

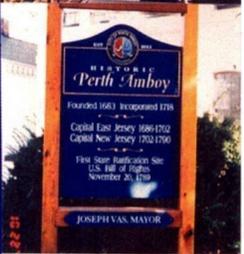
CELEBRATE
PERTH-AMBOY



1788

PERTH AMBOY, NJ

City of History
City of the Future



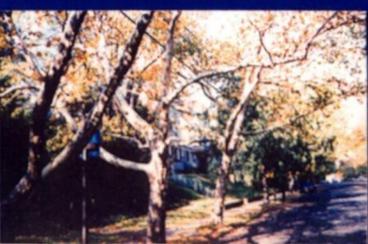
FOCUS 2000

The City of Perth Amboy's Redevelopment Plan
Volume 2 - Redevelopment Plan Area 1

March 1997
revised

Submitted by: *The City of Perth Amboy*

Prepared by: *Jacobs Environmental, Inc.*



FOCUS 2000 – PERTH AMBOY REDEVELOPMENT PLAN
Volume 2 – Redevelopment Area 1

Table of Contents

Section 1 - Introduction 1

Section 2 - Description of South Redevelopment Area 1 3

Section 3 - Goals and Objectives of Focus 2000..... 18

Section 4 - Relationship to Local Objectives of the City of Perth Amboy..... 26

Section 5 - Relationship to the Master Plan of the City of Perth Amboy 28

Section 6 - Relationship to the Master Plans of Surrounding Townships 29

Section 7 - Relationship to the State and County Plans 30

Section 8 - Relocation Services..... 31

Section 9 - Land Use and Building Requirements 32

Rev. Oct. 2001 Ord 1134-2001
 Rev. Dec. 2002 Ord 1183-2003
 Rev. Sept. 2003 Ord 1221-2003
 Rev. Aug. 2004 Ord 1253-2004
 Rev. Jan. 2005 Ord 1271-2005
 Rev. Mar. 2005 Ord 1281-2005
 Rev. Oct 2005 Ord 1315-2005
 Rev. Dec. 2005 Ord 1324-2006
 Rev. July 2006 Ord 1354-2006
 Rev. May 2007 Ord 1389-2007
 Rev. Aug 2007 Ord
 Rev. June 2008 Ord 1428-2008

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 participate in the provision of temporary and permanent relocation assistance to residents and businesses which may be displaced by redevelopment. 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 the City

will use to assist the residents: Perth Amboy Housing Authority; Catholic Charities- Metuchen Archdiocese; Cathedral Development Corporation-Second Baptist Church; Harbortown (rental and owner units); Crows Nest (rental and owner units); Harbor Terrace (rental units) and Hidden Village (rental and owner units). The Redevelopment Agency will make every effort to relocate displaced businesses at more appropriate and compatible locations within the City limits.

Pursuant to the Local Redevelopment and Housing Law, the City of Perth Amboy adopted the original Focus 2000 Redevelopment Plan on May 5, 1997, which has been amended from time to time, and individual plans for each redevelopment area have been developed (Southwest Area 1, East Area 2, and Northeast Area 3). This Plan sets forth the plan for 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 Southwest Area 1 Plan as provided.

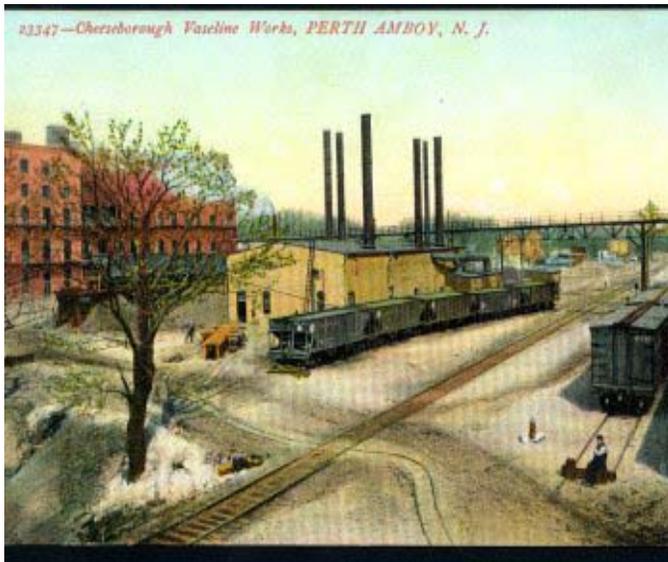
This Redevelopment Plan is organized in the following manner:

Section 2 - Description of Southwest Redevelopment Area 1. This section provides a written description of the redevelopment area boundaries, a list of properties to be included within the redevelopment boundaries by Block and Lot, and a list of properties proposed to be acquired by Block and Lot.

Section 3 - Goals and Objectives of Focus 2000. This section provides a general overview of the goals of the redevelopment plan for this area.



Section 4 - Relationship to Local Objectives. This section provides a summary of relevant local objectives relating to the appropriate land uses, improved traffic and public transportation and public utilities with respect to the redevelopment plan for the area as a whole.



Section 5 - Relationship to the Master Plan of the City of Perth Amboy. This section provides a summary of the relationship of the redevelopment plan to the City Municipal Master Plan.

Section 6 - Relationship to the Master Plans of Surrounding Townships. This section provides a summary of the redevelopment plan in comparison to the Master Plan of the Township of Woodbridge.

Section 7 - Relationship to the State and County Plans. This section provides a summary of the redevelopment plan in comparison to the New Jersey State and Middlesex County Plans.

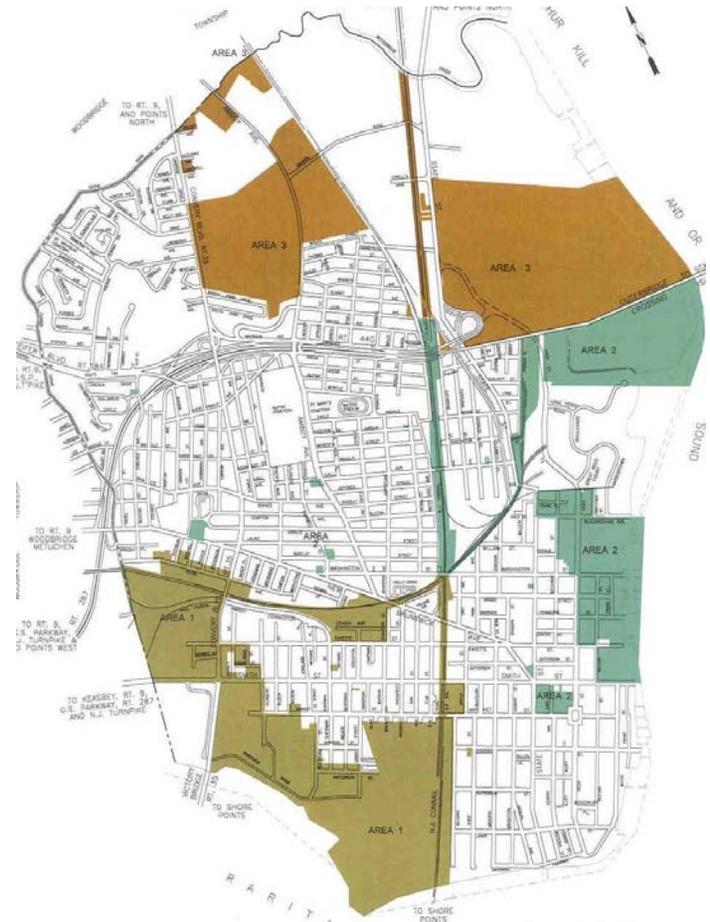
Section 8 - Relocation. This section provides a summary of temporary and permanent relocation assistance to residents and businesses that may be displaced by redevelopment initiatives

Section 9 - Land Use and Building Requirements. This section provides the zoning requirements for the redevelopment area.

2.1 Location of Southwest Area 1

The properties included in Southwest Redevelopment Area 1 (Area 1) are located in the City of Perth Amboy, County of Middlesex and the State of New Jersey. This area is comprised of approximately 448 of the City's 3,031 total acreage. Located at the southernmost area of the City, the majority of this area has historically been industrial in use. The area boundary and Plan is set forth below.

Area 1 is located generally west of Second Street, north of the Raritan River, east of the City of Perth Amboy, Township of Woodbridge Corporate line and south of New Brunswick Avenue from the City of Perth Amboy/Township of Woodbridge Corporate line to the intersection of the CONRAIL right-of-way with Washington Street including the New Jersey Transit right-of-way southerly to the Raritan River. The area boundary is set forth below.



2.2 Southwest Area 1 Boundary



Area 1 boundaries are described below.

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

1. Along the Pierhead Line of the Raritan River in a westerly direction to the right-of-way of New Jersey State Highway Route 35, thence

2. Northerly along the western border of Blocks 91 & 90 to the Northern Border of the Smith Street right-of-way, thence
3. Westerly along the Smith St right-of-way to the western border of Block 93, thence
4. Northerly along the Perth Amboy/Woodbridge City boundary to the northern border of Block 108, thence
5. Easterly along the northerly block limit of Block 108, thence;
6. Northerly along the westerly block limit of Block 183, thence;
7. Westerly along the southerly limit of Block 189.03 to the western limit of Block 189.03, Lot 27, thence;
8. Northerly along the extension of Block 189.03, Lot 27 to the northern lot line of Block 189.03, Lot 27, thence
9. Easterly along the northerly lot line of Block 189.03, Lots 27 – 32 and Block 188 Lots 23.04 – 25, thence;

10. Northerly along the westerly lot line of Block 188, Lot 23.05, thence;
11. Easterly along the northerly limits of Block 188, Lots 23.05, 22, 21, and 20, thence;
12. Southerly along the easterly lot line of Block 188, Lot 20, to the northerly limit of Block 188, Lot 19, thence;
13. Easterly along the northerly lot line of Block 188, Lots 18-19, thence;
14. Southerly along the eastern limit of Block 188, Lot 18, thence
15. Easterly along the right-of-way line of Sayre Avenue to the westerly boundary of Block 187, thence;
16. Northerly along the easterly right-of-way of Rathburn Place, thence;
17. Easterly along the northerly lot lines of Block 187, Lots 32 & 13, thence
18. Southerly along the easterly right-of-way of Mitchell Place, thence;
19. Easterly along the northern lot line of Block 186, Lots 1-8, thence
20. Southeasterly to the easterly right-of-way line of Parker Place to the southerly lot line of Block 185, Lot 38, thence
21. Easterly along the northerly lot line of Block 185, Lots 1-8, thence;
22. Easterly along the northerly lot line of Block 184, Lots 1-8 to the border of the Convery Blvd right-of-way, thence
23. Southerly along the Convery Blvd right-of-way to the southwestern intersection with Sayre Avenue, thence
24. Easterly along the Sayre Ave right-of-way to the easterly limit line of Block 182, Lot 17, thence
25. Southerly along the easterly limit line of Block 182, Lot 17 to the easterly limit line of Block 182, Lot 49, thence
26. Southerly along the easterly limit line of Block 182, Lot 49 to the northern boundary of Block 108, thence

27. Easterly along the northern boundary of Block 108 to the western limit of Block 172, Lot 28.01, thence
28. Northerly along the western limit of Block 172, Lot 28.01 to the southern New Brunswick Avenue right-of-way, thence
29. Easterly along the New Brunswick Avenue right-of-way to the eastern limit of Block 172, Lot 34.02, thence



