Retail, restaurant, office or other commercial façades that front a public street at the ground floor level shall be required to provide 70% glazing. Inactive, blank façades shall be limited to a length of no more than fifteen (15) percent of the first-floor street frontage or thirty (30) consecutive linear feet along a public right-of-way (whichever is greater) in order to accommodate meter rooms, garage doors or loading zones, emergency exits, etc.
- k. New rooftop appurtenances, such as but not limited to, HVAC equipment, elevator housing, exhaust pipes and other mechanical equipment are to be fully screened from view as measured from 5.5 feet above grade at the property line(s) parallel to the far side of the adjacent right-of-way.
- l. Fire escapes and secondary points of egress are to be internal.
- m. Folding window walls or other opportunities for extensive glazing and flexible frontages on commercial store façades facing streets, parks, and waterfront areas are encouraged.
- n. Retail/Commercial loading docks and service areas (including garbage storage) shall not be located on any street frontage.
- o. Light manufacturing/warehousing service areas (including garbage storage) may be located along public streets, provided they are screened with a vegetative buffer at least three (3) feet in width wherever feasible, composed of approved landscaping materials. All loading docks and service areas shall be screened by the placement of continuous evergreens planted at a minimum height of five (5) feet wherever feasible. Spacing shall be determined based on species selected to ensure a total screen.
- p. Architectural and accent lighting is required on structures and should be off between the hours of 11:00 pm and 5:00 am.
- q. Safety lighting is required on structures.
- r. In the case of a ferry operation terminal, both the inland-facing side and water-facing sides of the structure shall be treated as "fronts," and shall be designed with architectural articulation and quality design along both sides.
- s. On buildings, whose ground floor level lies below the floodplain, active ground floor uses shall be provided to the greatest extent possible. On frontages where this is not possible due to floodplain regulations, façades

shall be designed with articulation and openings in order to prevent blank walls. Landscaped buffers, artistic treatments, and other means by which to soften otherwise blank façades shall be employed.

- t. Mixed use, officer and commercial buildings shall be oriented toward waterfront promenade or park. The river façade of buildings intended for such uses shall be designed as a principal or major façade, and should have at least the same design elements, articulation, relief, and other architectural considerations as the other façades. The materials on the river façade of buildings should be of at least the same quality as the materials on the other façades.

8.2. Signage

The guidelines below apply to all sub-districts:

- a. All signage (street, directional, and facility) details will be provided in the proposed site plans for PARA review and approval.
- b. Each project must include a signage plan for the property with a map of proposed location, renderings of proposed signage, and dimensions of proposed signage in the redevelopment agreement approved by PARA.
- c. Street signs shall be placed at all intersections, well-lit, and clearly legible.
- d. Ground signs are prohibited except for churches, schools, in designated park/open space areas and for industrial areas including warehousing, fabrication and assembly uses.
- e. Changeable copy (digital or otherwise) signs are prohibited, except on Block 90 at the corner of Smith Street and Convery Boulevard.
- f. No sign shall be flashing or animated.
- g. Signs may be lit by architectural lighting, channel letters, halo lights, gooseneck lamps, or similar. Box lit signs are prohibited.
- h. Roof signs are prohibited.
- i. Billboards are prohibited.
- j. Murals approved by the City's Arts Council or other City Agency with approval from the Property Owner and the Redevelopment Agency shall not be considered signs, as long as they do not advertise a business, activity, or product.

- k. Banners, flags and pennants shall be permitted subject to review and approval of the PARA and the Planning Board. Said Banners, Flags and pennants should be designed to reflect a consistent theme and placed to enhance the architecture and design of the surrounding buildings, streetscape and open space.
- l. During construction one (1) sign for each project or development indicating the name of the project or development, general contractor, subcontractor, financing institution and public agency officials (where applicable). The sign area shall not exceed two hundred (200) square feet and shall be attached (where there is an existing structure) or freestanding (where there is new construction). These signs shall be taken down with ten (10) days of project completion and rendering on construction sign.
- m. Storefront glazing for commercial uses included but not limited to offices, retail, or restaurants shall provide a clear view into the interior in order to create an active streetscape and provide for the safety of the establishment. Windows shall not be blocked with temporary signs, interior partition walls, product displays, or other sightline obstructions. 80% transparency is required.
- n. Multi-modal wayfinding signage shall be in accordance with the Municipal Public Access Plan upon its adoption.
- o. Permitted Wall Signs, all areas:
 - i. Maximum Sign Area: Ten (10%) of the first story portion of the wall to which it is attached or two percent (2%) of the façade area whichever is less.
 - ii. All building signs shall be flush mounted; projecting no more than fifteen (15) inches.
 - iii. Maximum Sign Length: fifteen (15) feet.
 - iv. Maximum letter dimensions (inches): 19" high.
- p. One (1) sign per building with the following exceptions:
 - i. For businesses or tenants with multiple street frontages, no more than one (1) sign per street frontage is permitted.
 - ii. Buildings with multiple businesses or tenants may have more than one (1) sign per building provided the aggregate area of all signs does not exceed the maximum area permitted for each street frontage.
 - iii. Industrial uses including warehousing, fabrication and assembly may incorporate signage as required to direct loading, unloading, production and warehousing activities and to ensure the safety of the public as well as personnel on site in accordance with an approved signage plan.

8.2.2. Open Spaces and Parks:

- a. Open Spaces and Parks may have one (1) freestanding ground sign at each vehicular entry or at each corner facing a public right-of-way. Each sign may be a maximum of six (6) feet in height and shall not exceed fifteen (15) square feet in size.
- b. For parks without vehicle access or corner locations, one (1) sign, conforming to the size requirements above, may be located at the primary park entry.
- c. Interpretive informational signage should be provided at points of historic or other interest.

8.2.3. Industrial:

- a. Façade Signage:
 - i. Area: Two percent (2%) of the street front façade for single frontage buildings. For multi-frontage buildings, signage shall be limited to one percent (1%) of the aggregate frontage area.
- b. For Block 12, Lot 1.02; Block 13, Lot 1 and 1.01; Block 14, Lot 1; Block 40, Lot 1; and Block 40.01, Lot 2 street frontage will be considered Riverview Drive and Elm Street or any extension thereof.
- c. Logo signs identifying facility ownership shall be permitted in addition to the above requirements, not to exceed one-hundred-fifty (150) square feet.
- d. Signs painted or mounted upon rear or side façades are permitted for industrial uses including, but not limited to warehousing, fabrication and assembly, provided they adhere to the signage area standards of this Plan.
- e. Ground Sign:
 - i. Items of Information Permitted: Ten (10) items of information are permitted for each principal sign, in accordance with §430-62.A(15) of the municipal code.
 - ii. Business or tenants with multiple street frontages, no more than one (1) sign per business/tenant per street frontage is permitted.
 - (a) For Block 12, Lot 1.02; Block 13, Lot 1 and 1.01; Block 14, Lot 1; Block 40, Lot 1; and Block 40.01, Lot 2 signs may be located at the following locations: Grant Street and Riverview Drive; Riverview Drive and Elm Street; Elm Street and Market Street.
 - iii. Buildings with multiple businesses or tenants may have more than one (1) sign per frontage but in no case, may signage exceed three (3) signs per frontage.
- f. Ground signs shall be setback a minimum of ten feet (10') from a public right-of-way. No more than one (1) identification ground sign shall exceed five (5) feet in height or fifty (50) feet in area.

