

WATERFRONT REDEVELOPMENT PLAN

CITY OF PERTH AMBOY MIDDLESEX COUNTY, NEW JERSEY

ADOPTED BY CITY COUNCIL _____

Referred by Perth Amboy Planning Board on _____

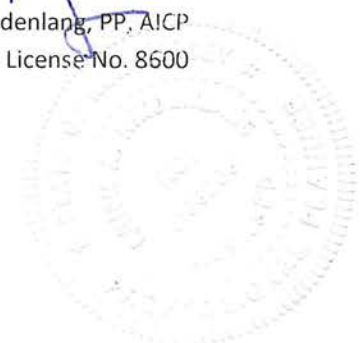
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SECTION 1: INTRODUCTION

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 the Area as An Area in Need of Redevelopment on February 2, 1997 pursuant to N.J.S.A 40A:20-1 et seq. 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 Waterfront** (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 Waterfront Plan** as provided.

This Redevelopment Plan is organized in the following manner:

Section 2 – Description of The Waterfront. 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 – Design Standards and Controls that Apply to all Zones within The Waterfront. This section provides design regulations for **The Waterfront**.

Section 8 – Affordability. Section detailing affordability requirements and regulations.

Section 9 – Administrative Provisions and Procedures. This section outlines legal and technical requirements for development within the Plan Area.

SECTION 2: DESCRIPTION OF THE WATERFRONT

2.1. Location + Description of Area 2

The properties included in Area 2 – ***The Waterfront*** - are located along the Arthur Kill waterfront on the eastern boundary of the City and generally south of the Outerbridge Crossing, comprising approximately 256 of the City's 3,031 total acres. ***The Waterfront*** is divided into three designated sub-areas, S-2A, S-2B and S-2C, which consist of various individual Block and Lots within the City. Sub-area S-2A consists of property along the eastern boundary of the City, between Smith Street and Harbortown, as well as a smaller parcel on Hobart Street. Sub-area S-2B consists of property located between Smith Street, High Street, Market Street and State Street. Sub-area S-2C of ***The Waterfront*** are adjacent to the southern side of the Outerbridge Crossing.

The Waterfront contains the most diverse types of existing land uses of all three of the Redevelopment Areas. Within the small area along the Arthur Kill that is ***The Waterfront*** and the surrounding neighborhoods, there is a diverse mix of commercial, governmental/institutional, residential, industrial, and recreational uses. Middlesex County Vocational School is one of the largest functioning institutions in ***The Waterfront*** area. This area also contains several inland parcels non-contiguous to the larger districts, generally residential in nature, as well as rights-of-way along rail corridors north of Washington Street.

Perth Amboy was originally inhabited by the Lenni Lenape Native Americans, and in 1683 was settled by Scottish colonists. Much of the traditional street grid layout from that time remains, and several historic properties continue to stand to this day in the immediate vicinity of ***The Waterfront***. Abutting the southern end of ***The Waterfront*** is the historic Tottenville Ferry, which until 1963 operated service between Perth Amboy and Tottenville, Staten Island across the Arthur Kill.

A significant portion of the area within ***The Waterfront*** was used for industrial purposes, particularly in the late 19th and through most of the 20th century, due to its strategic location as a way station between Philadelphia and New York City. However, the immediate area also retained and is characterized by residential blocks and downtown commercial businesses. Today, some industrial uses remain within the City of Perth Amboy and specifically within the northern section of ***The Waterfront***, but much has vacated ***The Waterfront*** district, leaving the area abandoned and in gradual disrepair over the past several decades.

There have been several attempts at revitalization and redevelopment along the waterfront, both successful and unsuccessful. Harbortown and Hobart Plaza are examples of successful residential projects nearing completion. The Landings intended to redevelop a patch of several downtown blocks in along the Arthur Kill with new mixed-use development and recreation opportunities. However, only a couple of buildings were completed in the 2000s and occupied before the project was stalled by the 2008 recession and the majority of the site sits vacant to date.

Adding to the challenges of the area, ***The Waterfront*** area experienced high storm surges, flooding, and extensive damage along the bulkhead line during Superstorm Sandy in 2012. While this does not preclude development, it does necessitate special design and construction consideration in order to both meet FEMA (Federal Emergency Management Agency) requirements and provide a sense of security for those who live and invest in the area.

Overall, ***The Waterfront*** district is well-suited for growth given its strategic position on the water, its historic resources and well-defined street grid. This area has a mix of existing uses that will both encourage and be strengthened by new development as it provides the City an opportunity to connect the waterfront to commercial and transit corridors to the west via several bus lines and its walkable distance to the train station.

2.2. The Waterfront Boundary Description

2.2.1. Sub-Area S-2A

Beginning at the Pierhead line of the Arthur Kill at Smith Street, thence:

1. Westerly along the northern side of Smith Street to the easterly side of Rector Street, thence;
2. Northerly along Rector Street to the northern side of the Fayette Street right of-way, thence;
3. Westerly along Fayette Street to High Street, thence;
4. Northerly along High Street to Buckingham Avenue, thence;
5. Westerly along Buckingham Avenue to State Street, thence;
6. Northerly along State Street to the intersection of the northern property line of Block 247, Lot 2, thence;
7. Easterly to the centerline of High Street, thence;
8. Southerly along the centerline of High Street to the norther property line of Block 242, Lot 16.01, thence;
9. Easterly along the northern property line of Block 242, Lot 16.01 to the western property line of Block 242, Lot 17, thence;
10. Northerly along the western property line of Block 242, Lot 17 to the northern property line of Block 242, Lot 17, thence;
11. Easterly along the northern property line of Block 242, Lot 17 to the centerline of Hartford Street, thence;
12. Southerly along Hartford Street to the centerline of Buckingham Avenue, thence;
13. Easterly Buckingham Avenue to the western property line of Block 242, Lot 2, thence;
14. Northerly along the western property line of Block 242, Lot 2 to the northern property line of Block 242, Lot 2, thence;
15. Easterly along the northern property line of Block 242, Lot 2 to the eastern property line of Block 242, Lot 2, thence;
16. Southerly along the eastern property line of Block 242, Lot 2 to the pierhead line of the Arthur Kill at Smith Street, thence;
17. Block 58, Lots 19, 20, 21, 22, 23, 24 and 25 – along the eastern side of Hobart Street, thence;
18. Block 229, Lots 6 and 7 – along the western side of State Street, thence;
19. Block 232, Lots 1.01, 1.02, 1.03, 2, 3, 4, 5, 11, 12, 13, 14, 15, 16, 17.01 and 17.01 – at the corner of State Street and Washington Street, thence;
20. Block 353.01 Lot 3.06 – along State Street south of Hall Avenue, thence;
21. Block 356.01, Lot 1 and 3.06 – along the eastern side of State Street.

2.2.2. Sub-Area S-2B

Beginning at the intersection of High Street & the eastern property line of Block 56, Lot 7.01, thence:

1. Southerly along High St. to Market St, thence;
2. Westerly along Market Street to State Street, thence;
3. Northerly along State Street to Smith Street, thence;
4. Easterly along Smith Street to King Street, thence;
5. Southerly along King Street to the intersection of King Street and the norther property line of Block 56, Lot 7.01, thence;
6. Easterly along the northern property line of Block 56, Lot 7.01 to High Street.

2.2.3. Sub-Area S-2C

Beginning at the Pierhead line of the Arthur Kill and northern boundary of Block 355, Lot 1.01, thence:

1. Southerly along the pierhead line to the southern boundary of Block 354, thence;
2. Westerly along the southern boundary of Block 354, Block 353, Lot 1.04 and Block 426, Lot 3.08, thence;
3. Northerly along the western boundary of Block 426, Lot 3.08 to the Outerbridge Crossing right-of-way centerline, thence;
4. Westerly along the northern boundary of Block 426, Lot 3.06, thence;
5. Southerly along the western boundary of Block 426, Lot 3.06 to the southern boundary of Block 426, Lot 3.05, thence;
6. Northerly along the eastern boundary of Block 426, Lot 3.05 to the Outerbridge Crossing right-of-way centerline.

2.3. Properties

The following properties are included within *The Waterfront*, including their block, lot, and property owner:

BLOCK	LOT	OWNER	SUB AREA
56	1.01	SIR GROUP-MARKET, LLC	S-2B
56	1.02	CABA, ANYBERKIS & CANELA, JOSE	S-2B
56	2	ALVAREZ, HILDA	S-2B
56	3	EAST COAST MARKET STREET APTS	S-2B
56	4	CASTRO ARRIETA, JAIME	S-2B
56	5	RIVERA, NEREIDA	S-2B
56	7.01	KING PLAZA, LLC C/O ETC MGMT.	S-2B
57	1.01	HOWARD, JOE L. & MATILDA	S-2B
57	1.02	MORALES, ANGEL & OLGA	S-2B
57	2	SANTAMARIA, JAMIE II & SHARON H.	S-2B
57	3	104 MARKET STREET HOLDINGS LLC	S-2B
57	4	LANG, FRANCIS H.JR & HILDA F.	S-2B
57	5	MOSS, DAVID B.	S-2B
57	6	BUENO, ELIBELKA	S-2B
57	7	DIAZ, SERGIO	S-2B
57	8	SANTAMARIA, JAIME II & SHARON H.	S-2B
57	9	PERTH AMBOY BOARD OF ED/SCHOOL#1	S-2B
57	12.01	KING PLAZA, LLC C/O ETC MGMT.	S-2B
57	15.01	RANI MTGNT. LLC.	S-2B
57	15.02	SYED, TIMORSHAH	S-2B
57	16	OHE, JULIANA, JAMES & JOHN	S-2B
57	19	AMERICUS SENIOR LIVING, INC.	S-2B
57	20	NJ CONF ASSN SEVENTH DAY ADVENTIST	S-2B
58	19	EDDIE ENTERPRISE	S-2A
58	20	PATEL, PIYUSH	S-2A
58	21	HOBART PLAZA REALTY, LLC	S-2A
58	22	HOBART PLAZA REALTY, LLC	S-2A
58	23	HOBART PLAZA REALTY, LLC	S-2A
58	24	272 HOBART ST. PLAZA, LLC	S-2A
58	25	272 HOBART ST. PLAZA, LLC	S-2A
131	1.01	HARBOR TERRACE L.L.C.	S-2A

BLOCK	LOT	OWNER	SUB AREA
131	1.03	CITY OF PERTH AMBOY	S-2A
135	1.01	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	1.01	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	2	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	2.04	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	3	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	4	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	5	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	6	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	7	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	8	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	9	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	10	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	11	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	12	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	13	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	14	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	15	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	16	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	17	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	18	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	19	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	20	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	21	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	22	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	23	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	24	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	25	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	26	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	27	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	28	THE LANDINGS AT HARBORSIDE, LLC	S-2A