30. Northeasterly along the northern border of Block 108 to the southern side of Washington Street right-of-way, thence

31. Easterly along Washington St right-of-way, to the eastern limit of Block 108, thence
32. Westerly along the southern border of Block 108 to the Stanford Street right-of-way and the eastern limit of Block 108, Lot 1.10, thence
33. Southerly along the west right-of-way line of Stanford Street to the northern right-of-way line of Fayette Street, thence
34. Westerly along the north right-of-way line of Fayette Street to the western boundary of Block 111.01 and Block 108, thence
35. Northwesterly along the limit of Block 108 to the eastern right-of-way line of Convery Blvd, thence
36. Southerly along the eastern side of the Convery Blvd right-of-way to the southern side of the Fayette Street right-of-way, thence
37. Easterly along the Fayette Street right-of-way to the eastern limit of Block 101.05, thence
38. Southerly to the southern limit of Block 101.05, thence

39. Westerly along the southern limit of Block 101.05 to the western side of the Dorsey Street right-of-way, thence
40. Northerly along the Dorsey Street right-of-way to the northern limit of Block 101.04, Lot 24, thence
41. Westerly to the eastern limit of Block 101.04, Lot 33, thence
42. Southerly along the eastern limits of Block 101.04, Lots 33 through 48 to the northerly limit of Block 101.04, Lot 5, thence
43. Easterly along the northern limits of Block 101.04, Lots 5 through 8 to the easterly limit of Block 100, Lot 1.02, thence
44. Southerly along the easterly limit of Block 100, Lot 1.02 to the Smith Street right-of-way, thence
45. Easterly along the Smith Street right-of-way to the westerly boundary of Block 100, Lot 2, thence
46. Northerly along the western limit of Block 100, Lot 2 to its limit, thence



47. Easterly to the westerly limit of Block 100, Lot 3.01, thence
48. Northerly along the westerly limit of Block 100, Lot 3.01 to the Cedar St right-of-way, thence
49. Easterly to the Herbert St. right-of-way, thence
50. Southerly along the Herbert Street right-of-way to northerly limit of the Market Street right-of-way, thence
51. Easterly along the Market Street right-of-way to the eastern limit of the Wilson Street right-of-way, thence

52. Northerly along the Wilson Street right-of-way to the northern boundary of Block 76, Lot 41, thence
53. Easterly along the northern boundary of Block 76, Lot 41 to Block 76, Lot 7.02, thence
54. Northeasterly along Block 76, Lot 7.02 to its eastern limit, thence
55. Southerly along the eastern boundary of Block 76, Lot 7.02 to the northern boundary of Block 76, Lot 2, thence
56. Easterly along the northern boundary of Block 76, Lot 2 to the western boundary of Block 76, Lot 7.03, thence
57. Southerly along the eastern boundary of Block 76, Lot 2 to the Market St right-of-way, thence
58. Southerly across the Market St right-of-way to the Headwater of Sonman's Creek, thence
59. Southerly along Sonman's Creek to the northern boundary of Block 77, Lots 20 and 49 to the eastern side of the Sheridan Street right-of-way, thence
60. Southerly along the Sheridan Street right-of-way to the northern boundary of Block 85, Lot 14, thence
61. Easterly along the northern boundary of Block 85, Lots 14 and 29, crossing the Sherman St right-of-way to the northern boundary of Block 84, Lot 14, thence
62. Easterly along the northern boundary of Block 84, Lots 14 and 29, crossing the Meade Street right-of-way to the northern boundary of Block 83, Lot 14, thence
63. Easterly along the northern boundary of Block 83, Lots 14 and 29 to the Grant Street right-of-way, thence
64. Southerly along the Grant Street right-of-way to the Patterson Street right-of-way, thence
65. Easterly along Patterson Street to its easterly terminus, thence
66. Northerly along the western property line of Block 40 to the southern property line of Block 68, thence

67. Easterly along a line connecting the southerly termini of Olive, Walnut, Prospect and Oak Sts to Elm St, thence
68. Northerly along Elm to Market St, thence
69. Easterly along Market Street to the western boundary of Block 11, thence
70. Northerly along the western limit of Block 11 to the intersection of Block 11 and the southern limit of Washington St, thence
71. Easterly to the eastern limit of Block 11, thence
72. Southerly along the eastern limit of Block 11 to the southerly side of the Smith Street right-of-way, thence
73. Easterly to the western side of the Maple Street right-of-way, thence
74. Southerly to the northern side of the Market Street right-of-way, thence
75. Westerly to the eastern limit of Block 11, thence

76. Southerly to the southern side of the Market Street right-of-way, thence
77. Easterly along the Market Street right-of-way to the Eastern limit of the Second Street right-of-way, thence
78. Southerly along Second Street to the Pierhead of the Raritan River.

Additional Specific Block and Lots

Blocks and Lots, which are not contiguous to the Redevelopment Area, include:

- ❑ Block 71, Lot 1, known as 322 Market Street
- ❑ Block 73, Lot 34, known as 284 Bertrand Avenue
- ❑ Block 106.02, Lot 14, known as 384 Kirkland Place,
- ❑ Block 177, Lot 6, known as 484 Sayre Avenue, and
- ❑ Block 72 Lot 13, known as 267 Watson Avenue.



2.3 Properties

The following properties are included within the proposed redevelopment area:

Block	Lot(s)	Property Owner
10	1-12, 1.01-1.03	Raritan Properties
11	1	Raritan Properties
11	1.01, 1, 2	C.R.R. of NJ/Conrail
11	1.07	NJ Transit Corp.
11	1.02-1.06 & 1.08-1.14	Conrail/C.R.R. of NJ
12	1.02	RaritanRiver/Costeel
12	1.01, 1.03	Conrail/C.R.R. of NJ
13	1, 1.01	Raritan River Urban
14	1	Raritan River Urban
14	1.01	NJDEP
15	2, 2.01 & 3	City of Perth Amboy
15.01	1, 1.01	City of Perth Amboy

Block	Lot(s)	Property Owner
15.02	3.01	City of Perth Amboy
16	15	Goldstein
16	1 – 15.01	Raritan Properties
36	13, 14, 15	DALL Realty
36	1-7	Goldstein
36	8 - 12.01	Raritan Properties
37	1	Rar. N. Shore
38	1	City of Perth Amboy
39	1, 1.01	3G group
40	1	Raritan River Urban
40	1.01	City of Perth Amboy
40	1.02	Turbo Sportswear
40	1.03	Polar One Dev., LLC
40	2	Conrail
40.01	2	Conrail
62	1	P.A. Parking Auth.
62	6	Nunez
62	7	Reisert
62	8	Crespo
62	9	Cruz-Cortes
62	15	Ramos
62	21	Mitina, Inc.
62	22	Retamozo
62	23, 24	Khalil
62	25	Bruno
62	10, 11 & 12	Corp. Pres. Bishop
62	13, 14	Ch. Jesus Christ Latter-Day Sts

Block	Lot(s)	Property Owner
62	16 - 20	2nd Baptist Church
62	2, 3	Adams
62	4, 5	Family Health Clinic
71	1	P.A. Redevelopment
72	13	P.A. Redevelopment
73	34	P.A. Redevelopment
76	1,2, 7.02	Maher
76	41-44	Maher
77	20-29, 49-58	Sheridan Realty
77	33 – 42, 62 – 71, 72.01	Sheridan Realty, Inc.
77	72.03	P.A. Redevelopment.
77	72.04	Celotex
83	14, 15, 30	P.A. Redevelopment
83	29	Guzman
84	14,15, 29, 30	P.A. Redevelopment.
85	9	P.A. Redevelopment
85	14, 15,29, 30	P.A. Redevelopment
86	1.02	Celotex Corp.
86	1.03	City of Perth Amboy
86.01	1.01	City of Perth Amboy
88	1, 2.01, 3	Celotex Corp.
88	2, 2.02, 2.03	500 Market Assoc.
88.01	1.02, 1.03, 3.01	Celotex Corp.
89	1.01, 1.02	Grzankowski
89	1.03, 2.01 3.01, 4.01, 9.01, 11.01	City of Perth Amboy
89	2	Molina
89	3, 4	Gonzalo

Block	Lot(s)	Property Owner
89	5, 5.01	Butt, Abdul
89	6, 6.01, 7, 7.01	Polcanco
89	8, 8.01	Oyola
89	9	Faura, Asdrubal
89	10, 10.01	Arocho
89	11	Aponte
89	12	Celotex
89	12.01, 13.01	City of Perth Amboy
89	13	Perez & Munoz
89	14	Celotex Corp.
90	4	Celotex Corp.
91	2.01	Perth Amboy
91	1.02, 1.03	The Centurion Corp.
91.01	1.04 - 1.07	The Centurion Corp.
93	1.03	Aronjan
93.01	1.04	City of Perth Amboy
93.02	1.01	450 Florida Grove Rd.
93.02	1.02	Jefferson St Ptnrs
94	1	ASB Perth Amboy
95	1	City of Perth Amboy
96	1, 2 to 16	City of Perth Amboy
96.01	1.02	Espinosa
96.04	1.01	Convery Associates
97	1	Keller
97	2	Castro
97	5	Hoffman
97	6	Rivera

Block	Lot(s)	Property Owner
97	7	Velez
97	10 - 14	V Jones
97	15 - 18	Hidden Village
97	19 - 30	Trustee, Fayette St.
97	3,4	c/o G. Kulinich
97	8, 9	Genao
98	1 - 15	Amboy Plaza, Inc.
98	21 - 26	Park Comfort Station
99	4 - 8	Unknown
99	1 - 3	Kalman
99	9, 10	Unknown
100	1.02	Apartment's Plus Inc.
100	2	Mann
100	3.01	518 Smith St. Inc.
100	3.02	Nick & Frank Garage
100	3.03	San-Rena Corp.
101.04	1-8	BNY Western Trust.
101.04	25-40	New Bruns. Elect.
101.04	41&42	Amboy Auto Radiator
101.04	43&44	Hoehler, McNulty & Bednar
101.04	45& 46	Bauknight
101.04	47& 48	Jabado
101.05	1	City of Perth Amboy
106.02	12, 14	PARA
108	1.01	E.O. Hat Lands LP
108	1, 2 Thru 5	Conrail - L.V.R.R.

Block	Lot(s)	Property Owner
108	1.02-1.03, 1.06 – 1.10	Conrail
108	1.04, 1.05	State Highway Dept
108.01	1	State Highway Dept
108.04	1.04	Hidden Village
109	1-41	RBM, Inc.
109	42-44	Hidden Village
110	1, 12-16.02	382 Fayette Corp
110	2	Terrero
110	3	Graham
110	4	Marte
110	5	Diaz
110	6	Diaz
110	7	DeLosAngeles
110	8	Cardona & Pena
110	9	Rodriguez
110	10-16.01	R.B.M. Inc
111	1-11	382 Fayette Corp.
112	27-29	PA Redevelopment Agency
160	1	Del Valle
160	2-3	Plasencia
160	4-5	Caba & Marina
160	6	Varela
160	7	Minaya
160	8	Valdez
160	9	Bryan
160	10	Genao
160	11	Hopta

Block	Lot(s)	Property Owner
160	12-13	Rodriguez
160	14-15	Watts
160	16	Soto
160	17	Marrero
160	18	Rodriguez
160	19	Karas
160	20-21	Zakutasky
160	22-23	Kantowski
160	24-29	R.B.M., Inc.
160	30-31	Valdez
160	32-33	Varela
160	34	Pichardo
160	35	Bonilla
160	36	Jimenez
160	38	Tele-Connect, Inc
169	9	PARA
172	28.01	American Fence
172	33.03	Southland Corp.
172	34.01, 34.02	Lehigh Valley R.R..
177	6	PARA
182	1, 2, 3, 4, 5	McCrae
182	6 – 8	553 Sayre, Inc.
182	9	McCrae
182	10, 11	Giles
182	12	Lopez
182	13, 14.01	Olivares
182	14.02, 15.01, 16.02	Mendoza

Block	Lot(s)	Property Owner
182	15.02, 16.01	Abreu
182	17	Valdez
182	49	McCrae
183	1 - 28.02	Eretc, L.L.C.
183	29-31	Kyak
183	32-40	City of Perth Amboy
183	41&42	Rodriguez
183	41.01&42.01	Kyak
183	43-45	Salha
183	46	Salha
183	46.01, 47	Eretc, L.L.C.
184	1	Ferreira
184	2&3	Abundo
184	4&5	Jacinto
184	6-8	Raritan Valley Sheet Metal Inc.
185	1-8	Eretc, L.L.C.
186	1-8	Eretc, L.L.C.
187	1-13, 32-36	Eretc, L.L.C.
188	18 –22, 23.02- 23.05, 24-25	Mack Truck./Rlty Co.
189.03	27-32	Mack Truck/Rlty Co.