8.2.4. Awnings and Canopies:

- a. Of a type and style consistent with the architecture and style of the buildings shall be permitted.
- b. Shall have a matte finish and be constructed of colored natural or synthetic canvas, or other materials such as metal or glass.
- c. Awnings and canopies containing only a brand name and logo and/or the building's address number shall not be considered a sign.
- d. Shall be mounted at or below the lintel or the second story window except as required by industrial operations
- e. Awning dimensions shall be in accordance with §430-62.O(1) of the municipal code.
- f. Lighting: Indirect white lighting of awnings is permitted. Internal lights are prohibited.

8.2.5. Window signs:

- a. Neon is limited to ten percent (10%) of window area and shall include no more than three colors.
- b. Window signage may not exceed fifteen percent (15%) of the window area, and letter height is limited to seven (7) inches.
- c. Window signage is prohibited over the second floor.

8.3. Public Open Space Improvements

8.3.1. Parks

- a. All public parks must be designed by a licensed landscape architect.
- b. Landscaping:
 - i. Native and drought tolerant species are encouraged. Species should be salt and wind tolerant and able to tolerate periodic inundation of water when located along the waterfront.
 - ii. Bioswales and rain gardens are encouraged.
 - iii. Xeriscaping shall be required in order to eliminate the need for irrigation systems. Exceptions may be considered by PARA.
 - iv. Tree grouping or clustering is encouraged.
- c. Parks are to be a maximum of 25% impermeable.
- d. Permeable paving is encouraged. Where permeable paving is used, paved areas shall be calculated at a rate of 50% toward impervious coverage limits.

- e. Public open space areas shall be equipped with public restroom facilities where the size of the space is greater than one (1) acre and there is not a public facility within two-hundred-fifty (250) feet. Such facilities will be equipped with infant changing tables.
- f. Parks are to be designed for both active and passive recreation with accommodations for residents of all ages.
- g. Lighting:
 - i. Lights are to be provided at a minimum of seventy-five (75) foot intervals along all public streets, or bicycle and pedestrian facilities accessible to the public and should be no taller than twenty feet (20').
 - ii. Lights are to be fully enclosed/shielded, full cut off fixtures to prevent light spillage onto off-site properties or upward into the sky. Lighting is to be LED lamps providing "warm-white" light (CCT < 3,000 K or S/P ratio < 1.2) and not less than one-half horizontal foot-candle average lighting level at the surface.
 - iii. All lights are to be dimmable and capable of control by timer.
 - iv. Parks shall be lighted such that all lighting shall be directed away from all adjacent lots, particularly those lights used to illuminate active recreation courts and areas.
 - v. Any pathways shall be lit for pedestrians in addition to any street lighting that is proposed.
 - vi. All lighting shall be directed away from all adjacent lots.
 - vii. Lights shall be of a decorative historic pole mounted "Acorn" type lighting fixture as supplied by the local utility company or as approved by PARA. "Cobra" type light fixtures shall be discouraged except where required to provide appropriate foot candles at pedestrian walkways.
 - viii. Architectural and accent is required on structures and should be off between the hours of 11:00 pm and 5:00 am.
 - ix. Safety lighting is required on structures.
- h. Benches:
 - i. Benches are to be provided along pedestrian pathways and near shade trees at a maximum of 150 feet on center.
 - ii. Benches shall be of a "Classic Park Bench" design (see The Bench Factory manufacturer item TBN-37 or equivalent) or as approved by PARA.
- i. Bicycle Racks:

- i. Bicycle racks and/or lockers are to be provided without charge at select areas along pedestrian pathways. Total number of spaces for bicycle parking shall be a minimum of 1 bike parking space per 5,000 square feet of open space. Additional bike parking should be provided at points of interest, including ball fields, comfort stations, and playgrounds. Outdoor bicycle parking should be sheltered or lockers where possible.
- j. Trash Receptacles
 - i. Trash receptacles are to be provided at regular intervals on the pedestrian walkways, a minimum of 200 feet on center. Additional receptacles may be required based on the specific uses in an area.
 - ii. Trash receptacle to be approved by PARA and in accordance with their standard product selection.

8.3.2. Waterfront Promenade and Park

Waterfront Promenade and Park shall be designed as a “floodable park.” A licensed landscape architect must be used to design the park and provide plans and testimony as to the park’s ability to withstand flood inundation, including but not limited to the vegetation chosen, utility service protection, the expectation of amenities (playground equipment, restroom facilities, etc.) to remain in place, etc. This promenade is required to run the length of the waterfront, with no disconnected parcels or gaps (with the exception of Block 14, Lots 1 and 1.01). For blocks 13 and 14, this connectivity can be met with public access along Elm Street and Riverview Drive.

- a. All waterfront promenade and park development must be compliant with City Code Sec. 420 – “Waterfront Ordinance.”
- b. Access to the waterfront must be available at least every 500 feet connecting to the city grid.
- c. Parks are to be a maximum of 25% impermeable.
- d. Minimum promenade cart-way width shall be ten feet (10’). This does not include adjacent open space, landscaping, revetments, etc.
- e. Promenade must permit both pedestrian and bicycle use.
- f. All portions of waterfront construction shall be designed and constructed of long-lasting materials suitable for exposure to the elements, including an aggressive saltwater environment.
- g. Bicycle Racks:

- i. Bicycle racks and/or lockers will be provided without charge along waterfront promenade areas with a minimum of 1 bike parking space per 5,000 sf of open space and spaced no more than 500 linear feet apart. Additional bike parking should be provided at points of interest, including ball fields, comfort stations, and playgrounds.
 - h. Restrooms:
 - i. The Waterfront Promenade is to be equipped with public restroom facilities spaced no more than a half linear mile apart. Such facilities will be equipped with infant changing tables.
 - i. Landscaping:
 - i. Species used shall be salt and wind tolerant and able to tolerate periodic inundation of water. Examples include Smooth Cordgrass, Rug Junipers, etc.
 - ii. Bioswales and Rain Gardens are encouraged.
 - iii. Tree grouping or clustering is encouraged.
 - j. Paving:
 - i. Permeable paving is encouraged.
 - ii. Walkways shall be consistent and/or compatible with existing promenade pavement.
 - iii. In some areas, the Waterfront Promenade may extend over the natural slope of the waterfront. In such cases, wood or metal boardwalks or cantilevered walks may be considered
- a. Lighting:
 - i. Lights are to be provided at a minimum of seventy-five (75) foot intervals along all public streets, or bicycle and pedestrian facilities accessible to the public and should be no taller than twenty feet (20').
 - ii. Lights are to be fully enclosed/shielded, full cut off fixtures to prevent light spillage onto off-site properties or upward into the sky. Lighting is to be LED lamps providing "warm-white" light (CCT < 3,000 K or S/P ratio < 1.2) and not less than one-half horizontal foot-candle average lighting level at the surface.
 - iii. All lights are to be dimmable and capable of control by timer.
 - iv. Parks shall be lighted such that all lighting shall be directed away from all adjacent lots, particularly those lights used to illuminate active recreation courts and areas.
 - v. Any pathways shall be lit for pedestrians in addition to any street lighting that is proposed.
 - vi. All lighting shall be directed away from all adjacent lots.