BLOCK	LOT	OWNER	SUB AREA
135	28.01	UNITED STATES COAST GUARD	S-2A
136	1.01	40 FAYETTE STREET	S-2A
136	1.04	358 RECTOR STREET	S-2A
136	1.04	358 RECTOR ST., LLC	S-2A
136	1.04	ANTHONY, MICHAEL & PAULA	S-2A
136	1.04	ATTIANESE, NATALIE & JUDE	S-2A
136	1.04	BALBUENA, HEIDY L. & GUERRA-HART, L	S-2A
136	1.04	BHATIA, SANJAY P.& AMEE S.	S-2A
136	1.04	BINKIEWICZ,ROBERT,CAROL & MARYELLEN	S-2A
136	1.04	CHAUDHERY, SHAUKAT A.& BARBARA J.	S-2A
136	1.04	CHOUDHURI, SUBRATA	S-2A
136	1.04	CINTRON, AMARYILIS	S-2A
136	1.04	CLEVERLEY,M.& P.& KERI, C.& K.	S-2A
136	1.04	COLON, HILDA J.	S-2A
136	1.04	CRUZ, ANTONIO L.& ZAIDA	S-2A
136	1.04	DESU, RAO & VASUNDHARA	S-2A
136	1.04	DIAZ, PEDRO	S-2A
136	1.04	DISPENZIERE, CHRISTINE A.	S-2A
136	1.04	EDELSON, CARMEN	S-2A
136	1.04	ENG, JOHN & NANCY	S-2A
136	1.04	FEBLES, ERINSON & INOCENCIA	S-2A
136	1.04	FEBLES, KENNETH & CAROL	S-2A
136	1.04	FEDERAL NAT'L MORTGAGE ASSOC.	S-2A
136	1.04	GARCES, WILLIAM J. ELAINE	S-2A
136	1.04	GOLDBERG, DAVID & CAROLE	S-2A
136	1.04	GONZALEZ, DAISY M.	S-2A
136	1.04	GOODWIN REALTY, LLC	S-2A
136	1.04	GOODWIN REALTY, LLC	S-2A
136	1.04	GUANLAO, RAINIER C.	S-2A
136	1.04	HARISH PARIKH, & JAYHREE	S-2A
136	1.04	HILGERT, JENNIFER L	S-2A

BLOCK	LOT	OWNER	SUB AREA
136	1.04	HORN, ERIC D & MICHAEL J	S-2A
136	1.04	HORN, JOSEPH L. & LINDA S.	S-2A
136	1.04	HUNTER, NEIL & LAUREN	S-2A
136	1.04	IP, EMILY K.	S-2A
136	1.04	JACOBS, CATHERINE M.	S-2A
136	1.04	JULIANO, NICHOLAS	S-2A
136	1.04	KELLY, JOHN S.	S-2A
136	1.04	KIM, ELIZABETH	S-2A
136	1.04	KRISHNARASS, LLC	S-2A
136	1.04	LAU, RANI	S-2A
136	1.04	LAU, RANI Y.	S-2A
136	1.04	LEARY, III, HERBERT J.	S-2A
136	1.04	LEONE, SALVATORE	S-2A
136	1.04	LICHTER, HERBERT S. & ANITA	S-2A
136	1.04	MASUCCI, RAYMOND	S-2A
136	1.04	MATTHEWS, GLORYA E.& ROY S.	S-2A
136	1.04	MERGOTT, EILEEN S.	S-2A
136	1.04	MORALES, LIDIA	S-2A
136	1.04	MOTA RAMIREZ, ANGEL	S-2A
136	1.04	NOLAN, JAMES E.	S-2A
136	1.04	O'DONNELL, PATRICIA	S-2A
136	1.04	OSMAN, MAGDY	S-2A
136	1.04	PATEL, PINAKIN R.	S-2A
136	1.04	PAVLOWSKI,RICHARD & YAREMKO,CHARLES	S-2A
136	1.04	PICCININNI, JOSEPH & MARILYN	S-2A
136	1.04	PICCININNI, MELISSA	S-2A
136	1.04	PIETRO, DANIEL P SANTO	S-2A
136	1.04	POLYAK, TAZARRE	S-2A
136	1.04	RAMIREZ, LUIS M.	S-2A
136	1.04	RODRIGUEZ, MARYLOU	S-2A
136	1.04	RODRIGUEZ-FERENCZ, DULCE	S-2A

BLOCK	LOT	OWNER	SUB AREA
136	1.04	SERRANO, RAUL A.	S-2A
136	1.04	SHAYKEVICH, MICHAEL & ELLA	S-2A
136	1.04	SHEN, JINGUO & TANG, ZONG HUI	S-2A
136	1.04	SINHA, BINOD	S-2A
136	1.04	SINHA, BINOD	S-2A
136	1.04	SOONG, SHARON L.	S-2A
136	1.04	SOSULSKI, ADAM P. & DENISE	S-2A
136	1.04	SUNDRANI, RAM & GEETA R.	S-2A
136	1.04	TEJEDA, JUAN M.	S-2A
136	1.04	TIRU, LEE J.	S-2A
136	1.04	VINITSKER, REGINA	S-2A
136	1.04	WEISS, EVAN	S-2A
136	1.04	WONG, RAYMOND & JUDY YU	S-2A
136	1.04	ZACHARY, SAMUEL & JENNIFER	S-2A
136	1.04	ZAKHARYAYEV, RASHBIL	S-2A
136	1.04	ZAKHARYAYEV, STEVEN & RASHBIL	S-2A
136	1.04	ZAKHARYAYEV, STEVEN & RASHBIL	S-2A
136	1.04	ZAKHARYAYEV, ZACHARY	S-2A
136	1.04	ZHURAVSKAYA, ELENA N.	S-2A
136.01	1	ABREU, JERRY R. & DEYSI	S-2A
136.01	1	ARMSTRONG, INGRID C.AS TRUSTEE	S-2A
136.01	1	ASHMAN, JUDITH Y.	S-2A
136.01	1	ASHMAN, SIDNEY R. & ASHMAN, CARLTON	S-2A
136.01	1	BASHORUN, MONSURAT A.	S-2A
136.01	1	BERLINER, JARED M.	S-2A
136.01	1	BHATIA, AALOK S., RENU S & SURENDRA	S-2A
136.01	1	BRUNT,CHRISTOPHER M.	S-2A
136.01	1	CAGIDE, JEFFREY G.& ANN-MARIE	S-2A
136.01	1	CERVENAK, JOZEF	S-2A
136.01	1	CHACON MARTINEZ, F. & CHACON, J.	S-2A
136.01	1	CHARNEY, SCOTT & YOONYIAN	S-2A

BLOCK	LOT	OWNER	SUB AREA
136.01	1	CHAUDHARY, URVIBEN	S-2A
136.01	1	CINELLI,DENNIS & LINDA;CINELLI, B&D	S-2A
136.01	1	COLLADO, SANTIAGO	S-2A
136.01	1	CORTESE,ANTHONY S.& KAREN L.#CB320	S-2A
136.01	1	DALAL, GIRISH & USHA G.	S-2A
136.01	1	DAVIS, TIFFANY	S-2A
136.01	1	DELGADO, CHRISTOPHER & SAMUEL A.	S-2A
136.01	1	DEMIAN, RALPH M.	S-2A
136.01	1	DESAI, SNEHAL & RASHMI	S-2A
136.01	1	DIAZ GIOVANNI & LYNNETTE	S-2A
136.01	1	EMAN,ATEF & ABDELMESSIH,DIENTJE B	S-2A
136.01	1	FERENCHIAK-COLE, KATHLEEN	S-2A
136.01	1	GARCIA, JOSE J. & JADUE, JESSICA V.	S-2A
136.01	1	GAVIOLA, DURGA & GAVIOLA, GERRY F.	S-2A
136.01	1	GUBATINA, RICARDO B.& REYNITA A.	S-2A
136.01	1	HIGGINS, EDWARD T.	S-2A
136.01	1	HORTON, DALE & MELANIE	S-2A
136.01	1	HORTON,DALE & MELANIE &CONRAD,WANDA	S-2A
136.01	1	ISAYEV, MAYA	S-2A
136.01	1	JOAO, ADELINO & ISABEL M.	S-2A
136.01	1	KWIATKOWSKI,BARTLOMISJ & BIANCA	S-2A
136.01	1	LANDINGS BUILDING 136B, LLC	S-2A
136.01	1	LANDINGS BUILDING 136B, LLC	S-2A
136.01	1	LANDINGS BUILDING 136B, LLC	S-2A
136.01	1	LANDINGS BUILDING 136B, LLC	S-2A
136.01	1	LANDINGS BUILDING 136B, LLC	S-2A
136.01	1	LANDINGS BUILDING 136B, LLC	S-2A
136.01	1	LANDINGS BUILDING 136B, LLC	S-2A
136.01	1	LANDINGS BUILDING 136B, LLC	S-2A
136.01	1	LI, CHIN PANG	S-2A
136.01	1	LOGINOV, ARTUR & BRAUN, LILIA	S-2A
136.01	1	MATTSON, CARL E. III	S-2A

BLOCK	LOT	OWNER	SUB AREA
136.01	1	MAYO, MANUEL H.	S-2A
136.01	1	MAYS, DAVID A.	S-2A
136.01	1	MEHMOOD, ZAFER & FIRDAUS, VASEEM	S-2A
136.01	1	MILLER, MICHAEL P.	S-2A
136.01	1	MOLINELLI, MICHAEL	S-2A
136.01	1	MOORJANI, KAMAL	S-2A
136.01	1	MYERS, BENJAMIN W. JR.	S-2A
136.01	1	NEVES, DULCE C.& MARIO C.	S-2A
136.01	1	NOLAN, JOHN	S-2A
136.01	1	NUZZI, JOYCE & BANKS, DENISE	S-2A
136.01	1	OANA, HARRY & OANA, LILLIAN M.	S-2A
136.01	1	OLIVA, JOHN	S-2A
136.01	1	ORTIZ, STEVEN	S-2A
136.01	1	ORTIZ, STEVEN & PETER	S-2A
136.01	1	PANTALEO, ASHLEY P.	S-2A
136.01	1	PATEL, PIYUSH J.& LORRAINE	S-2A
136.01	1	RAMIREZ, ABEL & ESPAILLAT, AILIN	S-2A
136.01	1	RAPOPORT, STEVEN & IRINA	S-2A
136.01	1	RAPOPORT, VALERY & IRINA	S-2A
136.01	1	REYES, BELKIS & BAEZ, ANTRIZ M.	S-2A
136.01	1	ROMERO, ATILIO	S-2A
136.01	1	ROSARIO, ZUNILDA	S-2A
136.01	1	ROTHBLATT, STEVEN	S-2A
136.01	1	ROTHBLATT, STEVEN	S-2A
136.01	1	ROUSSEAU, WILNER	S-2A
136.01	1	SANTOS, SHIRLEY E.	S-2A
136.01	1	SANZONE, AUGUSTINE	S-2A
136.01	1	SCHWARTZ, JAY & ELIZABETH	S-2A
136.01	1	SHUKLA, SUDHANSHU & GEETI P.	S-2A
136.01	1	SIMON, ZOLTAN	S-2A
136.01	1	SINHA, RANJANA & ANJALI	S-2A