2.4 Properties Proposed To Be Acquired

The following properties, included within Southwest Area 1, are proposed to be acquired pursuant to N.J.S.A. 40A:12A-7:

Block	Lot(s)	Property Owner
10	1, 1.01-1.03, 2-12	Raritan Properties
11	1	Raritan Properties
11	1.01	C.R.R. of NJ/Conrail
11	1.07	NJ Transit Corp.
11	1, 2	Central R.R. of NJ
11	1.02-1.06, 1.08-1.14	Conrail/C.R.R. of NJ
12	1.02	RaritanRiver/Costeel
12	1.01, 1.03	Conrail/C.R.R. of NJ
13	1, 1.01	Raritan River Urban

Block	Lot(s)	Property Owner
14	1	Raritan River Urban
14	1.01	NJDEP
15	2, 2.01 & 3	City of Perth Amboy
15.01	1, 1.01	City of Perth Amboy
15.02	3.01	City of Perth Amboy
16	15	Goldstein
16	1, 1.01 – 15.01	Raritan Properties
36	13, 14, 15	DALL Realty
36	1-7	Goldstein
36	8, 9 to 12.01	Raritan Properties
37	1	Rar. N. Shore
38	1	City of Perth Amboy
39	1, 1.01	3G group
40	1	Raritan River Urban
40	1.01	City of Perth Amboy
40	1.02	Turbo Sportswear
40	1.03	Polar One Development, LLC
40	2	Conrail
40.01	2	Conrail
62	1	P.A. Parking Auth.
62	6	Nunez
62	7	Reisert
62	8	Crespo
62	9	Cruz-Cortes
62	15	Ramos
62	21	Mitina, Inc.
62	22	Retamozo

Block	Lot(s)	Property Owner
62	23, 24	Khalil
62	25	Bruno
62	10, 11 & 12	Corp. Pres. Bishop
62	13, 14	Ch. Jesus Christ
62	16, 17-20	2nd Baptist Church
62	2, 3	Adams
62	4, 5	Family Health Clinic
71	1	PARA
73	34	PARA
77	33 – 42, 62 – 71, 72.01	Sheridan Realty, Inc.
77	72.03	PARA
77	72.04	Celotex
83	14, 15, 30	PARA
83	29	Guzman
84	14, 15, 29, 30	PARA
85	9	PARA
85	14, 15, 29, 30	PARA
86	1.02	Celotex Corp.
86	1.03	City of Perth Amboy
86.01	1.01	City of Perth Amboy
88	1, 2.01, 3	Celotex Corp.
88	2, 2.02 & 2.03	500 Market Assoc.
88.01	1.02, 1.03, 3.01	Celotex Corp.
89	1.01, 1.02	Grzankowski
89	1.03, 2.01, 3.01, 4.01, 9.01, 11.01	City of Perth Amboy
89	2	Molina
89	3, 4	Gonzalo

Block	Lot(s)	Property Owner
89	5, 5.01	Butt, Abdul
89	6, 6.01, 7, 7.01	Polcanco
89	8, 8.01	Oyola
89	9	Faura, Asdrubal
89	10, 10.01	Arocho
89	11	Aponte
89	12	Celotex
89	12.01, 13.01	City of Perth Amboy
89	13	Perez & Munoz
89	14	Celotex Corp.
90	4	Celotex Corp.
91	2.01	Perth Amboy
91	1.02, 1.03	The Centurion Corp.
91.01	1.04, 1.05, 1.06 & 1.07	The Centurion Corp.
93	1.03	Aronjan
93.01	1.04	City of Perth Amboy
93.02	1.01	450 Florida Grove Rd, L.L.C.
93.02	1.02	Jefferson St Partners
94	1	ASB Perth Amboy
95	1	City of Perth Amboy
96	1, 2 to 16	City of Perth Amboy
96.01	1.02	Espinosa
96.04	1.01	Convery Associates
97	1	Keller
97	2	Castro
97	5	Hoffman
97	6	Rivera

Block	Lot(s)	Property Owner
97	7	Velez
97	10 - 14	V Jones
97	15, 16-17-18	Hidden Village
97	19, 20 thru 30	Trustee, Fayette St.
97	3,4	c/o G. Kulinich
97	8, 9	Genao
98	1-5, 12-15	Amboy Plaza, Inc.
98	22 - 26	Park Comfort Station
98	6, 7-11	Amboy Plaza, Inc.
99	4 - 8	Unknown
99	1, 2-3	Kalman
99	9, 10	Unknown
100	1.02	Apartment's Plus Inc.
100	2	Mann
100	3.01	518 Smith St. Inc.
100	3.02	Nick & Frank Garage
100	3.03	San-Rena Corp.
101.04	1-8	BNY Western Trust.
101.04	25-40	New Bruns. Elect.
101.04	41&42	Amboy Auto Radiator
101.04	43&44	Hoehler, McNulty & Bednar
101.04	45& 46	Bauknight
101.04	47& 48	Jabado
101.05	1	City of Perth Amboy
106.02	12, 14	PARA
108	1.01	E.O. Hat Lands LP
108	1, 2 Thru 5	Conrail - L.V.R.R.

Block	Lot(s)	Property Owner
108	1.02-1.03, 1.06 - 1.10	Conrail
108	1.04, 1.05	State Highway Dept
108.01	1	State Highway Dept
108.04	1.04	Hidden Village
109	1-41	RBM, Inc.
109	42-44	Hidden Village
110	1, 12-16.02	382 Fayette Corp
110	9	Rodriguez
110	10-16.01	R.B.M. Inc
111	1-11	382 Fayette Corp.
160	24-29	R.B.M., Inc.
160	30-31	Valdez
160	32-33	Varela
172	28.01	American Fence
172	33.03	Southland Corp.
172	34.01, 34.02	Lehigh Valley R.R..
177	6	PARA
182	1, 2, 3, 4, 5	McCrae
182	6 - 8	553 Sayre, Inc.
182	9	McCrae
182	10, 11	Giles
182	12	Lopez
182	13, 14.01	Olivares
182	14.02, 15.01, 16.02	Mendoza
182	15.02, 16.01	Abreu
182	17	Valdez
182	49	McCrae

Block	Lot(s)	Property Owner
183	1-27.01, 27.02-28.02	Eretc, L.L.C.
183	29-31	Kyak
183	32-40	City of Perth Amboy
183	41&42	Rodriguez
183	41.01&42.01	Kyak
183	43-46	Salha
183	46.01, 47	Eretc, L.L.C.
184	1	Ferreira
184	2&3	Abundo
184	4&5	Jacinto
184	6-8	Raritan Sheet Metal
185	1-8	Eretc, L.L.C.
186	1-8	Eretc, L.L.C.
187	1-13, 32-36	Eretc, L.L.C.
188	18, 19, 20-22, 23.02-23.05	Mack Truck/Rlty Co.
188	24-25	Mack Truck/Rlty Co.
189.03	27-29, 30-32	Mack Truck/Rlty Co.

The primary goal of the **Focus 2000 - Redevelopment Plan** for Area 1 is the continuation of the City's efforts to eliminate those conditions that have caused areas, within the aforementioned boundaries, to be considered "*areas in need of redevelopment*". In general, the objectives for redevelopment of Area 1 are to:

- ✚ convert abandoned, fallow industrial sites into retail/office and recreational areas;
- ✚ 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;
- ✚ provide new office, retail, residential and recreational uses within the City;
- ✚ strengthen the City's tax base by increasing new ratables.
- ✚ provide new employment opportunities;

- ✚ create de--sign 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 in the City;



- ✚ create a link to existing train station and promote new ferry and tram service;
- ✚ create new parking facilities for the project and visitors to the area; and
- ✚ integrate existing roadways with new roads to encourage pedestrian and vehicular movement between new and existing developments.

3.1 Redevelopment Plan for Southwest Area 1

In order to ensure that redevelopment within Southwest Area 1 is consistent with the redevelopment plan for the City, any project to be constructed within the redevelopment area boundaries must first be presented to the Perth Amboy Redevelopment Agency (PARA) for formal redeveloper designation and must adhere to all Southwest Area 1 Redevelopment Plan zoning standards as detailed in Section 9 of this document. Therefore, prior to any application within a redevelopment area being filed with the Planning Board all proposed redevelopment plans and specifications shall be filed with the Perth Amboy Redevelopment Agency for review and approval.

Upon approval by PARA, applications for redevelopment projects shall be filed in accordance with Section 430-27 of the City of Perth Amboy Zoning and Land Development.

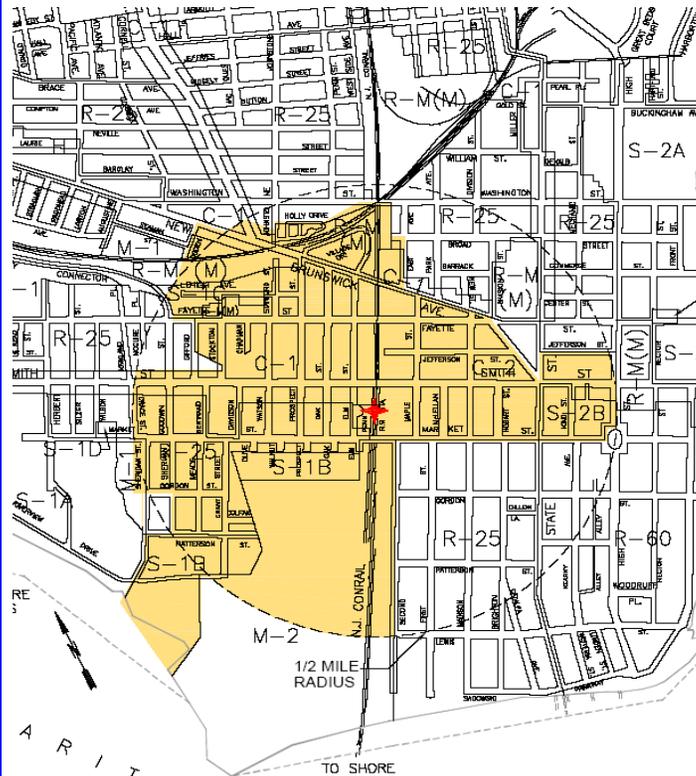
Redevelopment plans for each of the Southwest Area 1 sub-areas are discussed in detail below.



3.1.1 Transit Village Designation

The Redevelopment Agency is seeking Transit Village designation. Through collaboration with local programs such as the Urban Enterprise Zone and Business Improvement District, civic groups, and State and County Agencies, PARA will assemble the tools to create a focal point at the center of the designated Transit Village area. Long-term “transit-friendly” planning priorities will include patterns of development that promote a pedestrian-oriented community and the use of mass transit. The decrease in automobile trips and increase in walking

and mass transit will provide additional benefits such as reduction in traffic congestion and air pollution.



TRANSIT VILLAGE AREA

3.1.2 Waterfront Village at Perth Amboy

Ideally situated as a transit village, this 1.5 acre property is directly south of the Perth Amboy train station, bordered by Second Street and the train line. Redevelopment planning for this area combines the disciplines of urban design, smart growth, and mass transit initiatives. Surrounded by the retail and office space of the city's downtown, future plans for this property include the construction of approximately 30 market-rate townhomes, each unit providing approximately 2,200 square feet of living space.