- vii. Lights shall be of a decorative historic pole mounted "Acorn" type lighting fixture as supplied by the local utility company or as approved by PARA. "Cobra" type light fixtures shall be discouraged except where required to provide appropriate foot candles at pedestrian walkways.
- viii. All lights and poles shall match existing waterfront promenade lighting.
- ix. Architectural and accent is required on structures and should be off between the hours of 11:00 pm and 5:00 am.
- x. Safety lighting is required on structures.
 - k. Benches:
 - i. Benches are to be provided along pedestrian pathways and near shade trees at a maximum of seventy-five (75) feet on center.
 - ii. Benches shall match existing waterfront seating. Variations from the standard bench are subject to Board and PARA review and approval.
 - iii. Benches shall be of a "Classic Park Bench" design (see The Bench Factory manufacturer item TBN-37 or equivalent).
 - l. Walls & Railings:
 - i. Inland concrete walls may be used only where necessary. A decorative finish is required.
 - ii. Any walls on the seaboard side of the walkway must have vents to allow the free flow of water to and from the waterbody.
 - iii. Seaboard side walls and railings shall be designed to match existing waterfront railings on adjacent parcels. Variations will be considered by PARA and the Planning Board.
 - iv. Seaboard side walls and railings shall be designed to match the height of walls and railings on adjacent parcels. Generally, this height is three feet six inches (3'6"), but height shall in all circumstances match adjacent.
 - m. Trash Receptacles:
 - i. Trash receptacles are to be provided at regular intervals on the pedestrian promenade, spaced a maximum of two-hundred (200) linear feet apart along the Promenade. Additional receptacles may be required based on the specific uses in an area.
 - ii. Receptacles shall match those existing along the waterfront and matching the standard product selection of PARA.
 - iii. Variations from the standard receptacle are subject to Board and PARA review and approval.

- n. Living Waterfront
 - i. Portions of the waterfront promenade have been identified as places to encourage and enjoy the natural waterfront. In these areas, landscaping and construction shall be limited. Preserving nature is the guiding force in these areas.
 - ii. The Living Waterfront areas are within Block 88.01 and Block 11. In the event that either of these areas does not have sufficient width to accommodate the Promenade and Living Waterfront, the adjacent parcels toward the inland side shall be used or boardwalks installed.
 - iii. Living Waterfront areas shall have educational signage related to the flora, fauna, and other natural features of the area.

8.3.3. Rail Rights-of-Way

- a. All rail rights-of-way shall be considered for rails-to-trails and/or rails-with-trails open space improvements.
- b. At the time of development, any rail rights-of-way shall be developed consistent with the standards set forth above for Parks.

8.3.4. Plazas

- a. One (1) linear foot of seating shall be provided for each linear foot of plaza perimeter. Plaza perimeter shall be defined as the continuous line forming the boundary of the plaza.
- b. Seating space may include planters, benches, fountains, etc.
- c. Plaza must be securely lit, similarly to park lighting requirements in Section 8.3.1.g.
- d. Fountains, landscaping, and public art are encouraged in plaza areas.
- e. If any landscaping is proposed, salt and wind tolerant species shall be encouraged in waterfront area.

8.3.5. Second Street Pathway

- a. A pedestrian/bicycle pathway is required along the west side of Second Street from Market Street south to the termination of Second Street.
- b. Pathway shall not be less than ten feet (10') in width.
- c. Pathway shall accommodate and permit and delineate both pedestrian and bicycle uses.
- d. Lighting:
 - i. Lights are to be provided at a minimum of seventy-five (75) foot intervals along all public streets, or bicycle and pedestrian facilities accessible to the public and should be no taller than twenty feet (20').

- ii. Lights are to be fully enclosed/shielded, full cut off fixtures to prevent light spillage onto off-site properties or upward into the sky. Lighting is to be LED lamps providing “warm-white” light (CCT < 3,000 K or S/P ratio < 1.2) and not less than one-half horizontal foot-candle average lighting level at the surface.
- iii. All lights are to be dimmable and capable of control by timer.
- iv. Parks shall be lighted such that all lighting shall be directed away from all adjacent lots, particularly those lights used to illuminate active recreation courts and areas.
- v. Any pathways shall be lit for pedestrians in addition to any street lighting that is proposed.
- vi. All lighting shall be directed away from all adjacent lots.
- vii. Lights shall be of a decorative historic pole mounted “Acorn” type lighting fixture as supplied by the local utility company or as approved by PARA. “Cobra” type light fixtures shall be discouraged except where required to provide appropriate foot candles at pedestrian walkways.
- viii. Architectural and accent is required on structures and should be off between the hours of 11:00 pm and 5:00 am.
- ix. Safety lighting is required on structures.
- e. Benches are to be provided and near shade trees at a maximum of 100 feet on center.
- f. Trash receptacles are to be provided at regular intervals, spaced a maximum of two-hundred (200) linear feet apart along the corridor.

8.3.6. Station Area Pathway

- a. A pedestrian/bicycle pathway required within the S-1E sub-district, with direct access to the Train Station connecting Smith Street to Market Street along the train tracks.
- b. Pathway shall not be less than ten feet (10') in width.
- c. Pathway shall accommodate and permit both pedestrian and bicycle uses, with pathway areas delineated for each.
- d. Bicycle parking must be provided at the Train Station according to Section 6.7.8.
- e. Lighting:
 - i. Lights are to be provided at a minimum of seventy-five (75) foot intervals along all public streets, or bicycle and pedestrian facilities accessible to the public and should be no taller than twenty feet (20').

- ii. Lights are to be fully enclosed/shielded, full cut off fixtures to prevent light spillage onto off-site properties or upward into the sky. Lighting is to be LED lamps providing “warm-white” light (CCT<3,000 K or S/P ratio <1.2) and not less than one-half horizontal foot-candle average lighting level at the surface.
- iii. All lights are to be dimmable and capable of control by timer.
- iv. Pathways shall be lighted such that all lighting shall be directed away from all adjacent lots, particularly those lights used to illuminate active recreation courts and areas.
- v. Pathways shall be lit for pedestrians in addition to any street lighting that is proposed.
- vi. All lighting shall be directed away from all adjacent lots.
- vii. Lights shall be of a decorative historic pole mounted “Acorn” type lighting fixture as supplied by the local utility company or as approved by PARA. “Cobra” type light fixtures shall be discouraged except where required to provide appropriate foot candles at pedestrian walkways.
- viii. Architectural and accent is required on structures and should be off between the hours of 11:00 pm and 5:00 am.
- ix. Safety lighting is required on structures.
- f. Benches are to be provided and near shade trees at a maximum of one-hundred (100) feet on center.
- g. Trash receptacles are to be provided at regular intervals, spaced a maximum of two-hundred (200) linear feet apart along the corridor.

8.3.7. Greenway Connector Pathway

- a. A pedestrian/bicycle pathway is required to run through Blocks 10, 16, 36 40, 62, 93, 95, 96 and 108 as detailed in the Bicycle Pedestrian Plan of the Master Plan’s Circulation Element.
- b. Pathway shall not be less than ten feet (10’) in width.
- c. Pathway shall accommodate and permit and delineate both pedestrian and bicycle uses.
- d. Lighting:
 - i. Lights are to be provided at a minimum of seventy-five (75) foot intervals along all public streets, or bicycle and pedestrian facilities accessible to the public and should be no taller than twenty feet (20’).
 - ii. Lights are to be fully enclosed/shielded, full cut off fixtures to prevent light spillage onto off-site properties or upward into the sky. Lighting is to be LED lamps providing “warm-white” light (CCT<3,000 K or S/P ratio <1.2) and not less than one-half horizontal foot-candle average lighting level at the surface.