BLOCK	LOT	OWNER	SUB AREA
136.01	1	SMOLEN, ANTHONY B. JR.	S-2A
136.01	1	SOOD, ATUL	S-2A
136.01	1	SUEN,YUK PING ROSE & YUEN,SUSANNA	S-2A
136.01	1	TEAGUE, SHAUNA L. & CHRISTOPHER E.	S-2A
136.01	1	THATHAPPA,T. & CHANDRASEKAR, B.	S-2A
136.01	1	TUMINO, SALVATORE & GORE, AMY	S-2A
136.01	1	VULPI, ANTHONY	S-2A
136.01	1	WANG, SHITONG	S-2A
136.01	1	ZAKHARYAYEV, RASHBIL	S-2A
136.01	1	ZAKHARYAYEV, STEVEN & RASHBIL	S-2A
136.01	1	ZAPALAC, MARY M.	S-2A
136.01	1	ZEIDAN, ABDELMONEM	S-2A
136.01	1	ZHANG, ZHIKE & REN, XIAOMAN	S-2A
137	1	LANDINGS BUILDING 136B, LLC	S-2A
137	1.01	LANDINGS BUILDING 136B, LLC	S-2A
137	2	LANDINGS BUILDING 136B, LLC	S-2A
137	2.01	LANDINGS BUILDING 136B, LLC	S-2A
137	3	CITY OF PERTH AMBOY	S-2A
138	1	LANDINGS BUILDING 138, L.L.C.	S-2A
139	1	SANTOS, MARIE	S-2A
139	1.01	LATIES, WILLIAM & MARIA	S-2A
139	2	CORREA, MIGUEL A.JR.& EVELYN	S-2A
139	3	RODRIGUEZ, RAUL & BERNADA	S-2A
139	4	SOTO, ANTONIO	S-2A
139	5	GUERRA, ARMANDO & ANA	S-2A
139	6	VAZQUEZ, ANGEL	S-2A
139	7	VAZQUEZ, ANGEL L.	S-2A
139	8	THE LANDINGS AT HARBORSIDE, LLC	S-2A
139	9	THE LANDINGS AT HARBORSIDE, LLC	S-2A
139	10	THE LANDINGS AT HARBORSIDE, LLC	S-2A
139	11	LANDINGS AT HARBORSIDE, L.L.C.	S-2A

BLOCK	LOT	OWNER	SUB AREA
139	12	LOPEZ, MARTIN & MARIA	S-2A
139	13	LOPEZ, MARTIN & MARIA	S-2A
139	14	LANDINGS AT HARBORSIDE, L.L.C.	S-2A
139	15	OLIVARES, DULCE	S-2A
139	16	OLIVARES, DULCE	S-2A
139	17	OLIVARES, DULCE	S-2A
139	18	NUNEZ, MARIA	S-2A
139	19	THE LANDINGS AT HARBORSIDE, LLC	S-2A
139	19.01	ACEVEDO, FERNANDO R.& PAULINA	S-2A
139	20	CITY OF PERTH AMBOY	S-2A
139	21	LANDINGS AT HARBORSIDE, L.L.C.	S-2A
139	22	LANDINGS AT HARBORSIDE, L.L.C.	S-2A
139	23	LANDINGS AT HARBORSIDE, L.L.C.	S-2A
139	24	ABDELSHAHID, GEORGETTE	S-2A
139	25	ABDELSHAHID, GEORGETTE	S-2A
139	26	DE JESUS WM. F. & PAULINA	S-2A
139	27	STACK, VIOLET	S-2A
139	28	LATIES, WILLIAM & MARIA	S-2A
140	1.01	P. A. POLICE HEADQUARTERS	S-2A
140	1.03	P. A. POLICE HEADQUARTERS	S-2A
140	1.04	LANDINGS BUILDING 140B,L.L.C.	S-2A
140	2.01	SOTO, LUIS & MARIA	S-2A
140	2.02	CITY OF PERTH AMBOY	S-2A
140	2.03	CITY OF PERTH AMBOY	S-2A
140	2.04	CITY OF PERTH AMBOY	S-2A
140	2.05	CITY OF PERTH AMBOY	S-2A
140	2.06	CITY OF PERTH AMBOY	S-2A
140	3	P. A. POLICE HEADQUARTERS	S-2A
140	3.01	P. A. POLICE HEADQUARTERS	S-2A
140	4	LANDINGS BUILDING 140B,L.L.C.	S-2A
229	6	STATE ST. PLAZA, LLC	S-2A

BLOCK	LOT	OWNER	SUB AREA
229	7	STATE ST. PLAZA, LLC	S-2A
232	1.01	CABA, NELVIS	S-2A
232	1.02	PUNTIEL, LUCILA	S-2A
232	1.03	GARCIA, ANGELA	S-2A
232	2	PUNTIEL, LUCILA	S-2A
232	3	ABREU, ANTONIO D.	S-2A
232	4	SANTIAGO, ENRIQUE & EVELYN	S-2A
232	5	SANTIAGO, ENRIQUE & EVELYN	S-2A
232	11	DIAZ, SERAFIN & ALMONTE-DIAZ, MARIA	S-2A
232	12	RUIZ, BRIGIDA & RUIZ, RAFAEL	S-2A
232	13	TOMASSINI, LUZ MARIA	S-2A
232	14	SEPELYAK, JOANN H. & MICHAEL	S-2A
232	15	WILSON, LESTER E.	S-2A
232	16	CUEVAS, ANTONIO & IRIS	S-2A
232	17.01	GARCIA, ANGELA	S-2A
232	17.02	PUNTIEL, LUCILA	S-2A
235	1	WATTS, KENNETH	S-2A
235	1.02	SANTOS, ROSA Y.	S-2A
235	2	PROPEL FINANCIAL	S-2A
235	3	LANDINGS AT HARBORSIDE, L.L.C.	S-2A
235	4	WASHINGTON ST RLTY CORP C/O UNITEX	S-2A
235	5	DAJORO (NJ), INC.C/O UNITEX	S-2A
235	7	VALDEZ, MARIA	S-2A
235	9	ALL MECHANICAL SERVICES, INC.	S-2A
235	10	FRIAS, ROMULO	S-2A
235	11	CINTRON, WILLIAM & CANDIDA	S-2A
235	12	FERRERAS, MANUEL	S-2A
235	13	COLON, VICTOR & IVETTE	S-2A
236	1	LANDINGS AT HARBORSIDE, LLC	S-2A
236	1.01	LANDINGS AT HARBORSIDE, LLC	S-2A
236	2	LANDINGS AT HARBORSIDE, LLC	S-2A

BLOCK	LOT	OWNER	SUB AREA
236	12	LANDINGS AT HARBORSIDE, LLC	S-2A
238	1	COUNTY OF MIDDLESEX	S-2A
238	2	500 HIGH ST., LLC	S-2A
238	3	COUNTY OF MIDDLESEX	S-2A
238	4	BUCKINGHAM-HIGH,L.L.C. C/O KRAEMER	S-2A
238	4.18	BUCKINGHAM-HIGH, LLC C/O W. KRAEMER	S-2A
238	5	CITY OF PERTH AMBOY	S-2A
238	5.18	CITY OF PERTH AMBOY	S-2A
238	6	CITY OF PERTH AMBOY	S-2A
238	6.18	CITY OF PERTH AMBOY	S-2A
239	1	1 BUCKINGHAM AVE.LLC C/OTHOHSON TAX	S-2A
239	1.01	1 BUCKINGHAM AVE.LLC C/OTHOHSON TAX	S-2A
240	2	CITY OF PERTH AMBOY	S-2A
242	1	SANCHEZ, SARA & NATOUR, LIKA M.	S-2A
242	2	BONILLA, NOEMI E. & STEVE	S-2A
242	3	MILLER, ALBERT & DONNA L.	S-2A
242	4	RONG, WEN	S-2A
242	5	524 HIGH STREET, LLC	S-2A
242	6	COLEMAN, JAMES & GEORGE J.	S-2A
242	7	JEREZ, JONATHAN	S-2A
242	8	MADISON ARMS, INC.	S-2A
242	8.01	CRISCO,FERMAN L.SR.& BEATRICE	S-2A
242	9	GARAIBEH, MOHAMED & IKHLAS	S-2A
242	10	GARAIBEH, MOHAMED & IKHLAS	S-2A
242	11	ROSARIO, DANILO & RODRIGUEZ, JUAN	S-2A
242	12.01	544 HIGH, INC.	S-2A
242	12.02	MARTINEZ, VICTOR R.	S-2A
242	13.01	544 HIGH, INC.	S-2A
242	13.02	MARTINEZ, VICTOR R.	S-2A
242	14	544 HIGH, INC.	S-2A
242	15	544 HIGH, INC.	S-2A