3.1.3 Riverview Center

This area encompasses approximately 88 acres at the gateway of the City, between the Victory Bridge and the CoSteel facility. Future plans for the property include the transformation of the underutilized and vacant industrial properties to a mixed-use retail-office-commercial-residential district. As part of the project, the developer will provide a neighborhood park and financial assistance to the city to construct further improvements to the city's linear park along the Raritan Bay, capitalizing on the waterfront views and pedestrian path.



3.1.3.1 Infrastructure Improvements

Infrastructure improvements will be at the expense of the designated developer and will be completed prior to or concurrent with the construction. Infrastructure components in this project will include, but not be limited to, the following:

- ✚ Roadway improvements
- ✚ Utilities
- ✚ Parking facilities
- ✚ New neighborhood park
- ✚ Improvements to the linear park along the Raritan Bay.

3.1.3.2 Commercial Component

Commercial components within the District will include the following:

Retail/Professional – A combination of retail/professional space is planned for the area, in accordance with the overall theme of the development.

Flex Space – The redevelopment of the area will include a mix of flex/warehouse space.

3.1.3.3 Recreational Component

The recreational component within the District will include, but not be limited to, the following:

Pedestrian Path – A pedestrian path has already been initiated along a portion of the riverfront area. The designated developer will be responsible for constructing any pedestrian walkway improvements. Future development of the area will not include conflicting uses.



Fishing Area – Future development of the area will include a fishing pad along the riverfront pedestrian path.

3.1.4 High Speed Ferry Service & Dinner Cruise Ship

The Perth Amboy Redevelopment Agency has acquired property to provide for alternative commuter transportation between the City and Staten Island, Manhattan and Keyport. Additionally, the property will provide for the relocation of an existing successful Perth Amboy business, the Cornucopia Dinner Cruise Line, to the southern side of the City. This

site will solve the Cornucopia's current parking dilemma as well as allow for the construction of the waterfront esplanade along the Landings at Harborside project area to move forward.

3.1.5 Public Safety Complex/Youth Center

The Redevelopment Plan designates select parcels of land within Area 1 to be redeveloped as a new Public Safety Complex and Youth Center. The state-of-the-art facility will house the new municipal court, police, fire, and first aid departments. The design also includes a youth recreation center. Strategically located within the City, the facility will allow for improved community services.



3.1.6 Federal Hill at Perth Amboy

Redevelopment plans in the former Schott building area include the construction of new market-rate residential homes and apartments. Located north of Fayette Street and south of the new municipal complex, this development will be near the expansion of Elementary School #10, the new municipal complex and within the planned transit village. Plans include a pedestrian path that will run beneath the existing rail line, providing access between Stanford Street and New Brunswick Avenue.

3.1.6.1 Infrastructure Improvements

Infrastructure improvements will be at the expense of the designated developer and will be completed prior to or concurrent with the construction. Infrastructure components in this project will include, but not be limited to, the following:

-  *Roadway improvements*
-  *Utilities*
-  *Parking facilities*
-  *Pedestrian path to the new municipal complex*
-  *Financial contribution to the efforts being made in rehabilitation of the adjacent neighborhood.*



3.1.7 Sheridan Plaza Rehabilitation Project

Certain properties within the redevelopment area are designated as properties in need of rehabilitation. These are typically smaller properties that while they are in structurally sound condition; they have been abandoned, have fallen into a state of disrepair and/or have environmental concerns. The property located at 119-223 Sheridan Street, formerly the location of Mel's Warehouse, is such a property. Rehabilitation of the property will provide for the conversion of the former industrial property to a residential apartment complex. Private investment in the community is estimated to be \$5 million. The project, situated in close proximity to the Raritan Bay linear park and the senior center will house approximately 89 apartments, 32 of which will be age-restricted.

3.1.8 Riverview Management

The Riverview Management project will construct a 92,000 square foot light industrial warehouse on a former Dow Chemical processing site. The site is vacant land that is being remediated due to groundwater and soil areas of concern. The project also includes the construction of the extension of Riverview Drive on the south side of the property, as well as stormwater infrastructure improvements as needed for the site.



This project will create a “step down” buffer between the heavily industrial steel mill and the residential neighborhood that is adjacent to the steel mill. Additionally, the facility will serve to relocate a local business that is currently located in a residential area of Perth Amboy into a more appropriately utilized site. There is additional space that can be utilized to house other local businesses that are being relocated due to redevelopment efforts in the City.

3.1.8.1 Infrastructure Improvements

Infrastructure improvements will be at the expense of the designated developer and will be completed prior to or concurrent with the construction. Infrastructure components in this project will include, but not be limited to, the following:

- ✚ *Extension of Riverview Drive*
- ✚ *Utilities*

Relevant local objectives relating to the appropriate land uses, improved traffic and public transportation, and public utilities are set forth below with respect to the redevelopment of Area 1.

3.1.9 Sayre Avenue Redevelopment District and the Shoppes at Victory Village



Future plans for this area capitalize on its proximity to the Raritan Bay Medical Center and the City's new Municipal Complex. This \$5 million redevelopment project, the Shoppes at Victory Village, will remediate a formerly abandoned property that had also fallen into bankruptcy. The demolition of the existing structure and construction of a new mixed-use retail center with apartments on the second story will eliminate an eyesore from a pre-existing residential neighborhood.

Once completed, this project will provide approximately 19,000 square feet of specialty retail space while maintaining a design and scale that compliments the existing neighborhood.

Additionally, the development plans include construction of 14 apartment units above the retail/office space. As a result of the unique dimensions of the property, the parking for the residential component will be buffered from the adjacent residential homes as well as separate from the retail parking area.

4.1 Local Land Use

Commercial Component

- ✚ Create and satisfy a market demand that will supplement the existing Central Business District (CBD), retail establishments and new residential developments, as well as provide recreational venues.
- ✚ Establish provisions to discourage the development of sprawled or spot location of commercial uses by consolidating like uses through the consolidation of smaller lots within the area and re-zoning.

Public Facilities and Utilities

- ✚ Create long- and short-term capital improvement plans incorporating infrastructure that addresses the increased demand on public service facilities and utilities that shall be anticipated with an expanding population base and an increase in Area development.

Traffic Circulation

- ✚ Provide direct connections to the surrounding highway system, thus preventing overloading of existing grid street system; adequate circulation and traffic movement within the Area and surrounding streets to reduce accidents and congestion in these areas, and require comprehensive traffic studies for the areas as a whole.
- ✚ Create additional parking facilities with sufficient parking to serve new development, recreational activities and new public parks.
- ✚ Create sufficient street circulation patterns to connect the various industrial zones to the surrounding highway system and reduce impact on the local street system.
- ✚ Plan for new roadway construction to prevent congestion and over-saturation of the existing local roads.

- ✚ Integrate existing roadways with new roads to encourage pedestrian, bike and vehicular movement between new and existing developments.
- ✚ Utilize abandoned railroad rights-of-way to create new road network from Route 440 to the eastern section of the waterfront.

- ✚ Encourage the improvement of mass transit systems with direct interconnection points planned in Perth Amboy to improve City circulation.



General goals of the City's Master Plan include the following:

- ✚ *Incorporation of changes in the City's policy and objectives upon zoning and development in the community*
- ✚ *Incorporation of the present and future land use demands of the people as may be necessary.*

The Redevelopment Plan maintains consistency with and/or contributes to the objectives of the Master Plan of the City of Perth Amboy through the development of overall design concepts and guidelines to:

- ✚ ensure that the form and character of the areas remain consistent with the City's vision;
- ✚ improve the quality-of-life of residents;
- ✚ allow the City to take a pro-active approach to the redevelopment of areas as a whole;
- ✚ allow for the consolidation of smaller tracts of land into larger parcels that will promote and improve the general character of the property within the Redevelopment Area as well as adjacent properties;

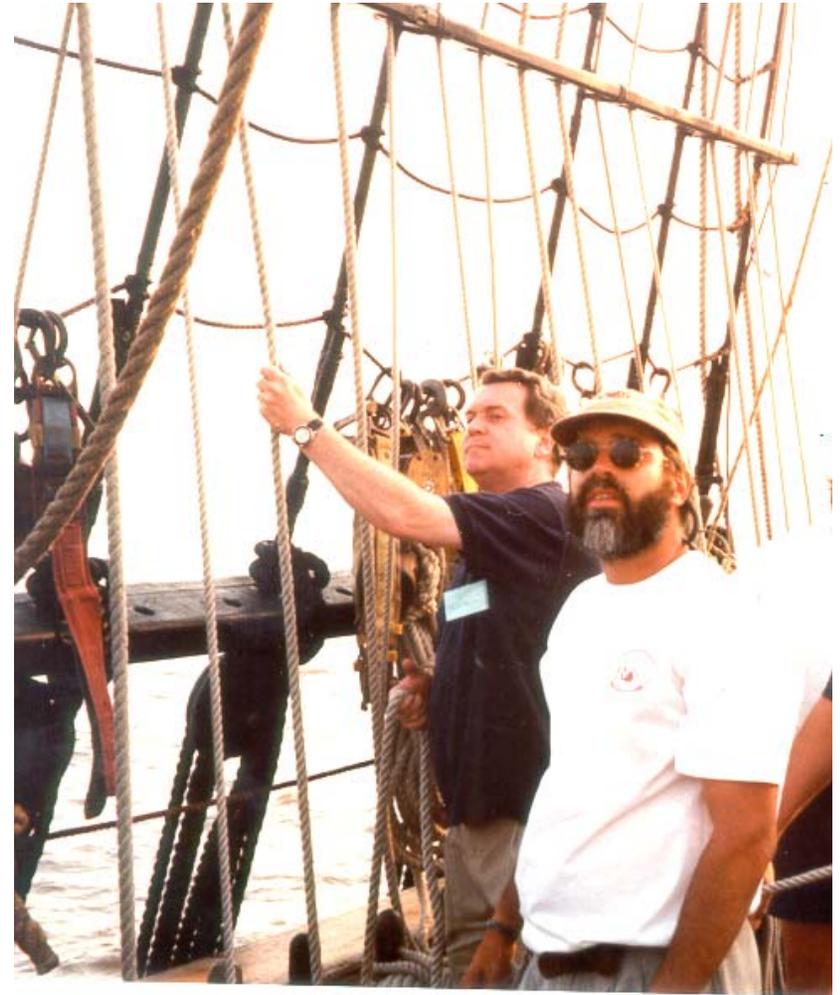
- ✚ provide a balance between vehicular and pedestrian traffic through strategic design of grid systems, mass transportation, and local employment and retail establishments; and

- ✚ Improve ratables.

The Redevelopment Plan is inconsistent with the Master Plan of the City of Perth Amboy in the following areas:

- ✚ Sayre Ave project area, located west of Convery Blvd and south of Sayre Ave is shown on the City's land use plan as a light industrial use. Focus 2000 has revised this use to be residential in nature as the immediately surrounding areas to the north and west is residential, providing for extension and completion of the neighborhood.
- ✚ The Riverview Center project area, located east of the Sheridan St Extension, north of Riverview Drive, west of Grant and south of Patterson St is shown on the City's land use plan as a Special Use Zone 1B. This area has been revised to be S1-C which is residential in nature. We believe this is a higher and better use as the property is located along the City's waterfront and accessible to existing residential neighborhoods and recreational amenities.

Woodbridge Township borders the western perimeter of Redevelopment Area 1. This area is currently zoned by Woodbridge as being for industrial purposes. The Perth Amboy Hess Terminal is located between Woodbridge and the redevelopment area and forms a contiguous use of industrial lands between the townships. The Woodbridge Master Plan for these areas recommends that the abutting property continue to be used for light industrial purposes.