- iii. All lights are to be dimmable and capable of control by timer.
- iv. All areas shall be lighted such that all lighting shall be directed away from all adjacent lots, particularly those lights used to illuminate active recreation courts and areas.
- v. Pathways shall be lit for pedestrians in addition to any street lighting that is proposed.
- vi. All lighting shall be directed away from all adjacent lots.
- vii. Lights shall be of a decorative historic pole mounted "Acorn" type lighting fixture as supplied by the local utility company or as approved by PARA. "Cobra" type light fixtures shall be discouraged except where required to provide appropriate foot candles at pedestrian walkways.
- viii. Architectural and accent is required on structures and should be off between the hours of 11:00 pm and 5:00 am.
- ix. Safety lighting is required on structures.
- e. Benches are to be provided near shade trees at a maximum of one-hundred (100) feet on center.
- f. Trash receptacles are to be provided at regular intervals, spaced a maximum of two-hundred (200) linear feet apart along the corridor.

8.4. Walls & Fences

8.4.1. Residential Use Fencing

- a. Where visible from the street, a decorative metal fencing system utilizing vertical pickets not to exceed four (4) feet in height shall be permitted.
- b. Fencing beyond the front yard setback shall be decorative board-on-board style fencing. A maximum height for fencing at rear yards is to be six (6) feet.
- c. Chain link fencing is prohibited in the front yard setback area.
- d. Fences and walls shall complement the architectural character of the principal building.
- e. A finished side of all fences shall face "out" from the property. All structural supporting members of the fence must face the interior portion of the lot and no portion of any at-grade fence may extend beyond or across the property line.

8.4.2. Industrial Use Fencing

- a. All yards: Maximum height twelve (12) feet.

- b. Where chain link is permitted in industrial zones, one and one-quarter inch non-climbable black vinyl clad fencing shall be used.

8.4.3. Corner Lots

Fences on corners shall maintain clear lines of sight for vehicular traffic and shall be subject to the requirements of sight triangles. On corner lots, the fencing shall have matching fence heights and materials on both frontages.

8.5. Streetscape

All development along streets identified for bicycle/pedestrian upgrades will be required to make improvements in line with the Master Plan's Circulation Element and Bicycle and Pedestrian Plan.

8.5.1. Crosswalks:

- a. White thermoplastic ladder-style crosswalks shall be used to define pedestrian zones at every intersection. Alternate design proposals may be considered by PARA and/or the Planning Board.
- b. Crosswalks shall be ten feet (10') wide.

8.5.2. Sidewalks:

- a. Sidewalks are required along both sides of all new and improved streets. For any development on block 12, lot 1.02; block 13, lots 1 and 1.01; block 14, lot 1; block 40, lot 1; and/or block 40.01, lot 2; sidewalks are to be located on the east side of Elm Street from Riverview Drive to Market Street, the north side of Riverview Drive from Grant Street to Elm Street, on both sides of Riverview Drive from the Victory Bridge to Grant Street with pedestrian crossings at Riverview Drive and Grant Street, and Riverview Drive and Elm Street.
- b. Continuous Portland concrete cement sidewalks are to be equipped with depressed curbs with detectable warnings at all intersections to provide barrier-free accessibility throughout the district, in compliance with ADA regulations.
- c. Sidewalks are to be constructed of materials in accordance with the Perth Amboy design criteria.
- d. Sidewalks are to be minimum ten feet (10') wide in retail/commercial areas and twelve (12) feet where outdoor seating is proposed.
- e. Sidewalks are to be a minimum of ten (10) feet wide in light industrial/office areas.
- f. Sidewalks are to be a minimum of ten (10) feet wide in residential areas.

8.5.3. Curbing:

- a. Concrete curbing, where provided, shall meet the current requirements set-forth by the City of Perth Amboy as well as NJDOT guidelines for materials and installation.
- b. Decorative stone curbing, where provided, shall be Belgian Block set into a concrete bed. Installation shall meet the standards for Belgian Block installation.
- c. Decorative concrete curbing shall be slate colored concrete to “highlight” specific areas.

8.5.4. Street Lights:

- a. Lights are to be provided at a minimum of seventy-five (75) foot intervals along all public streets, or bicycle and pedestrian facilities accessible to the public and should be no taller than twenty feet (20').
- b. Lights are to be fully enclosed/shielded, full cut off fixtures to prevent light spillage onto off-site properties or upward into the sky. Lighting is to be LED lamps providing “warm-white” light (CCT < 3,000 K or S/P ratio < 1.2) and not less than one-half horizontal foot-candle average lighting level at the surface.
- c. All lights are to be dimmable and capable of control by timer.
- d. Any pathways shall be lit for pedestrians in addition to any street lighting that is proposed.
- e. Street lights shall be of a decorative historic pole mounted “Acorn” type lighting fixture as supplied by the local utility company or as approved by PARA. “Cobra” type light fixtures shall be discouraged except where required to provide appropriate foot candles at pedestrian walkways.

8.5.5. Street Trees:

- a. Street trees shall have cast iron tree grates which are supported by the adjacent sidewalk structure
- b. Brick or Belgian block pavers at the perimeter of tree pits shall be permitted where the architecture requires special treatment.
- c. Raingardens and/or bioswales in tree pits are encouraged.
- d. Pollution resistant street shade trees are to be planted along both sides of the street, at regular intervals, 25 feet on center. Trees shall be a minimum of 3.5” caliper measured at 8” above the grade.
- e. Tree irrigation bags must be installed and maintained for at least six (6) months after planting.
- f. Raingardens and/or bioswales are encouraged within landscaping.

8.5.6. Street Furniture:

- a. Any street furniture provided, including but not limited to benches, trash receptacles, and tables, shall be located such that a minimum of eight (8) feet of unobstructed sidewalk remains for the safe passage of pedestrians.

- b. Benches shall be provided at a minimum of every one-hundred (100) feet on center in retail/commercial areas. Alternatives will be considered by the redevelopment and planning board.
- c. Benches shall be of a "Classic Park Bench" design (see The Bench Factory manufacturer item TBN-37 or equivalent) as approved by PARA.
- d. At least one trash receptacle is to be provided at every street intersection. Additional receptacles may be required based on the specific uses in an area. For blocks greater than two-hundred (200) feet, trash receptacles should be placed a maximum of every two-hundred (200) feet from the corner.

8.6. Landscaping

- a. Foundation landscaping shall be provided at building setbacks, either at-grade or in raised planter beds. Shrubs shall be planted at a maximum of 2'6" on center.
- b. Rain gardens and bioswales are encouraged to the greatest extent practicable.
- c. Tree grouping or clustering is encouraged.
- d. Tree irrigation bags shall be installed and maintained for at least six (6) months after installation.