BLOCK	LOT	OWNER	SUB AREA
242	15.01	HARBORTOWN TERRACE, LLC	S-2A
242	16	544 HIGH, INC.	S-2A
242	16.01	HARBORTOWN TERRACE, LLC	S-2A
242	17	544 HIGH, INC.	S-2A
242	18	KUSHNER, MARION & GEO.	S-2A
242	19	BAKRADZE,KONSTANTINE & KATSITADZE,E	S-2A
242	20	LA COTERA, ENRIQUE R.	S-2A
242	21	SIERRA, GUADALUPE	S-2A
242	22	MARTINEZ, VICTOR R.	S-2A
242	23	MARTINEZ, VICTOR R.	S-2A
242	24	MARTINEZ, VICTOR R.	S-2A
242	25	GALLARDO, VIVIANA & JIMENEZ, TANIA	S-2A
242	26	CRESTAR REAL EST. INVESTMENTS LLC	S-2A
242	27	RONG,LI JI, PING YI LI & ETALS	S-2A
242	28	RONG,LI JI, PING YI LI & ETALS	S-2A
242	29	FODOR, ROBERT SR. & MARY LOUISE	S-2A
242	30	RUIZ-BRITO, JOSE E.	S-2A
242	31	ZHOU, XINHUA	S-2A
242	32	BAEZ-ESTEVEZ, LUIS M.	S-2A
242	33	VEGA, JOSE	S-2A
242	34	VEGA, JOSE	S-2A
242	35	DYNOW,ROBERT E.	S-2A
243	1	P.S. ELEC.&GAS CO.	S-2A
243	2	P.S. ELEC.&GAS CO.	S-2A
243	3	P.S. ELEC.&GAS CO.	S-2A
243	4	P.S. ELEC.&GAS CO.	S-2A
243	5	P.S. ELEC.&GAS CO.	S-2A
243	6	P.S. ELEC.&GAS CO.	S-2A
243	7	P.S. ELEC.&GAS CO.	S-2A
243	8	MARTE, ALBERTO	S-2A
243	9	MARTE, ALBERTO & BALL, CARMEN	S-2A

BLOCK	LOT	OWNER	SUB AREA
243	9.01	FERNANDEZ, JOSE	S-2A
243	10	JEREZ, FRANCISCO & ESTEBAN	S-2A
243	11	JEREZ, NELSON F.	S-2A
243	12	N.J. OXFORD, LLC	S-2A
243	13	BARRETO, JORGE	S-2A
243	14	FAMILIA, GERALDO	S-2A
243	15	DAYGOO, RITA	S-2A
243	16	78 BUCKINGHAM AVE. REALTY LLC	S-2A
243	17	78 BUCKINGHAM AVE. REALTY LLC	S-2A
243	18	78 BUCKINGHAM AVE. REALTY LLC	S-2A
243	19	MARRERO, CARLOS & GARCIA, JAIRO	S-2A
243	20	MARRERO, CARLOS & GARCIA, JAIRO	S-2A
243	21	SANTOS, MILENE & PALHAIS, JOEL	S-2A
243	23	LR WATTS FAMILY, LLC	S-2A
243	24	US BANK NAT'L ASSOC.- TRUSTEE	S-2A
243	25	LR WATTS FAMILY, LLC	S-2A
243	26	LR WATTS FAMILY, LLC	S-2A
243	27	PUBLIC SERVICE CORP.	S-2A
246	1	516 STATE STREET REALTY, LLC	S-2A
246	2	516 STATE STREET REALTY, LLC	S-2A
246	3	ELITE HOMES PROJECTS, LLC	S-2A
246	4	CUEVAS, ALTAGRACIA	S-2A
246	5	528 STATE PLAZA LLC	S-2A
246	6	528 STATE PLAZA LLC	S-2A
246	7	528 STATE PLAZA LLC	S-2A
246	8	VALENTIN, LUZ J.	S-2A
246	9	DOUGLAS-IGNACIO, A. & PEREZ, R. D.	S-2A
246	10	VERAS, VINICIO A. & DIAZ,AMARILLIS	S-2A
246	11	RODRIGUEZ, ROMAN & ESTELLA	S-2A
246	12	IGNACIO-DOUGLAS, A. & PEREZ, R. D.	S-2A
246	13	PERTH AMBOY REDEVELOPMENT/CITY PA	S-2A

BLOCK	LOT	OWNER	SUB AREA
246	14	BAEZ, JUAN & CATALINA	S-2A
246	15	GONZALEZ, OSILIS & SOTO, SYLVIA	S-2A
246	16	PERTH AMBOY REDEVELOPMENT/CITY PA	S-2A
246	17	ROSARIO, JAHAIRA	S-2A
246	18	ANDRE, GERALD & ISIDORE, SHIRLEY	S-2A
246	19	MENDEZ, ADRIANA & AGUSTINA	S-2A
246	20	LOPEZ, M. & ANDINO DE LOPEZ, Y.	S-2A
246	21	MEROLA, ROSE MARY	S-2A
246	22	CUESTA, RICHARD & ALBANIA	S-2A
246	23.01	CUESTA, RICHARD & ALBANIA	S-2A
246	23.02	527 MECHANIC STREET REALTY	S-2A
246	24.01	527 MECHANIC STREET REALTY	S-2A
246	24.02	89-91 PEARL, LLC	S-2A
246	25	DIEZ, EDWARD	S-2A
246	25.02	AMCA LLC	S-2A
246	25.03	AMCA LLC	S-2A
247	2	TORRES, LUIS E. & MERCEDES	S-2A
247	3	TORRES, LUIS E.	S-2A
247	4	ERAS, ELMER	S-2A
247	5	PEREZ, JOSEPHINE	S-2A
247	6	NIEVES, HECTOR & EUNICE	S-2A
247	7	FREDERICK, EDWARD & MULLINS, T.	S-2A
247	8	RAMOS, JUAN & LISBOA, ZENaida	S-2A
247	9	RAMOS, JUAN & LISBOA, ZENaida	S-2A
247	10	IGLESIA, JUNIOR A. & VIVIANA	S-2A
247	11	IGLESIA, JUNIOR A. & VIVIANA	S-2A
247	12	MINACAPPELLI, MARIA I.	S-2A
247	13	SOLANO, SANTOS	S-2A
353	1.04	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C
353.01	3.06	LIBERTY CENTER, LLC	S-2A
354	1	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C

BLOCK	LOT	OWNER	SUB AREA
354	1.01	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C
355	1	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C
355	1.01	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C
356.01	1	FIREHOUSE PLAZA LLC	S-2A
426	3.05	975 HIGH ST. LLC	S-2C
426	3.06	975 HIGH ST. LLC	S-2C
426	3.08	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C

2.4. Properties to be Acquired

The following properties are subject to eminent domain:

BLOCK	LOT	OWNER	SUB AREA
56	2	ALVAREZ, HILDA	S-2B
56	3	EAST COAST MARKET STREET APTS	S-2B
56	4	CASTRO ARRIETA, JAIME	S-2B
56	5	RIVERA, NEREIDA	S-2B
57	1.01	HOWARD, JOE L. & MATILDA	S-2B
57	1.02	MORALES, ANGEL & OLGA	S-2B
57	2	SANTAMARIA, JAMIE II & SHARON H.	S-2B
57	3	104 MARKET STREET HOLDINGS LLC	S-2B
57	4	LANG, FRANCIS H.JR & HILDA F.	S-2B
57	5	MOSS, DAVID B.	S-2B
57	6	BUENO, ELIBELKA	S-2B
57	7	DIAZ, SERGIO	S-2B
57	8	SANTAMARIA, JAIME II & SHARON H.	S-2B
57	9	PERTH AMBOY BOARD OF ED/SCHOOL#1	S-2B
57	15.01	RANI MTGNT. LLC.	S-2B
57	15.02	SYED, TIMORSHAH	S-2B
57	16	OHE, JULIANA, JAMES & JOHN	S-2B
57	19	AMERICUS SENIOR LIVING, INC.	S-2B
57	20	NJ CONF ASSN SEVENTH DAY ADVENTIST	S-2B
131	1.01	HARBOR TERRACE L.L.C.	S-2A
135	1.01	THE LANDINGS AT HARBORSIDE, LLC	S-2A
135	1.01	THE LANDINGS AT HARBORSIDE, LLC	S-2A
137	1	LANDINGS BUILDING 136B, LLC	S-2A
137	1.01	LANDINGS BUILDING 136B, LLC	S-2A
137	2	LANDINGS BUILDING 136B, LLC	S-2A
137	2.01	LANDINGS BUILDING 136B, LLC	S-2A
137	3	CITY OF PERTH AMBOY	S-2A
138	1	LANDINGS BUILDING 138, L.L.C.	S-2A
139	1	SANTOS, MARIE	S-2A
139	2	CORREA, MIGUEL A.JR.& EVELYN	S-2A
139	3	RODRIGUEZ, RAUL & BERNADA	S-2A

BLOCK	LOT	OWNER	SUB AREA
139	4	SOTO, ANTONIO	S-2A
139	5	GUERRA, ARMANDO & ANA	S-2A
139	6	VAZQUEZ, ANGEL	S-2A
139	7	VAZQUEZ, ANGEL L.	S-2A
139	8	THE LANDINGS AT HARBORSIDE, LLC	S-2A
139	9	THE LANDINGS AT HARBORSIDE, LLC	S-2A
139	10	THE LANDINGS AT HARBORSIDE, LLC	S-2A
139	11	LANDINGS AT HARBORSIDE, L.L.C.	S-2A
139	12	LOPEZ, MARTIN & MARIA	S-2A
139	13	LOPEZ, MARTIN & MARIA	S-2A
139	14	LANDINGS AT HARBORSIDE, L.L.C.	S-2A
139	15	OLIVARES, DULCE	S-2A
139	16	OLIVARES, DULCE	S-2A
139	17	OLIVARES, DULCE	S-2A
139	18	NUNEZ, MARIA	S-2A
139	19	THE LANDINGS AT HARBORSIDE, LLC	S-2A
139	19.01	ACEVEDO, FERNANDO R.& PAULINA	S-2A
139	20	CITY OF PERTH AMBOY	S-2A
139	21	LANDINGS AT HARBORSIDE, L.L.C.	S-2A
139	22	LANDINGS AT HARBORSIDE, L.L.C.	S-2A
139	23	LANDINGS AT HARBORSIDE, L.L.C.	S-2A
139	24	ABDELSHAHID, GEORGETTE	S-2A
139	25	ABDELSHAHID, GEORGETTE	S-2A
139	26	DE JESUS WM. F. & PAULINA	S-2A
139	27	STACK, VIOLET	S-2A
139	28	LATIES, WILLIAM & MARIA	S-2A
140	1.01	P. A. POLICE HEADQUARTERS	S-2A
140	1.03	P. A. POLICE HEADQUARTERS	S-2A
140	1.04	LANDINGS BUILDING 140B,L.L.C.	S-2A
140	2.01	SOTO, LUIS & MARIA	S-2A
140	2.02	CITY OF PERTH AMBOY	S-2A