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 Area 1 is consistent with this designation and contributes to the Metropolitan Planning Area as a whole through the following:

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

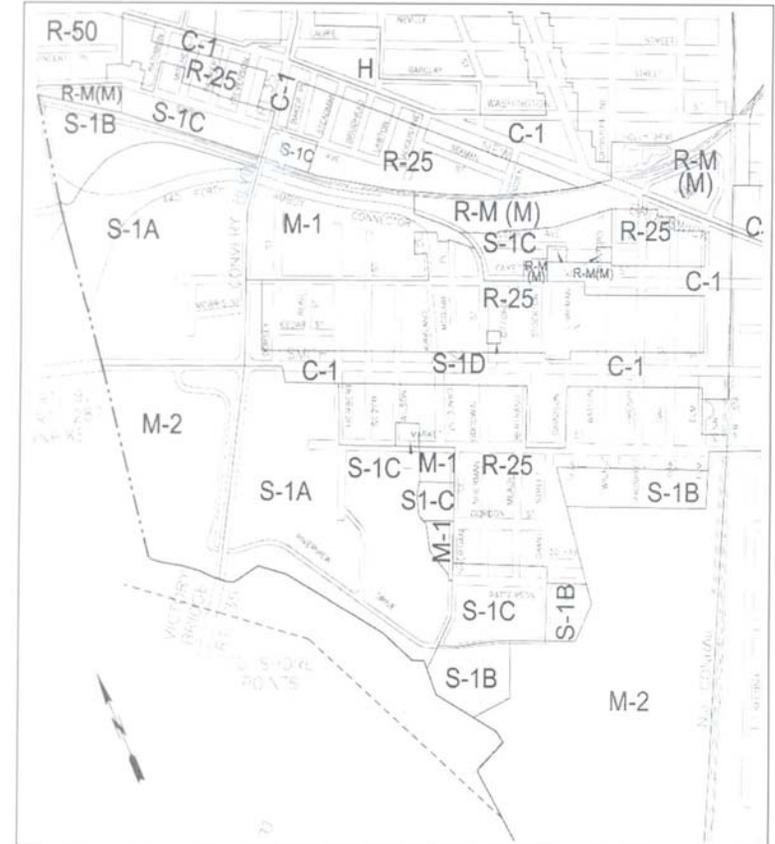
Finally, Perth Amboy seeks to accomplish these goals through the creation of public /private partnerships with select developers that have a proven track record and the financial capability to complete the planned development within a reasonable schedule and are willing to commit to the City's growth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

9.1 Land Use Map

The attached land use and redevelopment maps show the boundaries and zoning of Area 1.

This section of the plan is organized in the following manner:

- 9.2 Superceding Redevelopment Zoning 32
- 9.3 Special Use Zone S1-A 33
 - 9.3.1 S1-A Permitted Principal Uses 33
 - 9.3.2 S1-A Permitted Accessory Uses..... 34
 - 9.3.3 S1-A Conditional Uses..... 34
 - 9.3.4 Application Procedure..... 34
 - 9.3.5 S1-A Bulk Standards 35
 - 9.3.6 S1-A Parking Requirements 36
 - 9.3.7 S1-A Use Distribution 37
 - 9.3.8 S1-A Signage..... 37
 - 9.3.9 S1-A Design Criteria & Standards 39
 - 9.3.10 S1-A Stormwater Management 50
 - 9.3.11 S1-A Prohibited Uses 50



9.4

9.4	Special Use Zone S1-B	51
9.4.1	S1-B Permitted Principal Uses	52
9.4.2	S1-B Permitted Accessory Uses.....	52
9.4.3	S1-B Conditional Uses.....	53
9.4.4	Application Procedure.....	53
9.4.5	S1-B Bulk Standards	53
9.4.6	S1-B Parking Requirements	54
9.4.7	S1-B Signage.....	54
9.4.8	S1-B Design Criteria & Standards	58
9.4.9	S1-B Stormwater Management	62
9.4.10	S1-B Prohibited Uses	63
9.5	Special Use Zone S1-C	64
9.5.1	S1-C Permitted Principal Uses	64
9.5.2	S1-C Permitted Accessory Uses	64
9.5.3	S1-C Conditional Uses	64
9.5.4	Application Procedure.....	64
9.5.5	S1-C Bulk Standards	65
9.5.6	S1-C Parking Requirements.....	66
9.5.7	S1-C Use Distribution	66
9.5.8	S1-C Signage	66
9.5.9	S1-C Design Criteria & Standards	68
9.5.10	S1-C Stormwater Management	74
9.5.11	S1-C Prohibited Uses	75

9.6	Special Use Zone S1-D	76
9.6.1	S1-D Permitted Principal Uses	76
9.6.2	S1-D Permitted Accessory Uses	76
9.6.3	S1-D Conditional Uses	76
9.6.4	Application Procedure.....	76
9.6.5	S1-D Bulk Standards	76
9.6.6	S1-D Parking Requirements	77
9.6.7	S1-D Signage	77
9.6.8	S1-D Design Criteria & Standards.....	78
9.6.9	S1-D Stormwater Management	78
9.6.10	S1-D Prohibited Uses	79

9.2 Superceding Redevelopment Zoning

This Redevelopment Plan supercedes existing zoning in Area 1. The existing zoning in the area is rezoned to the following Special Use Zones-1A, 1B, 1C, and 1D (S-1A, S-1B, S-1C, S-1D, and S-1E respectively). S-1A is applied to Redevelopment Areas designated for residential, recreational, retail, and commercial uses. While S-1B is applied to Redevelopment Areas designated for light industrial/office and marina uses. S-1C applies to the area designated for the residential project, Federal Hill at Perth Amboy. S-1D is specific to the mixed

use area designated for commercial and residential. S-1E is applied to the area designated for automotive service and related facilities.

These superceding zoning designations are detailed below, and indicated on the City District Zoning Map.

The redevelopment zoning set forth below shall apply only to the Redevelopment Areas as defined in Volume 2 of the City of Perth Amboy Redevelopment Plan and as depicted on the attached Zoning Map. The following regulations shall apply (supercede 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.

9.3.1. Special Use Zone 1-A

Permitted Principal Uses:

- a. Retail establishments, including large scale “box retail.”
- b. Offices
- c. Hotels and extended stay business hotels, with the exception of residency hotels
- d. Restaurants, banquet facilities
- e. Health Clubs, Recreation Facilities
- f. Private/public recreational facilities, such as but not limited to swimming pools, tennis courts, ice-skating rinks, basketball courts, etc., but these uses shall be lighted such that all lighting shall be directed away from all adjacent lots.
- g. Marina Facilities - Private/Public yacht, boat and motorboat basin or marina, with the exception of repair facilities.
- h. Public/Private Transportation Systems (i.e., ferry and bus terminals, trams, trolleys, etc). 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.

9.3.2 Permitted Accessory Uses:

- a. Private garage space for the storage of motor vehicles
- b. Fences, walls, hedges, etc., subject to municipal codes and requirements.
- c. Temporary Sales or construction trailer(s)
 - 1 The 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
 - 2 The trailer(s) shall be shown on the site plan for the principal permitted use
 - 3 Trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use
 - 4 Only one sales trailer and one construction trailer are permitted per project.
- d. All accessory uses as permitted in the C-2 Zone, subject to all restrictions specified herein.

9.3.3 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

9.3.4 Application Procedure

Prior to any application being filed with the Planning Board for a redevelopment area, all proposed redevelopment plans and specifications shall be filed with the Perth Amboy Redevelopment Agency for review and approval and compliance with the Redevelopment Plan. Upon review and approval by PARA, applications from the designated redeveloper shall be filed in accordance with Section 430-27 of the City of Perth Amboy Zoning and Land Development.

Included in the application shall be an electronic version of the proposed plan, in ACAD or ArcInfo-GIS format.

Minimum information to be provided in the site plan approval application is as detailed in the City of Perth Amboy Zoning and Land Development. Additional information may be required as detailed in the redeveloper agreement or this document.

9.3.5 Bulk Standards.

Acceptable bulk standards are detail in the attached Bulk Standard table. Specific bulk standards not addressed in the Bulk Standard table are set forth below.

a. Minimum Lot Size for Individual Uses

(1) Recreational Area

Minimum lot size shall be as appropriate for the intended purpose of the building, use, or open space. At no time will the recreational facility space be less than 10% of the overall plan acreage or project phase.

(2) Parking Decks and Lots.

Minimum lot size for Parking Decks and Lots shall be as necessary to accommodate the size and scale of the proposed project based on the

attached bulk schedule and/or specific use established at the time of Site Plan Review.

(3) Mixed-Use Buildings.

Minimum lot size shall be the minimum lot size for the predominant use of the site.

b. Setbacks

All setbacks shall be measured from the property line. All setbacks shall meet with the standards details in the Bulk Standards table, unless specifically set forth below.

(1) 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. Rear setback requirements shall be waived, with Board approval, when the rear of a building is attached to a parking deck.

c. Building Step Backs

All buildings shall step back from the outermost edge of the base of the building along all street frontages at a maximum of four stories, a minimum of ten (10) feet. This requirement may alternatively be fulfilled by the provision of an additional setback at ground floor level.

9.3.6 Parking Requirements:

a. Off-street parking

Parking spaces, with appropriate access thereto, shall be provided on the same lot it is intended to serve, in accordance with the following minimum standards:

1. Recreational areas: three spaces per acre or part thereof of site area.
2. Private parking lots (for pay) shall have a minimum capacity of 10% of the total residential parking demand and 0.5% non-residential parking demand.

3. Restaurants and Banquet facilities: one parking space per each three seats, plus one off-street parking space per employee on the maximum shift.
4. Hotel: One space per room, plus one per staff (maximum shift).
5. Retail/Commercial: 2.5 spaces per 1000 sf gross floor area.
6. Marina Facilities: 1.5 spaces per boat slip

b. Bicycle parking:

1. Bicycle racks and/or lockers will be provided without charge in park and waterfront promenade areas.
2. Bicycle racks and/or lockers are to be provided in public parking facilities and at select areas along pedestrian pathways.

c. Off-street loading.

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. All off-street loading areas shall be located at the rear of any use, and shielded from public view.

9.3.7 Use Distribution.

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

- a. Commercial: not more than 50 percent.
- b. Mixed Use: not more than 50 percent.
- c. Marina Facilities, public or private or any combination thereof: not less than 10%.
- d. Recreational Area: public, quasi-public, or private or any combination thereof: not less than 60 percent, of which one-half shall be developed active recreation.

9.3.8 Signage

a General Requirements

1. All signage (street, directional, and facility) details will be provided in the proposed site

plans for City review and approval.

2. Street signs shall be placed at all intersections, well lit, and clearly legible.
3. All retail/commercial signs shall be flush mounted; project no more than 15 inches.
4. Awnings and canopies of a type and style consistent with the architecture and style of the buildings shall be permitted. Awnings and canopies containing a logo and/or the building's address number shall not be considered a sign.
5. No sign shall be flashing or animated.
6. Roof signs are prohibited.
7. Billboards and signboards are prohibited.
8. No sign shall be painted directly on buildings.
9. Window signs shall not exceed twenty (20) percent of the window surface on which the display appears, and shall be prohibited above the second floor.
10. 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.

11. 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).
12. All signs are subject to site plan review.

b. Use Signage

The following additional signage restrictions shall apply to specific uses:

1. Office, Hotel

No sign on any structure shall exceed sixty (60) square feet. Total exterior sign area shall not exceed the equivalent of ten (10%) percent of the first story portion of the wall to which it is

attached. One (1) use shall be permitted, no more than one (1) sign for each street frontage. Buildings with multiple uses shall not have more than one (sign) per use provided the aggregate area of all signs does not exceed the maximum area permitted for each street frontage. In addition, one (1) free-standing monument sign shall be permitted around the base of the building, giving address, building name, owner and/or major tenants, which shall not exceed sixty (60) square feet and be set back 5' from the property line.