8.7. Parking & Loading

8.7.1. Parking

- a. Minimum off-street parking requirements shall be in compliance with the bulk standards outlined in this document.
- b. Parking shall be prohibited within the front yard setback area unless specifically permitted in the Parking and Loading Requirements of a given sub-district.
- c. Any residential or commercial developments requiring thirty (30) or more parking spaces must provide those spaces in a structured parking garage. Exceptions can be approved with the permission of the PARA board if an undue hardship can be demonstrated.
- d. All parking areas shall meet or exceed Americans Disability Act (ADA) standards.
- e. Parking spaces shall measure nine (9) feet wide by eighteen (18) feet deep.
- f. Compact Car spaces measuring eight (8) feet wide by sixteen (16) feet deep, shall be permitted provided the total number does not exceed 20% of the total parking provided.

- g. All parking area aisles shall measure twenty-four (24) feet in width for perpendicular parking. Where diagonal parking is provided, aisles may be a minimum of twenty feet (20') in width.
- h. Entrances and exits upon a public street or road shall be located on side streets whenever possible and not be located within 75 feet of any street intersection.
- i. Rear alley driveways and garages shall be provided where feasible.
- j. Surface parking lots, where permitted:
 - i. The perimeter of all surface-parking areas shall be screened and landscaped by evergreen vegetation, except where specific sub-district regulations for screening exist. Planting must be a minimum of four (4) feet in height. Spacing of vegetation will be determined at the time of site plan application based on species.
 - ii. The interior area (non-perimeter) of all surface-parking with more than ten spaces shall be landscaped through the use of protected planting islands or peninsulas. A minimum of five percent of the interior parking area shall be landscaped with a minimum of one (1) deciduous tree planted (minimum 3" caliper) for every five (5) parking spaces. Utilizing green infrastructure such as raingardens and bioswales is strongly encouraged by PARA. For block 12, lot 1.02; block 13, lots 1 and 1.01; block 14 lot 1; block 40, lot 1; and/or block 40.01, lot 2 a minimum of one (1) deciduous tree planted (minimum 3" caliper) for every ten (10) parking spaces. Planting islands or peninsulas located within surface parking lots are to be curbed using Belgian block, with the exception of industrial areas, where concrete curbing is permitted. Where a rain garden is provided, curbs cuts should be every three (3) feet to allow infiltration.
 - iii. Vegetated swales, infiltration planters, and rain gardens are recommended, as they are well suited for treating road and parking lot. Swales and rain gardens can also serve as facilities for snow storage and treatment.
 - iv. Pervious pavement is required for auto parking stalls.
 - (a) Block 12, lot 1.02; block 13, lots 1 and 1.01; block 14 lot 1; block 40, lot 1; and/or block 40.01, lot 2 shall have 69% of the auto parking stalls paved with pervious pavement.
- k. Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.
- l. Tandem parking is not permitted for autos. Exceptions to this prohibition may be considered by PARA and the Planning Board for staffed parking facilities.

- m. Lighting:
- i. Lights are to be provided at a minimum of seventy-five (75) foot intervals along all public streets, or bicycle and pedestrian facilities accessible to the public and should be no taller than twenty feet (20').
 - ii. Lights are to be fully enclosed/shielded, full cut off fixtures to prevent light spillage onto off-site properties or upward into the sky. Lighting is to be LED lamps providing "warm-white" light (CCT < 3,000 K or S/P ratio < 1.2) and not less than one-half horizontal foot-candle average lighting level at the surface.
 - iii. All lights are to be dimmable and capable of control by timer.
 - iv. Parking areas shall be lighted such that all lighting shall be directed away from all adjacent lots.
 - v. Pathways shall be lit for pedestrians in addition to any street lighting that is proposed.
 - vi. Lights shall be of a decorative historic pole mounted "Acorn" type lighting fixture as supplied by the local utility company or as approved by PARA. "Cobra" type light fixtures shall be discouraged except where required to provide appropriate foot candles at pedestrian walkways.
 - vii. Architectural and accent is required on structures and should be off between the hours of 11:00 pm and 5:00 am.
 - viii. Safety lighting is required on structures.
- n. Where adjacent to residential uses, fencing, landscaping, or other techniques must be used to shield the glare of vehicle headlights from the adjacent properties.
- o. Where a project is developed in phases, the parking and loading constructed with phase 1 must meet or exceed the parking and loading requirements for that phase. Required parking and loading for the entire project may be constructed in Phase I.
- p. Parking garages and surface parking lots must be located toward the interior of the block and wrapped by the principal use building to disguise the garage or parking area.
- q. Parking spaces shall be provided on the same lot as they use they are intended to serve, or within 500 feet where multi-user shared parking decks or lots have been approved for area-wide users.
- r. Clear and safe pedestrian access must be provided from a parking area to the principal use being served and/or adjacent sidewalk.
- s. The following minimum standards are intended to supplement those already provided in the Bulk Standards table:
- i. Recreational areas: three spaces per acre or part thereof of site area.

- ii. Car Sharing: developers who provide car sharing services on site may reduce their parking requirement such that one space dedicated to a car sharing service equals five spaces as typically calculated. Car sharing services must be made available to the general public in order to qualify.

8.7.2. Bicycle Parking

- a. Bicycle parking facilities shall be required, in accordance with the table below, for any new principal structure, addition or enlargement of an existing principal structure in excess of 10% of the gross floor area (gfa), or for any change in use of an existing structure.
- b. Location and Design of Facilities:
 - i. Where Sheltered/ Protected/ Long-Term bike parking is required, bike parking facilities shall be at least as protected and secure as the automobile parking.
 - ii. Sheltered/ Protected/ Long-Term at a minimum shall consist of a room within a residential building or workplace, a secure enclosure within a parking garage, or a cluster of bike lockers at a transit center or other setup providing similar security and protection from the elements.
 - iii. All bicycle parking out of the public right of way shall be sheltered by a canopy to offer protection from the elements where possible.
 - iv. Site plans shall show the proposed location of bike parking/storage facilities on the site and on the building floor plan design. A construction detail of the bike rack or facilities shall be provided.
- c. Requirements for Indoor Bicycle Parking:
 - i. Any required indoor bicycle parking/storage room must be located in a convenient and accessible location to a public sidewalk with no more than four vertical steps between the bicycle room and the sidewalk. Ramps and elevators may be utilized to provide access to bike storage not located at the first-floor level.
- d. Requirements for Outdoor Bicycle Parking:
 - i. All required outdoor bicycle parking must be convenient and accessible to a main building entrance and street access.
 - ii. Bicycle parking shall be sited in a highly visible location, such as within view of passers-by, retail activity, office windows, an attendant or other personnel to discourage theft and vandalism, and promote awareness of existence and availability.

- iii. Bicycle parking shall be located so as not to block the pedestrian path on a sidewalk or within a site. A minimum of four (4) feet of unobstructed passage is required on public sidewalks.
- iv. Parked bicycles are to be oriented parallel to the street and on the curb-side of the sidewalk. In plaza areas, bike parking location(s) and orientation shall be determined by the Planning Board and PARA.
- v. Size and style of bike rack shall be approved by PARA.
- vi. Bicycle parking facilities within an automobile parking area shall be separated by a physical barrier (i.e., bollards, reflective wands, curbs, wheel stops, poles, etc.) to protect bicycles from damage by cars.
- vii. Bike racks must be securely attached to concrete footings and made to withstand severe weather and permanent exposure to the elements.
- viii. All bike racks shall be located at least 24 inches in all directions from a wall, door, landscaping, or other obstruction that would render use of the racks difficult or impractical.