BLOCK	LOT	OWNER	SUB AREA
140	2.03	CITY OF PERTH AMBOY	S-2A
140	2.04	CITY OF PERTH AMBOY	S-2A
140	2.05	CITY OF PERTH AMBOY	S-2A
140	2.06	CITY OF PERTH AMBOY	S-2A
140	3	P. A. POLICE HEADQUARTERS	S-2A
140	3.01	P. A. POLICE HEADQUARTERS	S-2A
140	4	LANDINGS BUILDING 140B,L.L.C.	S-2A
232	1.01	CABA, NELVIS	S-2A
232	1.02	PUNTIEL, LUCILA	S-2A
232	1.03	GARCIA, ANGELA	S-2A
232	2	PUNTIEL, LUCILA	S-2A
232	3	ABREU, ANTONIO D.	S-2A
232	4	SANTIAGO, ENRIQUE & EVELYN	S-2A
232	5	SANTIAGO, ENRIQUE & EVELYN	S-2A
232	11	DIAZ, SERAFIN & ALMONTE-DIAZ, MARIA	S-2A
232	12	RUIZ, BRIGIDA & RUIZ, RAFAEL	S-2A
232	13	TOMASSINI, LUZ MARIA	S-2A
232	14	SEPELYAK, JOANN H. & MICHAEL	S-2A
232	15	WILSON, LESTER E.	S-2A
232	16	CUEVAS, ANTONIO & IRIS	S-2A
232	17.01	GARCIA, ANGELA	S-2A
232	17.02	PUNTIEL, LUCILA	S-2A
235	1	WATTS, KENNETH	S-2A
235	1.02	SANTOS, ROSA Y.	S-2A
235	2	PROPEL FINANCIAL	S-2A
235	3	LANDINGS AT HARBORSIDE, L.L.C.	S-2A
235	4	WASHINGTON ST RLTY CORP C/O UNITEX	S-2A
235	5	DAJORO (NJ), INC.C/O UNITEX	S-2A
235	7	VALDEZ, MARIA	S-2A
235	9	ALL MECHANICAL SERVICES, INC.	S-2A
235	10	FRIAS, ROMULO	S-2A

BLOCK	LOT	OWNER	SUB AREA
235	11	CINTRON, WILLIAM & CANDIDA	S-2A
235	12	FERRERAS, MANUEL	S-2A
235	13	COLON, VICTOR & IVETTE	S-2A
236	1	LANDINGS AT HARBORSIDE, LLC	S-2A
236	2	LANDINGS AT HARBORSIDE, LLC	S-2A
236	12	LANDINGS AT HARBORSIDE, LLC	S-2A
238	1	COUNTY OF MIDDLESEX	S-2A
238	2	500 HIGH ST., LLC	S-2A
238	3	COUNTY OF MIDDLESEX	S-2A
238	4	BUCKINGHAM-HIGH,L.L.C. C/O KRAEMER	S-2A
238	4.18	BUCKINGHAM-HIGH, LLC C/O W. KRAEMER	S-2A
238	5	CITY OF PERTH AMBOY	S-2A
238	5.18	CITY OF PERTH AMBOY	S-2A
238	6	CITY OF PERTH AMBOY	S-2A
238	6.18	CITY OF PERTH AMBOY	S-2A
239	1	1 BUCKINGHAM AVE.LLC C/OTHOHSON TAX	S-2A
239	1.01	1 BUCKINGHAM AVE.LLC C/OTHOHSON TAX	S-2A
240	2	CITY OF PERTH AMBOY	S-2A
242	1	SANCHEZ, SARA & NATOUR, LIKA M.	S-2A
242	2	BONILLA, NOEMI E. & STEVE	S-2A
242	3	MILLER, ALBERT & DONNA L.	S-2A
242	4	RONG, WEN	S-2A
242	5	524 HIGH STREET, LLC	S-2A
242	6	COLEMAN, JAMES & GEORGE J.	S-2A
242	7	JEREZ, JONATHAN	S-2A
242	8	MADISON ARMS, INC.	S-2A
242	8.01	CRISCO,FERMAN L.SR.& BEATRICE	S-2A
242	9	GARAIBEH, MOHAMED & IKHLAS	S-2A
242	10	GARAIBEH, MOHAMED & IKHLAS	S-2A
242	11	ROSARIO, DANILO & RODRIGUEZ, JUAN	S-2A
242	12.01	544 HIGH, INC.	S-2A

BLOCK	LOT	OWNER	SUB AREA
242	12.02	MARTINEZ, VICTOR R.	S-2A
242	13.01	544 HIGH, INC.	S-2A
242	13.02	MARTINEZ, VICTOR R.	S-2A
242	14	544 HIGH, INC.	S-2A
242	15	544 HIGH, INC.	S-2A
242	15.01	HARBORTOWN TERRACE, LLC	S-2A
242	16	544 HIGH, INC.	S-2A
242	16.01	HARBORTOWN TERRACE, LLC	S-2A
242	17	544 HIGH, INC.	S-2A
242	18	KUSHNER, MARION & GEO.	S-2A
242	19	BAKRADZE,KONSTANTINE & KATSITADZE,E	S-2A
242	20	LA COTERA, ENRIQUE R.	S-2A
242	21	SIERRA, GUADALUPE	S-2A
242	22	MARTINEZ, VICTOR R.	S-2A
242	23	MARTINEZ, VICTOR R.	S-2A
242	24	MARTINEZ, VICTOR R.	S-2A
242	25	GALLARDO, VIVIANA & JIMENEZ, TANIA	S-2A
242	26	CRESTAR REAL EST. INVESTMENTS LLC	S-2A
242	27	RONG,LI JI, PING YI LI & ETALS	S-2A
242	28	RONG,LI JI, PING YI LI & ETALS	S-2A
242	29	FODOR, ROBERT SR. & MARY LOUISE	S-2A
242	30	RUIZ-BRITO, JOSE E.	S-2A
242	31	ZHOU, XINHUA	S-2A
242	32	BAEZ-ESTEVEZ, LUIS M.	S-2A
242	33	VEGA, JOSE	S-2A
242	34	VEGA, JOSE	S-2A
242	35	DYNOW,ROBERT E.	S-2A
243	1	P.S. ELEC.&GAS CO.	S-2A
243	2	P.S. ELEC.&GAS CO.	S-2A
243	3	P.S. ELEC.&GAS CO.	S-2A
243	4	P.S. ELEC.&GAS CO.	S-2A

BLOCK	LOT	OWNER	SUB AREA
243	5	P.S. ELEC.&GAS CO.	S-2A
243	6	P.S. ELEC.&GAS CO.	S-2A
243	7	P.S. ELEC.&GAS CO.	S-2A
243	8	MARTE, ALBERTO	S-2A
243	9	MARTE, ALBERTO & BALL, CARMEN	S-2A
243	9.01	FERNANDEZ, JOSE	S-2A
243	10	JEREZ, FRANCISCO & ESTEBAN	S-2A
243	11	JEREZ, NELSON F.	S-2A
243	12	N.J. OXFORD, LLC	S-2A
243	13	BARRETO, JORGE	S-2A
243	14	FAMILIA, GERALDO	S-2A
243	15	DAYGOO, RITA	S-2A
243	16	78 BUCKINGHAM AVE. REALTY LLC	S-2A
243	17	78 BUCKINGHAM AVE. REALTY LLC	S-2A
243	18	78 BUCKINGHAM AVE. REALTY LLC	S-2A
243	19	MARRERO, CARLOS & GARCIA, JAIRO	S-2A
243	20	MARRERO, CARLOS & GARCIA, JAIRO	S-2A
243	21	SANTOS, MILENE & PALHAIS, JOEL	S-2A
243	23	LR WATTS FAMILY, LLC	S-2A
243	24	US BANK NAT'L ASSOC.- TRUSTEE	S-2A
243	25	LR WATTS FAMILY, LLC	S-2A
243	26	LR WATTS FAMILY, LLC	S-2A
243	27	PUBLIC SERVICE CORP.	S-2A
246	1	516 STATE STREET REALTY, LLC	S-2A
246	2	516 STATE STREET REALTY, LLC	S-2A
246	3	ELITE HOMES PROJECTS, LLC	S-2A
246	4	CUEVAS, ALTAGRACIA	S-2A
246	7	528 STATE PLAZA LLC	S-2A
246	8	VALENTIN, LUZ J.	S-2A
246	9	DOUGLAS-IGNACIO, A. & PEREZ, R. D.	S-2A
246	10	VERAS, VINICIO A. & DIAZ,AMARILLIS	S-2A

BLOCK	LOT	OWNER	SUB AREA
246	11	RODRIGUEZ, ROMAN & ESTELLA	S-2A
246	12	IGNACIO-DOUGLAS, A. & PEREZ, R. D.	S-2A
246	13	PERTH AMBOY REDEVELOPMENT/CITY PA	S-2A
246	14	BAEZ, JUAN & CATALINA	S-2A
246	15	GONZALEZ, OSILIS & SOTO, SYLVIA	S-2A
246	16	PERTH AMBOY REDEVELOPMENT/CITY PA	S-2A
246	17	ROSARIO, JAHAIRA	S-2A
246	18	ANDRE, GERALD & ISIDORE, SHIRLEY	S-2A
246	20	LOPEZ, M. & ANDINO DE LOPEZ, Y.	S-2A
246	21	MEROLA, ROSE MARY	S-2A
246	22	CUESTA, RICHARD & ALBANIA	S-2A
246	23.01	CUESTA, RICHARD & ALBANIA	S-2A
246	23.02	527 MECHANIC STREET REALTY	S-2A
246	24.01	527 MECHANIC STREET REALTY	S-2A
246	24.02	89-91 PEARL, LLC	S-2A
246	25	DIEZ, EDWARD	S-2A
246	25.02	AMCA LLC	S-2A
246	25.03	AMCA LLC	S-2A
247	2	TORRES, LUIS E. & MERCEDES	S-2A
247	3	TORRES, LUIS E.	S-2A
247	4	ERAS, ELMER	S-2A
247	5	PEREZ, JOSEPHINE	S-2A
247	6	NIEVES, HECTOR & EUNICE	S-2A
247	7	FREDERICK, EDWARD & MULLINS, T.	S-2A
247	8	RAMOS, JUAN & LISBOA, ZENAIDA	S-2A
247	9	RAMOS, JUAN & LISBOA, ZENAIDA	S-2A
247	10	IGLESIA, JUNIOR A. & VIVIANA	S-2A
247	11	IGLESIA, JUNIOR A. & VIVIANA	S-2A
247	12	MINACAPELLI, MARIA I.	S-2A
247	13	SOLANO, SANTOS	S-2A
353	1.04	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C

BLOCK	LOT	OWNER	SUB AREA
354	1	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C
354	1.01	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C
355	1	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C
355	1.01	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C
426	3.05	975 HIGH ST. LLC	S-2C
426	3.06	975 HIGH ST. LLC	S-2C
426	3.08	KINDER MORGAN LIQUIDS TERMINALS LLC	S-2C

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. The existing R-M(H) zone, located at the northeast corner of Fayette and Rector Streets should be evaluated for the appropriateness of incorporation into this Plan.