2. Parking Garages and Lots

One (1) freestanding or attached sign per parking entrance may be allowed indicating the parking facility by the international parking symbol and a directional arrow. Said sign shall not exceed ten (10) square feet. In addition, one (1) freestanding or attached sign per parking entrance may be allowed indicating parking rates, not to exceed ten (10) square feet. Said signs shall be located within ten (10) feet of the entrance. If necessitated by the circulation pattern, one (1)

free-standing sign per street, not to exceed ten (10) square feet indicating direction/location of a parking facility may be allowed subject to review by the Planning Board.

2. Retail Sales, Restaurants, Health Clubs, Theaters and all other Permitted Uses not listed.

Each such use fronting on a public street may be allowed on (1) exterior sign not to exceed ten (10%) percent of area of the store front (ground floor) to which it is attached. Theaters may have a marquee not to exceed sixty (60) square feet.

9.3.9 Design Criteria and Standards for Redevelopment

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.

Redevelopment shall not be permitted in the district unless the following requirements are met.

a. General conditions.

1. Such development is to be developed for differing land ownership, to be developed as a single entity according to a plan.
2. There shall be continuity of design throughout the redevelopment area. This continuity can be achieved through consideration of elements of facade 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.
3. The designated developer shall demonstrate that the redevelopment and each stage thereof will not cause any substantially adverse environmental impacts.
4. 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.

5. All buildings or uses shall be served by a public sanitary sewerage and public water supply system.
6. 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.
7. 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 and each stage of construction. Additionally, design must encourage the integration of the area with the existing traffic system of the City of Perth Amboy.

8. 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.
9. 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.

10. All undeveloped properties shall be suitably landscaped.
11. All work shall meet the latest ADA guidelines for materials and installation.

b. Appearance of Buildings

1. Structures shall have a base with a cornice line. The base shall be constructed on masonry (real brick, smooth finish decorative block, precast concrete or stone) or metal elements. The building facades shall be articulated with set backs, scale enhancements, and constructed of durable materials. The area above the base shall express a style or design uniqueness.
2. New buildings shall be oriented to the front and relate to public streets and plazas, functionally

and visually. All facades facing the street line shall compliment the street. Architectural articulation using such elements as windows, doors, and/or portices is required.

3. All buildings shall be compatibly designed, whether constructed in stages or at one time. All building walls facing any street or residential district line shall consider scale and architectural features of adjacent buildings and be suitably finished to aesthetic purposes.
4. Primary entrances to buildings are to be clearly marked, framed architecturally, and face the main street.
5. New development shall achieve scale in relation to neighboring structures. Balance shall be achieved so that the new development will not overwhelm or be dwarfed by neighboring buildings.
6. Building facades shall be consistent with the size, scale and setbacks of adjacent buildings and

those where there is a visual relationship.

7. The type, shape, pitch, texture and color of a roof shall be architecturally compatible with the building style, material, colors and details. Roof forms should be similar or compatible with overall building compositions.
8. Blank facades facing the street line shall not be permitted.
9. Front, side, and rear elevations of buildings shall be finished in maintenance-free material.
10. New rooftop elements, such as but not limited to HVAC equipment, elevator housing, exhaust pipes and other mechanical equipment are to be fully screened from view.
11. Fire escapes are to be internal.
12. Retail/Commercial loading docks and service areas (including garbage storage) shall not be located on any street frontage.
13. Light Manufacturing/Warehousing service areas (including garbage storage) shall not be located on any street frontage. All 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.
14. All elevators included in any project within this zone shall provide adequate width and length within the elevator car, and shall provide adequate elevator door width for use by any and all stretchers and such other victim transport utensils or other devices used by the Perth Amboy Emergency Services agencies.
15. Retail buildings shall have display windows facing public streets and pedestrian connections.
16. Architectural accent and safety lighting on structures shall be encouraged.

17. Fencing in residential areas, where visible from the street, shall be a decorative metal fencing system utilizing vertical pickets. Heights of the decorative system shall depend on the design of the structure or use behind the fencing system. At no time shall street fencing extend higher than four (4) feet.

18. Fence colors shall be from the historic patterns (dark green or black). At no times shall white fencing be used. Exotic scroll patterns shall not be used.

19. Fencing at rear yards shall be decorative wood or metal fencing. Metal fencing shall be as outline above, wood fencing shall be “board-on-board” or other decorative type fencing. A maximum height for fencing at rear yards is to be six (6) feet.

c. Parking Facility Design Requirements

1. Minimum off-street parking requirements shall be in compliance with the attached Bulk

Standards table.

2. Parking spaces shall measure nine (9) feet wide by eighteen (18) feet deep.

3. Compact Car spaces measuring eight (9) feet wide by sixteen (16) feet deep, shall be permitted provided a minimum two (2) foot non-sidewalk overhang is provided and the total number does not exceed 20% of the total parking provided.

4. All residential, commercial and retail aisles shall measure twenty-four (24) feet in width. The main access aisles from public roadways and perimeter aisles of Commuter Ferry operations shall measure a minimum of twenty-four (24) feet in width and internal parking aisles shall measure a minimum of twenty-two (22) feet in width with no more than two (2) twenty-two (22) foot wide aisles in parallel.

5. 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.

6. Rear alley driveways and garages shall be provided where feasible.
7. Parking facilities shall be located in the interior of blocks and concealed behind liner buildings with retail, offices or housing.
8. 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.
9. The interior of surface parking lots 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 shall be landscaped with a minimum of one deciduous tree planted (3" caliper) for every five parking spaces.

10. Planting islands or peninsulas located within surface parking lots are to be curbed using Belgian block.

11. Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.

12. Tandem parking is not permitted.

13. Large surface parking lots (60+ vehicles) are to be divided into smaller units.

14. Parking facility lighting is to be sufficient to provide for adequate security (not less than 0.5 horizontal footcandle average lighting level at the surface).

d. Streetscape Design

1. Brick pavers shall be installed in raised crosswalks (cart ways) to define pedestrian crosswalks.

2. Continuous portland concrete cement sidewalks are to be equipped with depressed

curbs at all intersections to provide barrier-free accessibility throughout the district.

3. Sidewalks are to be constructed of materials in accordance with the Perth Amboy design criteria, including concrete with brick inlay.
4. Sidewalks are to be minimum twelve (12) feet wide in retail/commercial areas.
5. A decorative brick paved edge approximately 2 feet wide (actual width dependent on sidewalk widths, which may vary) shall be installed between the curb and sidewalks along all street right-of-ways. Other brick paving patterns will be developed with interlocked brick.
6. Continuous sidewalks are to be constructed throughout the redevelopment area.
7. Concrete curbing, where provided, shall be 9"x20" and shall meet the current requirements set-forth by the City of Perth

Amboy as well as NJDOT guidelines for materials and installation.

8. Decorative stone curbing, where provided, shall be Belgian Block set into a concrete bed. Installation shall meet the standards for Belgian Block installation.
9. Decorative concrete curbing shall be slate colored concrete to "highlight" specific areas.
10. Street lighting is to be low-wattage, incandescent lamps providing not less than one half horizontal footcandle average lighting level at the surface.
11. Street lights are to be fully enclosed/shielded.
12. Street lights are to be decorative historic type pole mounted lighting fixtures as supplied by the local utility company. "Cobra" type light fixtures shall be discouraged except where required to provide appropriate foot candles at pedestrian walkways.

13. Street lights are to be provided at a minimum of 75 feet intervals.
14. Two (2) street signs are to be placed at each intersection on the right-hand corner as viewed from both directions on the street which is expected to carry the greatest amount of traffic.
15. 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.
16. Street trees shall have cast iron tree grates or have brick or Belgian block pavers at the perimeter where the architecture requires special treatment.
17. Buffers shall be provided and encouraged between different uses and at building setbacks. Buffers shall be of the hardy

evergreen shrub type of various colors and flowering and non-flowering type. Shrubs shall be planted at a maximum of 2'6" on center.

18. Dark colored cast iron or heavy oak benches are to be provided along pedestrian pathways and near shade trees at 30 feet on center along the waterfront and 50 feet on center in retail/commercial areas.
19. The location of tables and chairs at commercial facilities shall not be located within eight (8) feet of the curb-line.
20. Bicycle racks and/or lockers are to be provided in public parking facilities and at select areas along pedestrian pathways.
21. Trash receptacles are to be provided at every street corner, and at intervals on the pedestrian walkway, at a minimum. Additional receptacles may be required based on the specific uses in an area.

22. Newspaper and other vending machines on the public sidewalks are discouraged.

e. Roadway Construction

1. Roadways within the redevelopment district are to be paved with cross-walks at each intersection.
2. The existing grid pattern is to be adhered to, to the extent possible.
3. Roadways are to be designed to promote controlled traffic patterns and speeds (i.e. raised crosswalks, signage, traffic lights, street parking).
4. 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.

5. Roadway construction materials are to be in compliance with the City of Perth Amboy Design Standards, subject to standards required in the zoning.

f. Recreational Areas, Parks

1. Parks are to be a maximum of 25% impermeable.
2. Public areas are to be equipped with public restroom facilities. Such facilities will be equipped with infant changing tables.
3. Are to be equipped for both active and passive recreation with accommodations for residents of all ages.
4. Sidewalks are to be constructed of materials in accordance with the City of Perth Amboy design criteria.

5. Lights are to be fully enclosed/shielded.
6. Lighting is to be low-wattage, incandescent lamps providing not less than one half horizontal foot-candle average lighting level at the surface.
7. Lights are to be provided at a minimum of 75 feet intervals.
8. Parks are to be appropriately landscaped.
9. Benches are to be provided along pedestrian pathways and near shade trees at a minimum of 25 feet on center.
10. Bicycle racks and/or lockers are to be provided at select areas along pedestrian pathways.
11. Trash receptacles are to be provided at regular intervals on the pedestrian walkway, a minimum of 100 feet on center.

12. Additional receptacles may be required based on the specific uses in an area.

g. Waterfront Development

1. 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.
2. Type 5 portland cement and epoxy coated re-enforcing steel shall be used where concrete is exposed to the elements in waterfront development areas.
3. Steel sheet piles shall conform to ASTM A328 and shall be epoxy coated on both sides for the top 25 feet.
4. Interlock of sheet piling shall be free-sliding, allowing a swing angle of at least 5 degrees when threaded and maintain continuous interlocking when installed.

5. 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.
6. Tie rods shall conform to ASTM A572 and shall be epoxy coated or hot dip galvanized per ASTM A123 and tape wrapped.
7. Tape wrap for tie rods shall be TC Envirotape, manufactured by Tapecoat Company, or comparable and installed in accordance with manufacturers recommendations.
8. Standard turnbuckles for tie rods pieces which are longer than 20 feet are required.
9. Structural steel shall be fabricated by an AISC certified fabricator, certified for Category 1 construction, conform to ASTM A36, and shall be epoxy coated.
10. Structural steel shall be prefabricated to the maximum extent practical and coated after fabrication.
11. Minimum lengths for waler segments shall be 20 feet.
12. 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.
13. Jetting of piles will not be permitted.
14. Pre-augering or spudding of piles will not be permitted.
15. Metal fencing, gates and vandal guards are to be provided.
16. Top Rail is to be 4.5" outer diameter, steel

tube, hot dip galvanized.

17. Bottom Rail is to be 2" outer diameter, steel tub, hot dip galvanized.
18. 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.
19. 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.
20. 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. 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.

9.3.10 Stormwater Management

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

9.3.11 Prohibited uses:

- a. Those uses creating noxious or injurious effects from dust, smoke, refuse, fumes, glare, vibrations or any uses involving any danger of fire, explosion or offensive noise, odors, heat or other objectionable influences.
- b. Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure.
- c. Any exterior storage of goods or materials.
- d. Adult bookstores.
- e. Any other use not specifically permitted within this Special Use Zone.