Bike Parking Requirements		
Use Category	Sheltered/ Protected/ Long-Term	Public Access/ Short-Term
Residential		
Less than 20 units	0.50/unit	0.20/unit
21 - 100 units	0.40/unit	0.10/unit
101 - 300 units	0.30/unit	0.08/unit
over 300 units	0.25/unit	0.05/unit
Senior housing	0.25/unit	0.05/unit
Retail		
Grocery + general food sales	1/12,000 sf	1/2,000 sf
all other retail	1/12,000 sf	1/5,000 sf
Office	1/10,000 sf	1/20,000 sf
Industrial/Distribution	1/15,000 sf	None
Institutional Uses		

Non-Assembly (library, gov't buildings, etc.)	1/10 employees	1/10,000 sf
Assembly (Churches, theaters, etc.)	1/20 employees	2% of maximum daily attendance
Health Care	1/20 employees	1/20,000 sf
Educational		
Grades Pre-K - 3	1/10 employees	1/20 students
Grades 4 - 12	1/10 employees + 1/20 students	1/20 students
Parks/ Open Space	None	1/5,000 sf
Public Parking		
Surface Parking	None	15% of total auto spaces
Structured Parking Facility	15% of total auto spaces	None

8.7.3. Loading

- a. Off-street loading berths for all retail and commercial establishments having a gross floor area in excess of ten thousand (10,000) square feet: one (1) loading berth for every ten thousand (10,000) square feet or fraction thereof of gross floor area.
- b. All off-street loading areas shall be located at the rear of any use and shielded from public view, with the exception of industrial areas with loading areas otherwise regulated in this Plan with appropriate screening.

8.7.4. Idling

- a. All projects and operations must comply with Chapter 132, Section 6 of the City Code.
- b. Signage stating the requirements under Chapter 132, Section 6 of the City Code shall be posted so as to be visible in all locations that deliveries, queuing, or standing of motor vehicles is likely to occur.

8.8. Infrastructure Requirements and Responsibilities

Unless specifically addressed in this Redevelopment Plan, the Redevelopment Area shall be governed by Chapter 430, Articles IX and XII et seq. Performance Standards and Design Standards and Improvement Specification of the City of Perth Amboy Zoning and Land Development Ordinance.

8.8.1. General conditions.

- a. Infrastructure improvements will be at the expense of the designated developer and will be completed prior to or concurrent with construction.
- b. Where combined sewer systems are within a redevelopment area, these systems must be separated in the new development.
- c. There shall be continuity of design throughout the redevelopment area. This continuity can be achieved through consideration of elements of façade composition (such as fencing, cornice or soffit line, floor to floor elevation, etc.) through the use of related materials, by maintaining roof pitch, by continuing a line of street trees, decorative lamp posts and so forth.
- d. The designated developer shall demonstrate that the redevelopment and each stage thereof will not cause any substantially adverse environmental impacts.
- e. The designated developer shall demonstrate that the water, sanitary sewer, storm sewer and the utilities for the area will be adequate for the completed new development plan and surrounding existing facilities.
- f. All buildings or uses shall be served by a public sanitary sewerage and public water supply system.
- g. Distribution lines for all utility systems shall be placed underground. All easements shall comply with City requirements. Exact locations for utility lines and easements shall be established at time of preliminary site plan approval or subdivision. Existing above ground utilities shall be incorporated into the underground systems as improvements are undertaken. Any relocation and/or replacement of utility lines shall be the sole responsibility of the Redeveloper and shall not be an expense to the City.
- h. No building shall be constructed within or over public rights-of-way in the project area, except as otherwise allowed by Chapter 430.
- i. The designated developer shall demonstrate that the means for vehicular and/or mass transit access to the development will be adequate and complete for the redevelopment plan of the area at each stage of construction. Additionally, design must encourage the integration of the area with the existing traffic system of the City of Perth Amboy.

- j. The designated developer must provide pedestrian access to the redevelopment area that will be adequate for the full development plan and each stage thereof, will encourage pedestrianism and use of mass transportation, and will provide for the integration of the development with other portions of the City of Perth Amboy.
- k. The redevelopment plan and each phase thereof must demonstrate that adequate provision has been made for an easement along the Raritan River to allow access for riverbank maintenance and to allow parallel and perpendicular access to the riverfront by pedestrians and bicyclists. Such easement area shall be provided with a walkway at and shall be open to the public 24 hours a day. Such easement shall be granted in perpetuity, without charge, upon such terms as the Planning Board or other governmental authority having jurisdiction shall deem appropriate to assure the continued maintenance thereof.
 - i. For blocks 13 and 14, this easement can be met with public access along Elm Street and Riverview Drive.
- l. Upon demolition of existing structures, the site shall be graded and stabilized per Soil Conservation District requirements, with a durable dust free surface in the interim period prior to construction of new buildings, and made available as temporary, public open space.
- m. All work shall meet the latest ADA guidelines for materials and installation.

8.8.2. Roadway Construction

- a. All streets within or adjacent to a redevelopment project must be upgraded by the developer to comply with the Master Plan Circulation Element and any relevant bicycle/pedestrian plans adopted by the Planning Board.
- b. All developers must complete the "Complete Streets" checklist under the City's Complete Street policy for adherence and compliance.
- c. All developers must adhere to the recommendations of The Perth Amboy Master Plan Circulation Element's Bicycle & Pedestrian Plan, which advocates for the development of additional bicycle and pedestrian paths throughout Perth Amboy. Any improvements to the bike network or pedestrian safety that are recommended within the Bicycle & Pedestrian Element of the Master Plan shall be included in the redevelopment of any parcels within The Gateway.
- d. Crosswalks required at each intersection:
 - i. White thermoplastic ladder-style crosswalks shall be used to define pedestrian zones at every intersection. Alternate design proposals may be considered by PARA and/or the Planning Board.
 - ii. Crosswalks shall be ten feet (10') wide.

- e. The existing grid pattern is to be adhered to, to the extent possible.
- f. Roadways are to be designed to promote controlled traffic patterns and speeds (i.e. raised crosswalks, signage, traffic lights, street parking).
- g. Decorative concrete paving patterns, where provided, shall be a stamped concrete system similar to Bomanite or equivalent. Installation shall be in accordance with manufacturer's recommendations. Stamped patterns shall be similar to a brick or cobblestone.
- h. Roadway construction materials are to be in compliance with the City of Perth Amboy Design Standards, subject to standards required in the zoning.

8.8.3. Waterfront Development

The below guidelines apply to all waterfront development except those identified as "Living Waterfront" in 7.3.2(p) above.

- a. Type 5 Portland cement and epoxy coated reinforcing steel shall be used where concrete is exposed to the elements in waterfront development areas.
- b. Steel sheet piles shall conform to ASTM A328 and shall be epoxy coated on both sides for the top twenty-five (25) feet.
- c. Interlock of sheet piling shall be free-sliding, allowing a swing angle of at least five (5) degrees when threaded and maintain continuous interlocking when installed.
- d. Sheet piling including special fabricated sections shall be full-length sections of the planned dimensions. Fabricated sections shall conform to the requirements of the piling manufacturer's recommendations for fabricated sections.
- e. Tie rods shall conform to ASTM A572 and shall be epoxy coated or hot dip galvanized per ASTM A123 and tape wrapped.
- f. Tape wrap for tie rods shall be TC Envirotape, manufactured by Tapecoat Company, or comparable and installed in accordance with manufacturers recommendations.
- g. Standard turnbuckles for tie rods pieces which are longer than twenty feet (20') are required.
- h. Structural steel shall be fabricated by an AISC certified fabricator, certified for Category 1 construction, conform to ASTM A36, and shall be epoxy coated.
- i. Structural steel shall be prefabricated to the maximum extent practical and coated after fabrication.
- j. Minimum lengths for waler segments shall be twenty feet (20').