SECTION 3: LAND USE MAP



SECTION 4: PUBLIC PURPOSES

4.1. Goals + Objectives

Perth Amboy establishes the following Goals for *The Waterfront*:

- Eliminate those conditions that have caused areas within *The Waterfront* boundaries to be considered areas in need of redevelopment;
- Create vibrant communities;
- Encourage investment and revitalization for both public and private markets;
- Provide opportunities for quality commercial, cultural, residential, and recreational uses;
- Provide new opportunities for housing and employment;
- Improve traffic circulation, foster pedestrianism and encourage alternative transportation options in the City;
- Increase open space;
- Plan for future flooding events;
- Encourage environmental sustainability;
- Redefine the waterfront as a regional destination; and
- Create a walkable community.

To achieve these goals, the objectives for redevelopment of *The Waterfront* are to:

- Provide new and diverse housing options;
- Maintain trends of water-oriented, non-industrial development;
- Remediate abandoned, fallow sites along Arthur Kill;
- Expand public access to waterfront areas, recreation opportunities, and marine-oriented activities;
- Revitalize the business district by increasing tourism through educational, recreational and entertainment venues that attract visitors to the City;
- Provide new office, retail, and recreational uses within the City;
- Strengthen the City's tax base by creating new ratables;
- Provide new employment opportunities;

- Integrate existing roadways with new roads to encourage pedestrian and vehicular movement between new and existing developments;
- 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 promote new ferry and tram service;
- Create new parking facilities for the project residents and visitors to the area to ease the present parking shortage on the waterfront, while aiming for an overall decrease in vehicle dependency;
- 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;
- Create and satisfy a market demand that will support the existing Central Business District (CBD), additional retail establishments and new residential developments, as well as provide recreational venues;
- Preserve, strengthen, and take advantage of the City’s many historical resources in this area; and
- Strengthen the existing neighborhoods, businesses, and recreational opportunities through increased community access and participation, strategic funding, and better connectivity.

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

- Provide on-site recreational facilities to all new residential concentrations along with adequate open and green space for the proposed housing;
- Utilize abandoned residential and vacant lots for additional development;
- Encourage the discontinuation of non-conforming uses located within residential zones by establishing superseding zoning for the area;
- Allow for shared public parking;
- Explore the possibility of siting several restaurants along the waterfront that will offer a variety of price ranges and specialties;

- Require an extensive park system to provide active and passive recreational avenues. Additionally, pocket parks will be located sporadically through the area to provide resident meeting areas and comply with the area open-space requirements;
- Explore the use of a tram system to provide regular shuttle service to and from new development and the train station, operating under a public-private partnership between the Business Improvement District and the designated developer;
- Plan for enclosed bus station pick-up points, designed to integrate the overall theme of development, and located at strategic locations within ***The Waterfront*** by the designated developer;
- Continue to pursue opportunities for ferry transportation to Manhattan and other regional points of interest; and
- Continue the waterfront promenade from Smith Street to Buckingham Avenue through ***The Waterfront*** area for public use consistent with the design of the existing waterfront from Second Street to Smith Street.

Since the original adoption of this Plan, it is notable that the following projects within ***The Waterfront*** have been completed:

- Completed in 2005, King’s Plaza development offers 249 affordable apartment units, 66,000 square feet of retail/office space, and parking, meeting redevelopment goals for the revitalization of the city’s retail/business district.
- The High Street extension, traversing ***The Waterfront*** and continuing north to ***Northern Industrial*** provides a direct link to the Route 440 access ramp.
- The Hall Avenue Extension crosses State Street and connects to the improved High Street for waterfront access. This extension includes an at-grade crossing of the Conrail line utilized by the StoltHaven Terminal.
- Completed in 2015, Hobart Plaza was renovated to provide 36 residential units over first floor commercial in the heart of downtown.

4.2. 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:

4.2.1. 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.

4.2.2. 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.

4.2.3. 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.

4.2.4. Circulation Plan Objectives:

- a. Establish other ferry service pick up and drop off destinations along the City's waterfront.
- b. Provide additional bicycle/pedestrian routes to promote and improve pedestrian circulation within the City including the Middlesex Greenway Rails-to-Trails initiative.
- c. Explore additional redevelopment projects in proximity to the City's train station consistent with the State's "transit village" concept and related funding programs.

4.2.5. 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.

4.2.6. 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.

4.2.7. 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.

The Plan does not make any recommendations that are inconsistent with the Master Plan.

Additionally, 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. Objectives from this document which have been incorporated into this Redevelopment Plan include the expansion of the 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 grow outward from the train station along Smith Street. Smith Street forms the northern boundary of the S-2B sub-district at Five Corners, and the southern boundary of the S-2A

sub-district where it lies just east of the Transit District, and will be the likely pedestrian path to the waterfront from the train station.

This redevelopment plan strongly supports the recently adopted Perth Amboy Master Plan Circulation Element. As such 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 Circulation Element of the Master Plan shall be included in the redevelopment of any parcels within ***The Waterfront***.

4.3. Relationship to the Master Plans of Surrounding Municipalities

The Waterfront is located along the eastern boundary of the City and the Arthur Kill. Therefore, ***The Waterfront*** does not have a direct impact on, nor is it directly impacted by adjacent municipalities.

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 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 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 streets 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. Therefore, as open-space is scarce and considered a highly-valued commodity in these cities, 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 Waterfront* is consistent with this designation and contributes to the Metropolitan Planning Area as a whole through the following:

- a. Efficient use of available land;
- b. Relocation of inappropriately sited uses;
- c. Creation of diverse housing;
- d. Construction of infrastructure improvements;
- e. Preparation of zoning standards that will facilitate and encourage the use of public transit systems;
- f. Reclamation of environmentally damaged sites; and
- g. 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 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, located in Section 3 of this document, shows the boundaries and zoning of *The Waterfront*, as well as the three (3) sub-districts described herein.

6.2. Superseding Redevelopment Zoning

This Redevelopment Plan supersedes existing zoning on properties located within the bounds of *The Waterfront*, unless otherwise specified. The existing zoning in the area is rezoned to the following Special Use Zones: S-2A, S-2B, and S-2C.

The redevelopment zoning set forth below shall apply only to the Redevelopment Areas as defined in Volume 3 of the City of Perth Amboy Redevelopment Plan (this document) and as depicted on the attached Zoning Map in Section 3 of this document. The zoning regulations contained herein shall supersede the current zoning regulations in the Special Use Zones.

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 includes, 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, bowling alleys, movie theaters, and basketball courts.

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

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 stormwater 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 – A 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-2A

S-2A is applied to Redevelopment Areas within *The Waterfront* designated for residential, commercial, retail and recreational components. See Section 2.3 for Block and Lots.

6.4.1. Permitted Principal Uses

- a. Residential.
- b. Retail Establishments, excluding Big Box Retail.
- c. Offices.
- d. Art Studio.
- e. Restaurants.
- f. Fitness Centers.
- g. Indoor Entertainment and Recreation.
- h. Outdoor Entertainment and Recreation.
- i. Work/live Craftsperson Studio.
- j. Theaters and Museums.
- k. Day Care Facilities.
- l. Public/Quasi Public Uses, such as:
 - i. Visitor Center.
 - ii. Community Center.
 - iii. Cultural Arts Center.
 - iv. Coast Guard Vessel Tracking System.
 - v. Ferry Terminal.
 - vi. Marina Facilities.

- vii. 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.
- viii. Improved open space, including parks, plazas, waterfront walkways/promenades, and trails.
- ix. Any combination of the uses listed above.

6.4.2. Permitted Accessory Uses

- a. Parking decks and surface parking lots.
- b. **Signage, as regulated by Section 7.2 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. **Plazas, pocket parks, and community gardens.**
- 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.

6.4.3. 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. Home Occupations.

6.4.4. 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. 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 Business.
- e. Pawn Shops and Check Cashing establishments.
- f. Drive-thru establishments.
- g. Vehicle parking lots.
- h. Automotive sales (new and used) and services.
- i. Industrial Uses.
- j. Big Box Retail.
- k. Junk and salvage yards.

6.4.5. 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-2A				
	Residential			All other permitted uses
	Townhouse	Multi-Family Housing	Work/Live	
Minimum Lot Area (square feet)	2,500	10,000	2,500	2,500
Minimum Lot Width (feet)	25	100	25	25
Minimum Lot Depth (feet)	100	100	100	100
Minimum Yards (feet)				
Minimum Front Yard (feet)	5	10	5	5

Minimum 1 Side Yard (feet)	5	3	5	3
Minimum 2 Side Yard (feet)	10	6	10	10
Minimum Rear Yard (feet)	15	0	15	25
Maximum Front Yard (feet)	5	15	5	10
Minimum Height (feet)	30	40	30	30
Minimum Height (stories)	2	3	2	2
Maximum Height (feet)	40	60	40	45
Maximum Height (stories)	3	5	3	3
Maximum Lot Coverage by Bldg. (percent)	70	70	70	50
Maximum Impervious Coverage (percent)	75	75	75	75
Minimum Gross Floor Area per Dwelling				
Efficiency	-	500	-	-
1-bedroom	-	700	-	-
2-bedroom	-	900	-	-
3-Bedroom	-	1,100	-	-
Minimum Off-Street Parking				
Residential (per unit)	1.25	1.5	1	-
Retail/Office/Health Club (per 1,000 square feet)	-	-	4	2
Ferry/Marina	-	-	-	100 / ferry 1.5/boat slip
Restaurant (per 1,000 square feet)	5	5	-	5
Public/Quasi-Public (per 2,500 square feet)	-	1	-	1
Theater	-	1 / 3 seats	-	1 / 3 seats
Open Space	3	3	3	3
All Other Uses	1.5 per 1000 square feet	1.5 per 1000 square feet	1.5 per 1000 square feet	1.5 per 1000 square feet
Maximum Units per Acre	-	80	40	-

* Three (3) feet if adjacent lot with windows along the side wall starting from one foot before foremost existing window.