9.4 Special Use Zone 1B

9.4.1 Permitted Principal Uses:

- a. Business, professional and governmental offices
- b. Restaurants, banquet facilities, including dinner cruise ships
- c. Retail establishments
- d. Wholesale offices and showrooms with accessory storage of goods
- e. Warehousing/distribution
- f. Light industrial manufacturing facilities which do not create noxious or injurious effects from dust, smoke, refuse, fumes, glares, noise or odors.
- g. Public/Private Transportation Systems (i.e., ferry and bus terminals, trams, trolleys, etc).
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.

9.4.2 Permitted Accessory Uses:

- a. Private garage space for the storage of motor vehicles
- b. Fences, walls, hedges, etc., subject to municipal codes and requirements.
- c. Temporary Sales or construction trailer(s) provided:
 1. The 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.
 2. The trailer(s) shall be shown on the site plan for the principal permitted use
 3. Trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use
 4. Only one sales trailer and one construction trailer are permitted per project.
- d. All accessory uses as permitted in the C-2 Zone, subject to all restrictions specified herein.

- e. Exterior trailer storage, for staging of loading and unloading operations, with goods or materials in the trailers, 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.

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

9.4.4 Application Procedure

Prior to any application being filed with the Planning Board for a redevelopment area, all proposed redevelopment plans and specifications shall be filed with the Perth Amboy Redevelopment Agency for review and approval and compliance with the Redevelopment Plan. Upon review and approval by PARA, applications for redevelopment approvals shall be filed in accordance with Section 430-27 of the City of Perth Amboy Zoning and Land Development. Included in the application shall be an

electronic version of the proposed plan, in ACAD or ArcInfo-GIS format.

Minimum information to be provided in the site plan approval application is as detailed in the City of Perth Amboy Zoning and Land Development. Additional information may be required as detailed in the redeveloper agreement or this document.

9.4.5 Bulk Standards.

Acceptable bulk standards are detail in the attached Bulk Standard table. Specific bulk standards not addressed in the Bulk Standard table are set forth below.

a. Minimum Lot Size for Individual Uses

1. Mixed-Use Buildings.

Minimum lot size shall be the minimum lot size for the use that is the predominant use of the building.

b. Setbacks

All setbacks shall be measured from the property line. All setbacks shall meet with the standards details in the Bulk Standards table.

c. Building Step Backs

All buildings (with the exception of warehouse/distribution uses) shall step back from the outermost edge of the base of the building along all street frontages at the height of four stories, a minimum of ten (10) feet. This requirement may alternatively be fulfilled by the provision of an additional setback at ground floor level.

9.4.6 Parking Requirements

a. Off-street parking

Parking spaces, with appropriate access thereto, shall be provided on the same lot it is intended to serve, in accordance with the attached bulk standards table.

b. Off-street loading.

Off-street loading berths for all retail and office 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.

All off-street loading areas shall be located at the rear of any use, and shielded from public view.

c. Location of Parking

Automobile parking and truck loading shall be permissible in front yards provided it is heavily screened with approved landscaping materials. Automobile parking may encroach into front yard setbacks a maximum of 50% of the setback requirement. Truck loading areas shall not encroach on setbacks

9.4.7 Signage

a. General Requirements

1. All signage (street, directional, and facility) details will be provided in the proposed site plans for PARA review and approval.
2. Street signs shall be placed at all intersections, well lit, and clearly legible.
3. All retail/commercial signs shall be flush mounted and project no more than 15 inches.

4. Awnings and canopies of a type and style consistent with the architecture and style of the buildings shall be permitted. Awnings and canopies containing a logo and/or the building's address number shall not be considered a sign.
5. No sign shall be flashing or animated.
6. Roof signs are prohibited.
7. Billboards and signboards are prohibited.
8. No sign painted directly on a building.
9. Window signs shall not exceed twenty (20) percent of the window surface on which the display appears, and shall be prohibited above the second floor.
10. 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.

11. 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).
12. All signs are subject to site plan review.
13. Maximum signage size shall be limited to 2 percent of the façade fronting on the roadway. If a building fronts on more than 1 roadway, the signage shall be limited to 1 percent of the combined building frontage of the two sides. A maximum of 3 signs on any building frontage will be permitted, with the combined size of all signs equaling less than the maximum signage. Logo signs, identifying facility ownership, shall be

permitted in addition to the above requirement, not to exceed 150 square feet.

14. Ground Signs – Ground signs shall be setback a minimum of 10 feet from a public street curbline. No more than 1 identification ground sign is permitted per building; however such sign may have 2 faces. No ground sign shall exceed 5 feet in height or 50 feet in area. The area of a ground sign can be increased 1 additional square foot for each additional foot of setback exceeding 10 feet. However, no ground sign shall exceed 100 feet in area.

9.4.8 Design Criteria and Standards for Redevelopment

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.

Redevelopment shall not be permitted in the district unless the following requirements are met.

a. General conditions.

1. There shall be continuity of design throughout the redevelopment area. This continuity can be achieved through consideration of elements of facade 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.
2. The designated developer shall demonstrate that the redevelopment and each stage thereof will not cause any substantially adverse environmental impacts. 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.
3. All buildings or uses shall be served by a public and/or private sanitary sewerage and public water supply system.
4. 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. 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.
5. 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 and each stage of construction. Additionally, design must encourage the integration of the area with the existing traffic system of the City.
6. The designated developer of a residential, recreational, retail or office project must provide pedestrian access to the redevelopment area.

The access must 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.

7. All undeveloped properties shall be suitably landscaped.
8. All work shall meet the latest ADA guidelines for materials and installation.

b. Appearance of Buildings

1. The buildings shall be constructed of masonry (real brick, smooth finish decorative block, precast concrete, tilt-up concrete or stone) elements. The use of metal wall panels shall only be as an architectural accent to the building façade, and not a primary building covering.
2. All mixed-use structures may offer a mix of commercial offices, professional offices, light

industrial and retail uses all with the appropriate parking.

3. New buildings shall be oriented to the front and relate to public streets and plazas, functionally and visually. In the case of a Ferry operation, the “front” is considered to be the side facing the water. The primary orientation of a building shall not be towards a parking lot. Architectural articulation using such elements as windows, doors, and/or portices is required.
4. All buildings shall be compatibly designed, whether constructed in stages or at one time. All building walls facing any street or residential district line shall consider scale and architectural features of adjacent buildings and be suitably finished to aesthetic purposes.
5. Primary entrances to buildings are to be clearly marked and architecturally framed.
6. New development shall achieve scale in relation to neighboring structures. Balance shall be achieved so that the new development will not

overwhelm or be dwarfed by neighboring buildings.

7. Building facades shall be consistent with the size, scale and setbacks of adjacent buildings and those where there is a visual relationship.
8. The type, shape, pitch, texture and color of a roof shall be architecturally compatible with the building style, material, colors and details. Roof forms should be similar or compatible with overall building compositions
9. Blank facades facing the street line shall not be permitted.
10. New rooftop elements, such as but not limited to HVAC equipment, elevator housing, exhaust pipes and other mechanical equipment, which are visible from street or grade observations, are to be fully screened from view using appropriate architectural elements.
11. Fire escapes are to be internal.
12. Commercial and retail loading docks and service areas (including garbage storage) shall not be on any street frontage. All such 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
13. All elevators included in any project within this zone shall provide adequate width and length within the elevator car, and shall provide adequate elevator door width for use by any and all stretchers and such other victim transport utensils or other devices used by the Perth Amboy Emergency Services agencies.
14. Commercial buildings shall have display windows facing public streets and pedestrian connections.
15. Architectural accent and safety lighting on structures shall be encouraged.

c. Parking Facility Design Requirements

1. Minimum off-street parking requirements shall be in compliance with the attached Bulk Standards table.
2. Parking spaces shall measure nine (9) feet wide by eighteen (18) feet deep.
3. Small car parking spaces measuring eight (8) feet wide by sixteen (16) feet deep will be permitted provided the total number does not exceed 20% of the total parking provided.
4. All aisles shall be twenty-four (24) feet wide.
5. 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.
6. Rear alley driveways and garages shall be provided where feasible.
7. 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.
8. The interior of retail and office establishments surface parking lots 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 shall be landscaped with a minimum of one deciduous tree planted (3" caliper) for every five parking spaces.
9. Planting islands or peninsulas located within surface retail and office establishment parking lots are to be curbed using Belgian block.
10. Vehicular access to retail and office establishment parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.

11. Tandem parking is not permitted within retail and office establishments.
12. Large surface parking areas (60+ vehicles) are to be divided into smaller units.
13. Parking facility lighting is to be sufficient to provide for adequate security (not less than 0.5 horizontal foot-candle average lighting level at the surface).

d. Streetscape Design

1. Along City streets, brick pavers shall be installed in crosswalks (cart ways) to define pedestrian crosswalks.
2. Continuous Portland concrete cement sidewalks are to be equipped with depressed curbs at all intersections to provide barrier-free accessibility.
3. Sidewalks are to be constructed of materials in accordance with the Perth Amboy design criteria, including concrete with brick inlay.

4. Sidewalks are to be a minimum four (4) feet wide
5. Continuous sidewalks are to be constructed throughout the redevelopment area.
6. 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.
7. Decorative stone curbing, where provided, shall be Belgian Block set into a concrete bed. Installation shall meet the City standards for Belgian Block installation.
8. Street lighting is to be low-wattage, incandescent lamps providing not less than one half horizontal footcandle average lighting level at the surface.
9. Street lights are to be fully enclosed/shielded
10. Street lights are to be provided at a minimum of 75 feet intervals.

11. Two (2) street signs are to be placed at each intersection on the right-hand corner as viewed from both directions on the street which is expected to carry the greatest amount of traffic
12. 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.
13. Street trees shall have cast iron tree grates or have brick or Belgian block pavers at the perimeter where the architecture requires special treatment.
14. Buffers shall be provided and encouraged between different uses and at building setbacks. Buffers should be of the hardy evergreen shrub type of various colors and flowering/non-flowering type. Shrubs shall be planted at a maximum of 2'6" on center.
15. Bicycle racks and/or lockers are to be provided in public parking facilities and at select areas along

pedestrian pathways

e. City Roadway Construction

1. Roadways within the district are to be paved with cross-walks at each intersection.
2. The existing grid pattern is to be adhered to, to the extent possible.
3. Roadways are to be designed to promote controlled traffic patterns and speeds (i.e. raised crosswalks, signage, traffic lights, street parking).
4. 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 rec. Stamped patterns shall be similar to a brick or cobblestone.
5. Roadway construction materials are to be in compliance with the City of Perth Amboy Design Standards, subject to standards

required in the zoning overlay.

9.4.9 Stormwater Management

- a. Site development shall require a stormwater management system designed and installed prior to the development of the site.
- 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 downstream of the area being developed. 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.
- c. 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.

9.4.10 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.
- c. Visually exterior storage of goods or materials.
- d. Stacked trailers or containers, or long-term storage of containers/trailers.
- e. Adult bookstores.

9.5 Special Use Zone 1-C

9.5.1 Permitted Principal Uses

- a. Residential
 - 1. Townhouses
 - 2. Multifamily Housing
- b. Restaurants, banquet facilities
- c. Retail establishments
- d. Private/public passive or active recreational facilities, such as sitting areas, walking paths, swimming pools, tennis courts, ice-skating rinks, basketball courts, and recreational uses may be lighted provided that such lighting shall be directed away from all adjacent lots.
- e. Day care facilities
- f. Medical Laboratory Facilities

9.5.2 Permitted Accessory Uses

- a. Private garage space for the storage of motor vehicles.
- b. Health clubs, recreation or gathering facilities incidental to permitted residential uses.
- c. Property management facilities, tool sheds, greenhouses and similar uses or structures incidental to permitted residential uses.
- d. Fences, walls, gates, hedges, etc., subject to municipal codes and requirements.
- e. Temporary sales or construction trailer(s):
 - 1. The 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.