- k. Epoxy coating system shall consist of one coat primer plus two coats of coal tar epoxy polyamide, conforming to SSPC Paint 16. Coating installation shall conform in all respects to the manufacturer's recommendations.
- l. Jetting of piles will not be permitted.
- m. Pre-augering or spudding of piles will not be permitted.
- n. Metal fencing, gates and vandal guards are to be provided.
- o. Top Rail is to be 4.5" outer diameter, steel tube, hot dip galvanized.
- p. Bottom Rail is to be 2" outer diameter, steel tub, hot dip galvanized.
- q. Vertical Posts are to be minimum of 4.75" steel plate vertical member, hot dip galvanized, welded to 4" x 4" x 0.75" steel plate with 0.5" diameter anchor bolts.
- r. Pipe rails, vertical posts, mesh, frames and accessories are to be galvanized after fabrication according to ASTM requirements, with not less than 1.8 oz. Hot dip zinc coating per square foot; then painted with one coat galvanized metal primer and one coat alkyd enamel (gloss) color to match existing.
- s. The redevelopment plan and each phase thereof must demonstrate that adequate provision has been made for an easement along the Raritan River to allow access for riverbank maintenance and to allow parallel and perpendicular access to the riverfront by pedestrians and bicyclists. Such easement area shall be provided with a walkway at widths not less than 30 feet (16 feet paved), with a bicycle path separated from the pedestrian walkway/promenade. Such easement shall be granted in perpetuity, without charge, upon such terms as the Planning Board or other governmental authority having jurisdiction shall deem appropriate to assure the continued maintenance thereof.

8.8.4. Stormwater Management

- a. Site development shall require a stormwater management system designed and installed prior to the development of the site shall be treated and managed per local and DEP standards.
- b. The system shall be adequate to carry off or store the stormwater and natural drainage water, which originates not only within the area being developed but also that which originates beyond the developed area.
- c. The downstream drainage system (downstream of any on-site detention or retention basin discharging to a creek) shall consider existing flows from tributary areas to the downstream conduits and open channels that originate off-site but which are tributary to the flow path over which drainage travels.
- d. Additional requirements of stormwater management are as detailed in Section 430-79 and 430-80 of the Zoning and Land Development for the City of Perth Amboy.

8.8.5. Shared Infrastructure

Pro-rate cost sharing methodology shall be defined in redeveloper agreements for respective parcels with frontage along Riverview Drive. The following improvements shall be subject to the cost sharing provisions:

- a. Milling and paving of Riverview Drive.
- b. Sidewalk and pedestrian improvements along Riverview Drive.
- c. Streetscaping and landscaping along Riverview Drive.
- d. Stormwater drainage improvements along Riverview Drive.
- e. Electric utility improvements, particularly including removal of the existing pole mounted lines and equipment along Riverview Drive.

SECTION 9: AFFORDABILITY



9.1. Affordable Housing Requirement

For all new residential development projects with 10 or more units, no less than 10% of the total residential units shall be affordable in perpetuity. For non-residential construction, a fee shall be paid before a Certificate of Occupancy is issued by Code Enforcement equal to 2.5 percent of the equalized assessed value of the land and improvements, unless such non-residential fee is exempted by P.L. 2008 Chapter 46.

To the extent that the applicable COAH rules are amended subsequent to the date of this Redevelopment Plan then the relevant regulations in effect at the time site plan approval is granted shall apply.

The affordable housing requirement shall be provided on-site and affordable units shall be integrated with market-rate units. The affordable units shall be provided as part of (not in addition to) the maximum allowable residential yield of the development.

In addition, no more than 25 percent of the affordable units may be age-restricted.

Zoning Standard Calculations: When a numerical calculation of zoning standards for a particular lot results in a fractional number, such numbers shall be rounded down to the next whole number for fractions less than .500 and rounded up for fractions .500 and above.

9.2. Affordable Housing Inventory

9.2.1. A-500 requires that a redevelopment plan include:

- a. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all affordable housing units that are to be removed as a result of the redevelopment plan.
- b. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

The New Jersey Legislature adopted A-500 in 2008, requiring redevelopment plans to include an affordable housing inventory. However, the original Gateway Area Redevelopment Plan was adopted in March 1997. Therefore, the requirement of an affordable housing inventory does not apply to this redevelopment plan as currently amended.

SECTION 10: ADMINISTRATIVE PROVISIONS + PROCEDURES



10.1. Computations

Zoning Standard Calculations: When a numerical calculation of zoning standards for a particular lot results in a fractional number, such numbers shall be rounded down to the next whole number for fractions less than .500 and rounded up for fractions .500 and above.

10.2. Other Actions by the City in Furtherance of the Plan

Other actions may be taken by the City in its sole discretion, to further the goals of the Plan. These actions may include, but shall not be limited to, provisions for public infrastructure necessary to service new development and vacation of public utility easements and other easements and rights-of-way as may be necessary for redevelopment. The costs for such actions shall be borne by the designated redeveloper(s).

10.3. Role of the Perth Amboy Redevelopment Agency (PARA)

The City of Perth Amboy acting as the Redevelopment Entity will be solely responsible for the implementation of this Redevelopment Plan as set forth below.

10.4. City Designation of Redeveloper – Redeveloping Agreement

Anytime the word "developer" is utilized in this Redevelopment Plan, the same shall mean the redeveloper or redeveloper(s) that are to be designated by the PARA in accordance with this Redevelopment Plan.

Only redevelopers designated by PARA may proceed to implement the redevelopment projects set forth in this Redevelopment Plan. In order to assure that the vision of this Redevelopment Plan will be successfully implemented in an effective, comprehensive and timely way, and in order to promptly achieve the public purpose goals of the Plan, PARA, acting as the Redevelopment Entity, will select the redeveloper(s) in all areas governed by this Redevelopment Plan.

10.4.1. Procedural Standards for Redeveloper Applications

- a. All designated redeveloper(s) will be required to execute a Redevelopment Agreement satisfactory to and authorized by PARA. The procedural standards described here will guide redeveloper selection. PARA, acting as the Redevelopment Entity may, at any time, entertain unsolicited proposal(s) from a prospective redeveloper(s) for redevelopment of one or more parcels. A prospective redeveloper will be required to provide a Pre-Submission Form to PARA including information that specifies their qualifications, financial resources, experience and design approach to the proposed redevelopment project and compliance with the City Pay to Play Ordinance. The selection process will likely include the submission of some or all of the following materials (additional submission materials may be requested by PARA as deemed appropriate to the particular project sites):
- b. Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of dwelling units, if any, retail and or commercial uses, parking, traffic circulation,

flood mitigation, landscaping, recreation space, construction schedule, including estimated preconstruction time period to secure permits and approvals, and other elements are consistent with the objectives and standards of this Redevelopment Plan.

- c. Documentation evidencing the financial responsibility and capability of the proposed redeveloper with respect to carrying out the proposed redevelopment including but not limited to: type of company or partnership, disclosure of ownership interest, list of comparable projects successfully completed, list of references with name, address and phone information, list of any general or limited partners, financing plan, and financial profile of the redeveloper entity and its parent, if applicable.