- a. Multi-building developments within the S-2A 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) Payments 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-2A sub-district. These playgrounds shall not be eligible for off-site contributions agreements, but will count towards the minimum 10% open space requirements.
- c. Mixed-Use Buildings: Minimum lot size shall be the minimum lot size for the predominant use of the site.
- d. Bulk standards in S-2A shall not apply to the new lot and easement established in Block 135 Lots 1 and 1.01 (aka 1.01 and 28.01) for use by the United States as a Coast Guard Vessel Tracking System for as long as the United States holds title to and/or easement in the new lot.
- e. Front Street and any extension thereof Front Street shall serve as the main street for building frontage for Block 135.
- f. 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.
- g. 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.
- h. 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.
- i. Building Stepbacks: All buildings shall step back ten (10) feet from the outermost façade plane of the base of the building along all street frontages at a maximum of four stories above grade.
- j. Building Projections: Projections and extensions 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 public right of ways. Roof overhangs may encroach into the public right of way up to 24" with a minimum height of ten (10) feet above grade. Encroachments up to 18" will be permitted below grade for footings for buildings and retaining walls.
- k. Architectural towers, turrets and other features are exempt from roof edge setback requirements.
- l. 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.
- m. Block 206, Lots 3-9 shall have the following bulk standards:

- i. Minimum lot area: 1,050 sf.
 - ii. Minimum lot width: 15 ft.
 - iii. Minimum lot depth: 70 ft.
 - iv. Minimum front yard: 3 ft. (including corner sides).
 - v. Minimum side yard: 3 feet one / 6 feet both.
 - vi. Minimum rear yard: 8 feet.
 - vii. Maximum height: 45 ft./4 stories.
- n. Building Height:
- i. 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.
 - ii. Parking and utility areas shall not count towards building stories, but shall be included in the maximum height (in feet) calculations.
 - iii. Architectural features including towers and turrets that define the architectural characteristics and/or provide architectural definition of the project are exempt from height limitations.
 - iv. Pitched roof lines up to four (4) feet are allowed to hide mechanical equipment from view.
- o. Building Coverage:
- i. Within the S-2A sub-district, pervious (landscaped) portions of garage and parking decks shall not count toward the total coverage calculations.
 - ii. Commuter ferry slips are permitted a maximum imperious coverage of 95%.

6.4.6. Parking and Loading Requirements

- a. General parking guidelines are located in Section 7.7 of this document and minimum requirements are outlined in the bulk table above. Parking and loading regulations specific to this sub-district and the uses permitted therein are as follows:
 - i. 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.
 - ii. 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 7.7. 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.
 - iii. 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:
 - (a) 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.
 - (b) Shared lots are within five hundred feet (500') distance of the primary entrance of each use utilizing the parking facility.
 - (c) Evidence showing a difference in peak parking demand between the uses.
 - (d) The spaces to be provided will be available as long as the uses requiring the spaces are in operation.
 - (e) A written agreement between the property owner(s) and the City, in a form satisfactory to the City Attorney must be provided, guaranteeing access.
 - iv. All bicycle parking should be in accordance with Section 7.7.2.

6.4.7. Use Distribution

The following distribution of permitted uses shall be required in relation to net buildable acreage of the overall S-2A sub-district:

- a. Development Program:
 - i. A maximum of 75% of net buildable acreage in the S-2A may be developed as residential.
 - ii. A maximum of 30% of net buildable acreage in the S-2A may be developed as commercial.
 - iii. A maximum of 80% of net buildable acreage in the S-2A may be developed mixed use. A minimum of 10% of the net buildable acreage in the S2-A sub-district may be developed as Ferry Terminal or Marina Facilities. This may be public, private, or any combination thereof.
 - iv. Required Retail Locations: retail shall be required within the ground floor of all new developments with buildings with frontage of fifty (50) or greater and shall occupy at least 25% of frontages along Front Street and High Street. Retail storefronts shall have a minimum depth of thirty (30) feet.
 - v. A minimum of 10% of the net buildable acreage in the S2-A sub-district must be developed as public or quasi-public open space. Of this open space, at least one-half shall be used for active recreation.

6.4.8. Signage

General signage guidelines are located in Section 7.2 of this document.

6.5. Special Use Zone S-2B

S-2B is applied to Redevelopment Areas within *The Waterfront* is designated for mixed uses. See Section 2.3 for Block and Lots.

6.5.1. Permitted Principal Uses

- a. Residential, above the ground floor.
- b. Retail Establishments, excluding Big Box Retail.
- c. Offices.
- d. Art Studio.
- e. Indoor Entertainment and Recreation.
- f. Restaurants and Banquet Facilities.
- g. Fitness Centers.

- h. Day Care Facilities.
- i. Public/Quasi-Public Uses, including:
 - i. Visitor Center.
 - ii. Community Center.
- j. 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 storage facilities.
- k. Improved open space, including parks, plazas, and trails.
- l. Any combination of the uses listed above.

6.5.2. Permitted Accessory Uses

- a. Parking decks and surface parking lots.
- b. Signage as regulated by 6.2 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. Plazas, pocket parks, and community gardens.
- 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. One-family and two-family units, provided that these dwelling units do not occupy the first floor of any building and that the area devoted to the use does not exceed forty-nine percent (49%) of the total building floor area and that the minimum gross floor area of each dwelling is not less than seven hundred (700) square feet.
- 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.

6.5.3. 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. Industrial uses.
- d. Any exterior storage of goods or materials.
- e. Automotive Sales (new and used) and Service.
- f. Sexually Oriented Business.
- g. Pawn shops and check cashing establishments.
- h. Drive-thru establishments.
- i. Junk and salvage yards.
- j. Big box retail establishments.
- k. Vehicle parking lots other than those permitted as accessory uses.

6.5.4. Bulk Standards

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

S-2B	
Minimum Lot Area (square feet)	5,000
Minimum Lot Width (feet)	30
Minimum Lot Depth (feet)	100
Minimum Front Yard (feet)	0
Minimum 1 Side Yard (feet)	0

Minimum 2 Side Yard (feet)	0
Minimum Rear Yard (feet)	0
Maximum Height (feet)	120
Maximum Height (Stories)	
Multifamily Dwellings	7
Tower apartments	10
Mixed uses	10
Retail/Office (without residential above)	3
Maximum Lot Coverage by Building (percentage)	80
Maximum Impervious Coverage (percentage)	95
Minimum Gross Floor Area per Dwelling	
Efficiency	500
1-bedroom	600
2-bedroom	800
3-Bedroom	1,100
Minimum Off-Street Parking	
Multifamily building (per unit)	1.5
Retail/office/health club (per 1,000 square feet)	2
Ferry/Marina	100 / ferry , 1.5/boat slip
Restaurant (per 1,000 square feet)	2
Public/Quasi-Public (per 2,500 square feet)	1
Open Space (per acre)	3
Maximum Dwelling Units per Acre	75

- a. 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) Payments 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.
- b. Lot Setback Requirements:
 - i. 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.

- ii. 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.
- iii. Minimum front yard setback along High Street is 70 feet.
- iv. Zero-foot side and rear yard setbacks are permitted, provided that a minimum of 3 feet is provided between buildings on adjacent properties.
- c. Building Stepbacks: All buildings shall step back ten (10) feet from the outermost façade plane of the base of the building along all street frontages at point no higher than one hundred (100) feet from grade.
- d. 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.
- e. Mixed-Use Buildings: Minimum lot size shall be the minimum lot size for the predominant use of the site.
- f. Building Height:
 - i. 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.
 - ii. Parking and utility areas shall not count towards building stories, but shall be included in the maximum height (in feet) calculations.
- g. Building Coverage:
 - i. Within the S-2B sub-district, pervious (landscaped) portions of garage and parking decks shall not count toward the total coverage calculations. This includes rain gardens, retention basins, and other green infrastructure techniques.

6.5.5. Parking and Loading Requirements

General parking guidelines are located in Section 7.7 of this document and minimum requirements are outlined in the bulk table above. Parking and loading regulations specific to this sub-district and the uses permitted therein are as follows:

- a. Block 192, Lot 1 required parking to be one (1) space for every four (4) senior citizen enhanced living apartment, plus one space for each facility staff member.
- b. In no case shall the number of parking spaces proposed exceed twenty percent (20%) of the minimum required. Exceeding the maximum by more than 20% shall constitute a deviation.
- 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 7.7. 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. 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 25% for office uses, a reduction of 10% to 15% for other nonresidential uses and a reduction of 25% to 30% 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. All bicycle parking should be in accordance with Section 7.7.2.

6.5.6. Use Distribution

Zone S-2B is intended as a mixed-use district. Where residential units are included, a minimum of 10% of each individual project area shall be developed as public space.

6.6. Special Use Zone S-2C

S-2C is applied to Redevelopment Areas within *Northern Industrial* designated for warehousing, light industrial, and commercial uses. See Section 2.3 for Block and Lots.

6.6.1. Permitted Principal Uses

- a. Warehousing uses, including:
 - i. Wholesale offices and showrooms with accessory storage of goods.
 - ii. Warehousing/distribution.
- b. Light Industrial Manufacturing.
- 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. Offices.
- f. Banks.
- 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.

6.6.2. Permitted Accessory Uses

- a. Parking decks and surface parking lots.
- b. Off-street loading.
- c. Signage, as regulated by Section 7.2 of this document.
- d. Retail stores accessory and incidental to Automotive Filling Stations.
- e. Fences, walls, hedges, etc., subject to municipal codes and requirements.
- 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. 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. This shall not be deemed to prohibit parking or loading and unloading of trucks from warehouse uses in areas other than rear yards, provided that the area is shielded from public view.
- h. Storage of goods incidental to the conduct of a retail business.
 - i. Plazas, pocket parks, and community gardens.
 - j. 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. 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.
- b. 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.

6.6.4. 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. 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 except in the case of warehouse uses where such use is only prohibited if it is visible from the street.
- d. Sexually Oriented Business.
- e. Pawn Shops and Cash Checking establishments.
- f. Automotive (New or Used) Sales and Service.
- g. Big Box Retail.
- h. Vehicle parking lots other than those permitted as accessory uses.
- i. Junk or salvage yards

6.6.5. Bulk Standards

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

S-2C			
	Warehousing, Marina, Self- Storage	Filling Stations	All Other Uses
Minimum Lot Area (square feet)	100,000	10,000	10,000
Minimum Lot Width (feet)	200	100	100

Minimum Lot Depth (feet)	500	100	100
Minimum Yards (feet)	-	-	-
Front Yard	-	20	15
Side Yard	25	10	10
Side Yard (both combined)	50	20	20
Rear Yard	50	20	20
Maximum Height (feet)	60	25	25
Maximum Height (stories)	4	2	2
Maximum Lot Coverage by Building (percent)	40	-	50
Maximum Impervious Coverage (percent)	75	75	75
Minimum Off-Street Parking	-	-	-
Filling Station (flat number)	-	3	-
Retail stores accessory to Filling Stations (per 150 square feet)	-	1	-
Urban Agriculture (per 5,000 square feet)	-	-	1
Self-Storage (per 5,000 square feet)	1	-	-
Warehouse use (per 3,000 square feet)	1	-	-
Bank (per 500 square feet)	-	-	1
Retail/Office/Health Club (per 1,000 square feet)	-	-	3
Ferry/Marina	100 / ferry, 1.5/boat slip	-	-
Restaurant (per 200 square feet)	-	-	1
Open Space (per acre)	3	3	3
Minimum Distance between Buildings (feet)	50	-	-

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 (20) feet.
- 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) Payments 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.
 - (f) Payments 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.
 - (g) All payments made in lieu of dedication shall be delivered before any certificate of occupancy is issued.
 - (h) 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. Mixed Use Buildings: minimum lot size shall be the minimum lot size for the use that is the predominant use of the building.
- c. 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.
 - ii. No development 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.
 - d. Building Stepbacks: All buildings shall step back a minimum of ten (10) feet from the outermost façade plane of the building base along all street frontages at a maximum of four stories from grade.
 - e. Building Coverage: Within the S-2A sub-district, pervious (landscaped) portions of garage and parking decks shall not count toward the total coverage calculations. This includes rain gardens, retention basins, and other green infrastructure techniques.

- f. 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.
- 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. 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.

6.6.6. Parking and Loading Requirements

General parking guidelines are located in Section 7.7 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 acre or part thereof.

- a. Warehouse 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.
- b. 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.
- 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.

6.6.7. 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 or quasi-public open space.

SECTION 7: DESIGNS STANDARDS + CONTROLS

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

7.1. Building Design Criteria

7.1.1. The guidelines below apply to all sub-districts:

- 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 (e.g. 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.
- d. New buildings shall be oriented to public streets and/or public plazas. 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 grates 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. The architectural style shall be developed in such a way to break down the scale of large buildings into smaller components through the use of varying façade treatments and façade articulation.
- i. No unfinished cement block shall be permitted on any exterior façade.
- j. Primary entrances to buildings are to be clearly marked, architecturally framed, and oriented towards public streets.
- k. 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.
- l. Folding window walls or other opportunities for extensive glazing and flexible frontages on commercial store façades along park and waterfront areas are encouraged.
- m. The height of retaining walls near the foundations of buildings shall be limited to ten (10) feet.
 - i. 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.
- n. Glazing shall represent at least 25% of the total façade area of the residential floors of all buildings.
- o. 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.
- p. 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.
- q. Fire escapes and secondary points of egress are to be internal.
- r. Retail/Commercial loading docks and service areas (including garbage storage) shall not be located on any street frontage.
 - i. All retail loading docks and service areas shall be screened by the placement of continuous evergreens planted at a minimum height of five feet. Spacing shall be determined based on species selected to ensure a total screen. Native species should be given preference.

- s. Architectural accent and safety lighting on structures is required on structures and should be off between the hours of 11:00 pm and 5:00 am.
- t. Safety lighting is required on structures.
- u. 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.
- v. 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, 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.
- w. No building shall "turn its back" on the waterfront promenade or park. The river façade of buildings should 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.

7.2. 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 the proposed location, renderings of proposed signage and dimensions of proposed signage in the redevelopment agreement approached 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 industrial areas.
- e. Changeable copy (digital or otherwise) signs are prohibited.
- 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.
- m. Storefront glazing 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%) percent 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; project no more than fifteen (15) inches.
 - iii. Maximum Sign Length: fifteen (15) feet.
 - iv. Maximum letter dimensions (inches): 19" high and 1" deep.
- p. One (1) sign per building.
 - 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.
- q. Open Spaces and Parks:

- i. 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.
- ii. 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.
- iii. Interpretive informational signage should be provided at points of historic or other interest.
- r. Industrial:
 - i. Façade Signage
 - (a) 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.
 - ii. Logo signs identifying facility ownership shall be permitted in addition to the above requirements, not to exceed 150 square feet.
 - iii. 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.
 - iv. Ground Sign
 - (a) 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.
 - (b) Business or tenants with multiple street frontages, no more than one (1) sign per business/tenant per street frontage is permitted.
 - (c) Ground signs shall be setback a minimum of ten (10) feet 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.
- s. Awnings and Canopies:
 - i. Of a type and style consistent with the architecture and style of the buildings shall be permitted.
 - ii. Shall have a matte finish and be constructed of colored natural or synthetic canvas, or other materials such as metal or glass.

- iii. Awnings and canopies containing only a brand name and logo and/or the building's address number shall not be considered a sign.
- iv. Shall be mounted at or below the lintel or the second story window.
- v. Awning dimensions shall be in accordance with §430-62.O(1) of the municipal code.
- vi. Lighting: Indirect white lighting of awnings is permitted. Internal lights are prohibited.
- t. Windows:
 - i. Neon is limited to ten percent (10%) of window area and shall include no more than three colors.
 - ii. Window signage may not exceed fifteen percent (15%) of the window area, and letter height is limited to seven (7) inches.
 - iii. Window signage is prohibited over the second floor.

7.3. Public Open Space Improvements

7.3.1. Parks & Open Space

- a. Parks
 - i. All public parks must be designed by a licensed landscape architect.
 - ii. Landscaping:
 - (a) 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.
 - (b) Bioswales and rain gardens are encouraged.
 - (c) Xeriscaping shall be required in order to eliminate the need for irrigation systems. Exceptions may be considered by PARA.
 - (d) Tree grouping or clustering is encouraged.
 - iii. Parks are to be a maximum of 25% impermeable.
 - iv. Permeable paving is encouraged. Where permeable paving is used, paved areas shall be calculated at a rate of 50% toward impervious coverage limits.

- v. 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.
 - vi. Parks are to be designed for both active and passive recreation with accommodations for residents of all ages.
- b. 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 (20) feet.
 - 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.
- c. 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.
- d. 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.
- e. Trash Receptacles
 - i. Trash receptacles are to be provided at regular intervals on the pedestrian walkways, a maximum 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.

7.3.2. 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.

- a. All waterfront promenade and park development must be compliant with City Code Sec. 420 – “Waterfront Ordinance.”
- b. Access to the waterfront must be provided at points of connections 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 five-hundred (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. At least two (2) fishing piers must be provided within ***The Waterfront*** segment of the waterfront promenade.
- j. 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.
 - (a) Bioswales and Rain Gardens are encouraged.
 - (b) Tree grouping or clustering is encouraged.
- k. 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.
- l. 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 (20) feet.
 - 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
- m. 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).
- n. 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.
- o. Trash Receptacles:
 - i. Trash receptacles are to be provided at regular intervals on the pedestrian promenade, spaced a maximum of 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.
- p. 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.

7.3.3. 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.

7.3.4. Plazas

- a. One (1) linear foot of seating shall be provided for each linear foot of plaza perimeter. Seating space may include planters, benches, fountains, etc.

- b. Plaza must be securely lit, similarly to park lighting requirements in Section 7.3.1 (g).
- c. Fountains, landscaping, and public art are encouraged in plaza areas.
- d. If any landscaping is proposed, salt and wind tolerant species shall be encouraged in waterfront area.

7.4. Walls & Fences

7.4.1. 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.
 - i. 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.
 - ii. Chain link fencing is prohibited in the front yard setback area.
 - iii. Fences and walls shall complement the architectural character of the principal building.
 - iv. 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.

7.4.2. Corner lots

- a. 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.

7.5. 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.

7.5.1. 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 (10) feet wide.

7.5.2. Sidewalks:

- a. Sidewalks are required along both sides of all new and improved streets.
- 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 (10) feet 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.

7.5.3. 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.
 - i. Decorative stone curbing, where provided, shall be Belgian Block set into a concrete bed. Installation shall meet the standards for Belgian Block installation.
 - ii. Decorative concrete curbing shall be slate colored concrete to “highlight” specific areas.

7.5.4. 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 (20) feet.
- 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.

7.5.5. 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. Rain gardens 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.

7.5.6. 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 five (8) feet of unobstructed sidewalk remains for the safe passage of pedestrians.
- b. Benches shall be of a "Classic Park Bench" design (see The Bench Factory manufacturer item TBN-37 or equivalent) as approved by PARA, and one-hundred (100) feet on center in retail/commercial areas. Alternatives will be considered by the redevelopment and planning board.
- c. 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 200 feet, trash receptacles should be placed every two-hundred (200) feet from the corner.

7.6. 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 should be installed and maintained for at least six (6) months after installation.

7.7. Parking & Loading

7.7.1. 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 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 (20) feet 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. 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 deciduous tree planted (minimum 3" caliper) within a rain garden for every five parking spaces.
 - iii. Planting islands or peninsulas located within surface parking lots are to be curbed using Belgian block. Where a rain garden is provided, curbs cuts should be every three (3) feet to allow infiltration.
 - iv. 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.
 - v. Pervious pavement shall be used in all parking stalls.

- k. Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.
- l. Tandem parking is not permitted. 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 (20) feet.
 - 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 five-hundred (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.

7.7.2. 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		
	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

7.7.3. 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.

7.8. 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.

7.8.1. 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 (Exception Section 5.4.5).
- 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.
- l. Upon demolition of existing structures, the site shall be graded and stabilized per Soil Conservation District requirements, with durable dust free surface in the interim period prior to construction of new buildings.
- m. All work shall meet the latest ADA guidelines for materials and installation.

7.8.2. 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 Waterfront.
- 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 (10) feet 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.

7.8.3. 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 (20) feet 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 (20) feet.
- 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-auguring 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.

7.8.4. Stormwater Management

- a. Site development shall require a stormwater management system designed and installed prior to the development of the site and recaptures 100% of stormwater runoff.
- 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.

SECTION 8: AFFORDABILITY

8.1. 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.

8.2. Affordable Housing Inventory

8.2.1. 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 9: ADMINISTRATIVE PROVISIONS AND PROCEDURES

9.1. 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.

9.2. 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).

9.3. 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.

9.4. 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.

9.4.1. 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.

9.4.2. 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.

9.4.3. 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.
 - i. 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.
- c. 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.
- d. The designated redeveloper(s) shall be responsible for any installation or upgrade of infrastructure.
- e. All infrastructure improvements shall comply with applicable local, state and federal law and regulations. All utilities shall be placed underground.
- f. 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.

9.5. 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:

9.5.1. 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.

9.5.2. 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.

9.5.3. Easements

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

9.5.4. 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.

9.5.5. 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.

9.6. 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.

9.7. 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.

9.8. 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.

9.9. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the City Councilor 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.

9.10. 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.

9.11. 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.

9.12. 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.

9.13. 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.

9.14. Additional Superseding Provisions

9.14.1. 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.

9.14.2. 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.

9.15. 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.

9.16. 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.