10.4.2. Evaluation of the Pre-Submission Form- Conditional Designation Interim Cost Agreement

After the evaluation of the Pre-Submission Form, PARA will consider the execution of a Conditional Designation and Interim Cost Agreement to establish a period of exclusive negotiations and the deposit of funds with PARA to defray the costs incurred by PARA in the effort to negotiate a Redevelopment Agreement.

10.4.3. Redevelopment Agreement Minimum Provisions.

The following provisions regarding redevelopment are hereby included in connection with the implementation of this Redevelopment Plan and the selection of redeveloper(s) for any property or properties included in the Redevelopment Plan and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations to the contrary:

- a. The redeveloper, its successor or assigns shall develop the property in accordance with the uses and building requirements specified in the Redevelopment Plan and shall comply with all the terms and obligations of the Redeveloper Agreement.
- b. Until the required improvements are completed and a Certificate of Completion is issued by the Redevelopment Entity, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any redeveloper agreement, lease, deed or other instrument shall remain in full force and effect.
- c. The Redevelopment Agreement(s) shall include a provision that requires the redeveloper to provide, at a minimum, all inclusionary affordable housing as is required by operation of law, including but not limited to the requirements as set forth in City Ordinances.
- d. The Redevelopment Agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions to assure the successful completion of the project.

- e. The designated redeveloper(s) shall be responsible for any installation or upgrade of infrastructure.
- f. All infrastructure improvements shall comply with applicable local, state and federal law and regulations. All utilities shall be placed underground.
- g. In addition to the provisions set forth herein, the Redevelopment Agreement may provide that the redeveloper(s) will agree to provide amenities, benefits, fees and payments in addition to those authorized under the Municipal Land Use Law. Nothing in the Plan shall limit the ability of PARA to negotiate a Redevelopment Agreement with the conditionally designated redeveloper that requires that the redeveloper will provide benefits and amenities for the City that do not directly relate to the needs generated by its redevelopment projects. The Redevelopment Agreement between PARA and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds, parent guarantee, or other acceptable performance security) pertaining to redeveloper's obligation to provide the infrastructure and improvements required for the project.

10.5. Approvals Process

This Redevelopment Plan changes the process by which approvals for the development of land are typically granted. For a typical development application, a property owner submits plans and an application to the Planning Board or Zoning Board of Adjustment, and the board schedules a hearing on the application. However, in order to comply with this Redevelopment Plan and to maximize the effectiveness of the review process, the following procedure will be followed:

10.5.1. PARA Review

PARA acting as the Redevelopment Entity shall review all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and relevant Redeveloper Agreement(s). Such review shall occur prior to the submission of an application for approval of the redevelopment project(s) to the Planning Board. As part of its review, PARA may require the redeveloper(s) to submit proposed site plan applications to PARA or to a subcommittee organized prior to the submission of such applications to the Planning Board. Such subcommittee may include members of the City Council and any other members and/or professionals as determined necessary and appropriate by PARA. Such subcommittee shall make its recommendations to PARA. In undertaking its review, PARA shall determine whether the proposal is consistent with this Redevelopment Plan and relevant Redeveloper Agreement(s). In addition, the review may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of this Plan.

10.5.2. Planning Board Review Process

After the PARA Review process noted above is completed, all development applications shall be submitted to the City of Perth Amboy Planning Board through the normal site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Redevelopment Plan incomplete if the applicant has not been designated by PARA as a redeveloper(s), a Redevelopment Agreement has not been fully executed and the project plan has not been reviewed and approved by PARA. Additionally, the Planning Board shall deem any application for redevelopment for any property subject to this Redevelopment Plan incomplete if the applicant has not received approval from the Executive Director of PARA or any subcommittee that PARA may designate for such purpose, stating that the application is consistent with the Redevelopment Plan and Redevelopment Agreement.

10.5.3. Easements

No building shall be constructed over a public easement in the Redevelopment Area without the prior written approval of PARA.

10.5.4. Site Plan and Subdivision Review

Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements within the Rehabilitation Area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), shall be submitted by the applicants for review and approval by the Perth Amboy Planning Board. Any subdivision of lots and parcels of land within the Rehabilitation Area shall be in accordance with the requirements of this Redevelopment Plan, the Redevelopment Agreement, and the subdivision ordinance of the City of Perth Amboy, except that where this Redevelopment Plan contains provisions that differ from those in the subdivision ordinance, this Plan shall prevail.

10.5.5. Approvals by Other Agencies

The redeveloper shall be required to provide the City with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will be required by the Redevelopment Agreement to be executed between the redeveloper and the City.

10.6. Deviations

Neither the Planning Board nor the Zoning Board of Adjustment shall grant any deviations from the terms and requirements of this Redevelopment Plan, including the granting of any "c" or "d" variances. Any proposed changes to the Redevelopment

Plan shall be in the form of an amendment to the Redevelopment Plan adopted by PARA in accordance with the procedures set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

10.7. Severability

The provisions of this Redevelopment Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

10.8. Adverse Influences

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

10.9. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the City Council or by a developer or any of his successors or assignees, whereby land within the Rehabilitation Area is restricted by the City Council, or the developer, upon the basis of race, creed, color, national origin, ancestry, affectional preference, marital status or gender in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Rehabilitation Area on the basis of race, creed, color, national origin, ancestry, affectional preference, marital status or gender.

10.10. Escrows

At a minimum, the Redevelopment Agreement shall provide that the redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the City and the professional consultants retained by the City to negotiate the Redevelopment Agreement, undertake any studies in connection with the project, review the proposed redevelopment project and advise the City on any and all aspects of the redevelopment process and as otherwise set forth in the Redevelopment Agreement.

10.11. Infrastructure

The redeveloper, at the redeveloper's cost and expense, shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with the provision of traffic control measures, water, sanitary sewer, flood mitigation measures, and stormwater sewer service to the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on and off-site traffic controls and road improvements for the, project or required as a result of the impacts of the project.

10.12. Procedures for Amending the Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A request for same may be submitted to the Redevelopment Agency. The City of Perth Amboy reserves the right to amend this plan. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from an agency of the City. The City, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey and other additional professionals as may be required by the City.

10.13. Tax Abatement Program

By designating the study area as an area in need redevelopment, PARA is given the authority to offer five-year tax exemptions or abatements as a financial incentive to encourage rehabilitation of the area, in accordance with N.I.A.C. 40A:21-1 et seq.

10.14. Additional Superseding Provisions

10.14.1. Terms and Definitions

Any terms or definitions not addressed within this Redevelopment Plan shall rely on the applicable terms and conditions set forth in the Zoning Ordinance of the City of Perth Amboy.

10.14.2. Other Applicable Design and Performance Standards

Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Land Development Ordinance of the City of Perth Amboy.

10.15. Certificates of Completion

Upon completion of a project, the developer shall submit for a Certificate of Completion. Concurrently, a zoning ordinance amendment shall be submitted to the Perth Amboy City Council requesting that the zoning for the subject parcel(s) be incorporated into Chapter 430 of the City Code to ensure that the standards remain applicable.

10.16. Land Use Map Amendments

The adoption of this Redevelopment Plan or any amendments thereto shall automatically allow for any necessary modifications to the official City Land Use Map to ensure consistency between the two documents.