2. The trailer(s) shall be shown on a plot plan for the principal permitted use.

3. Trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use.

f. All accessory uses as permitted in the C-2 Zone, subject to all restrictions specified herein.

9.5.3 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

9.5.4 Application Procedure

Prior to any application being filed with the Planning Board for a redevelopment area, all proposed redevelopment plans and specifications shall be filed with the Perth Amboy Redevelopment Agency for review and approval and compliance with the

Redevelopment Plan. Upon review and approval by PARA, applications for redevelopment approvals shall be filed in accordance with Section 430-27 of the City of Perth Amboy Zoning and Land Development. Included in the application shall be an electronic version of the proposed plan, in ACAD or ArcInfo-GIS format.

Minimum information to be provided in the site plan approval application is as detailed in the City of Perth Amboy Zoning and Land Development ordinances. Additional information may be required as detailed in the redeveloper agreement or this document.

9.5.5 Bulk Standards

Acceptable bulk standards are detailed in the attached Bulk Standard table. Specific bulk standards not addressed in the Bulk Standard table are set forth below.

a. Minimum Lot Size for Individual Uses

1. Recreational Area

Minimum lot size shall be as appropriate for the intended purpose of the building, use, or open

space. At no time will the open space be less than 10% of the overall plan acreage or less than 10% of the completed project phases, whichever is lower.

2. Parking Decks and Lots

Minimum lot size for Parking Decks and Lots shall be as necessary to accommodate the size and scale of the proposed project based on the attached bulk schedule and/or specific use established at the time of Site Plan Review. Parking areas shall be permitted within side/rear yard setbacks.

3. Mixed-Use Buildings

Minimum lot size shall be the minimum lot size for the use that is the predominant use of the building.

b. Setbacks

All perimeter setbacks shall be measured from the property line of the overall tract to be developed. All setbacks shall meet with

the standards details in the Bulk Standards table, unless specifically set forth below.

1. Attached Buildings/Facilities

Buildings may be attached on either side or at building corners. Buildings that 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.

2. Building Projections and Extensions

Projections and extensions to buildings including structural canopies, balconies, and bay windows may extend into the 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.

9.5.6 Parking Requirements

a. Off-street parking

Parking spaces, with appropriate access thereto, shall be provided on the same lot it is intended to serve, in accordance with the provisions of the Residential Site Improvement Standards subject to the following minimum standards.

1. Townhouse Dwellings: Two off-street parking spaces for each dwelling unit
2. Mid-Rise Dwellings: Dependent upon unit types (see Bulk Table)
3. Retail/Office Parking spaces, with appropriate access thereto, shall be provided on the same lot it is intended to serve, in accordance with the attached bulk standards table.

b. Off-street Loading

Off-street loading berths for all retail and office establishments having a gross floor area in excess of then thousand (10,000) square feet; one (1) loading

berth for every ten thousand (10,000) square feet or fraction thereof of gross floor area. All off-street loading areas shall be located at the rear of any use, and shielded from public view.

9.5.7 Use Distribution

The following distribution of permitted uses shall be required in relation to gross acreage of the proposed project.

1. Residential - not more than 90 percent.
2. Open Space/Recreational Areas - not less than 10 percent.

9.5.8 Signage

a. General Requirements

1. All signage (street, directional, and facility) details will be provided in the proposed site plans for City review and approval.
2. Street signs shall be placed at all intersections, well lit, and clearly legible.

3. All retail/commercial signs shall be flush mounted and project no more than 15 inches.
4. Awnings and canopies of a type and style consistent with the architecture and style of the buildings shall be permitted. Awnings and canopies containing a logo and/or the building's address number shall not be considered a sign.
5. No sign shall be flashing or animated.
6. Roof signs are prohibited.
7. Billboards and signboards are prohibited.
8. No sign shall be painted directly on buildings.
9. Window signs shall not exceed twenty (20) percent of the window surface on which the display appears, and shall be prohibited above the second floor.
10. Commercial banners, flags and pennants shall be permitted subject to review and approval of the PARA and the Planning Board. Such 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.

11. During construction one (1) sign for each project phase, for the construction financing lender, and for the entire development indicating the name of the project or development, general contractor, subcontractor, financing institution and public agency officials (where applicable). Each 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).
12. All signs are subject to site plan review.

b. Use Signage

The following additional signage restrictions shall apply to specific uses.

1. Residential

Two (2) signs per building may be allowed, not to exceed forty (40) square feet, in addition to any required public safety or address signage.

2. Parking Garages and Lots

One (1) freestanding or attached sign per parking entrance may be allowed indicating the parking facility by the international parking symbol and a directional arrow. Said sign shall not exceed ten (10) square feet. In addition, one (1) freestanding or attached sign per parking entrance may be allowed indicating parking rates, not to exceed ten (10) square feet. Said signs shall be located within ten (10) feet of the entrance. If necessitated by the circulation pattern, one (1) free-standing sign per street, not to exceed ten (10) square feet indicating location of a parking facility may be allowed subject to review by the Planning Board.

9.5.9 Design Criteria and Standards for Redevelopment

Unless specifically addressed in this Redevelopment Plan, the Redevelopment Area shall be governed by Chapter 430, Article XII et seq. Design Standards

and Improvement Specification of the City of Perth Amboy Zoning and Land Development Ordinance.

Redevelopment shall not be permitted in the district unless the following requirements are met.

a. General Conditions

1. Such development is to be developed as a single entity according to a comprehensive plan.
2. There shall be continuity of design throughout the redevelopment area. This continuity can be achieved through consideration of elements of facade 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.
3. The designated developer shall demonstrate that the redevelopment and each stage thereof will not cause any substantially adverse environmental impacts beyond those already identified by PARA.

4. The designated developer shall demonstrate that the incremental requirements for water, sanitary sewer, storm sewer and the utilities for the area will be adequate for the completed new development plan.
5. A public sanitary sewerage and public water supply system shall serve all buildings or uses.
6. 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 within the project area shall be incorporated into the underground systems as improvements are undertaken. Any removal or rerouting of currently existing utility lines within the redevelopment district shall be the sole responsibility of the Redeveloper.
7. 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 and each

stage of construction. Additionally, design must encourage the integration of the area with the existing traffic system of the City of Perth Amboy.

8. 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.
9. All undeveloped properties shall be suitably landscaped.
10. All work shall meet the latest Federal Fair Housing Act and ADA guidelines for materials and installation.

b. Appearance of Buildings

1. Townhouses shall be designed in architectural styles with front stoops with iron railings, varied facades, heavy gauge asphalt shingled peaked

roofs, eave cornices, and double-pane insulated glazing systems.

2. Low-rise and mid-rise structures shall have a base with a cornice line. The building facades shall be articulated with set backs, scale enhancements, and constructed of durable materials. The area above the base shall express a style or design uniqueness.
3. All new buildings fronting on public streets shall be oriented to the front and relate to public streets and plazas, functionally and visually. All facades facing the street line shall be designed to complement the street. Architectural articulation using such elements as windows, doors, and/or portices is required.
4. All buildings shall be compatibly designed, whether constructed in stages or at one time. All building walls facing any street or residential district line shall consider scale and architectural features of adjacent buildings and be suitably finished to aesthetic purposes.
5. Primary entrances to buildings are to be clearly marked.
6. New development along public streets shall achieve scale in relation to neighboring structures. Balance shall be achieved so that the new development will not overwhelm neighboring buildings.
7. Building facades shall be consistent with the size, scale and setbacks of adjacent buildings.
8. The type, shape, pitch, texture and color of a roof shall be architecturally compatible with the proposed building style, material, colors and details. Roof forms should be compatible with overall building compositions.
9. Blank facades facing the street line shall not be permitted.
10. Front, side, and rear elevations of buildings shall be finished in low-maintenance or maintenance-free material.

11. New rooftop elements, such as but not limited to HVAC equipment, elevator housing, exhaust pipes and other mechanical equipment are to be fully screened from view.
12. Fire escapes are to be internal.
13. All elevators shall provide adequate width and length within the elevator car, and shall provide adequate elevator door width for emergency services use as required by the Uniform Construction Code.
14. Architectural accent and safety lighting on structures shall be encouraged.
15. Fencing, where visible from the street, shall be a decorative fencing. Heights of the decorative system shall depend on the design of the structure or use behind the fencing system. At no time shall street fencing extend higher than four (4) feet.

16. Fence colors shall be from the historic patterns (for example, dark green or black). At no times shall white fencing be used.

17. Fencing at rear yards shall be decorative wood or metal fencing. Metal fencing shall be as outline above, wood fencing shall be “board-on-board” or other decorative type fencing.

c. Parking Facility Design Requirements

1. Minimum off-street parking requirements shall be in compliance with the Residential Site Improvement Standards and the attached Bulk Standards table.
2. Parking spaces shall measure nine (9) feet wide by eighteen (18) feet deep, unless otherwise modified by the standards herein.
3. Small car parking spaces measuring eight (8) feet wide by sixteen (16) feet deep will be permitted provided the total number does not exceed 20% of the total parking provided.

4. All aisles shall be twenty-four (24) feet wide with the exception of Block 182, Lot 49 where the minimum of twenty-one (21) feet wide shall apply.
5. Garages servicing low-rise or mid-rise structures and located adjacent to a public street or road shall have their entrances and exits placed on side streets whenever possible and not positioned within 75 feet of any street intersection, unless otherwise approved by PARA or the Planning Board.
6. Surface parking areas facing public streets shall be screened and landscaped by evergreen vegetation or by other landscaping approved by PARA or the Planning Board. Evergreen plantings 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.
7. Surface parking lots with more than ten (10) interior spaces shall be landscaped through the use of protected planting islands or peninsulas. Interior parking islands shall be landscaped with a minimum of one deciduous tree planted (3" caliper) for every five parking spaces, or according to other landscaping standards approved by PARA or the Planning Board.
8. Planting islands or peninsulas located within surface parking lots are to be curbed using Belgian block.
9. Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.
10. Tandem parking is not permitted.
11. Large surface parking areas (60+ vehicles) are to be divided into smaller units.
12. Parking facility lighting is to be sufficient to provide for adequate security (not less than 0.5 horizontal foot-candle average lighting level at the surface).

d. Streetscape Design

1. Brick pavers shall be installed in crosswalks (cart ways) to define pedestrian crosswalks.
2. Continuous Portland concrete cement sidewalks are to be equipped with depressed curbs at all intersections to provide barrier-free accessibility.
3. Sidewalks are to be constructed of materials in accordance with the City of Perth Amboy design criteria, including concrete with brick inlay.
4. Sidewalks are to be a minimum twelve (12) feet wide in retail/commercial areas and four (4) feet wide in residential areas.
5. A decorative brick paved edge approximately 2 feet wide (actual width dependent on sidewalk widths, which may vary) shall be installed between the curb and sidewalks along all street right-of-ways. Other brick paving patterns will be developed with interlocked brick.
6. Continuous sidewalks are to be constructed throughout the redevelopment area.
7. Concrete curbing, where provided, shall be 9"x20" and shall meet the current requirements set-forth by the City of Perth Amboy as well as NJDOT guidelines for materials and installation.
8. Decorative stone curbing, where provided, shall be Belgian Block set into a concrete bed. Installation shall meet the standards for Belgian Block installation.
9. Decorative concrete curbing shall be slate colored concrete to "highlight" specific areas.
10. Street lighting is to be low-wattage, incandescent lamps providing not less than one half horizontal foot-candle average lighting level at the surface.
11. Streetlights are to be fully enclosed/shielded.
12. Streetlights are to be a decorative type pole mounted lighting fixtures consistent with the architectural style of the proposed project. "Cobra" type light fixtures shall be discouraged except where required to provide appropriate foot candles at pedestrian walkways.

13. Street lights are to be provided at a minimum of 75 feet intervals.
14. Two (2) street signs are to be placed at each intersection on the right-hand corner as viewed from both directions on the street that is expected to carry the greatest amount of traffic.
15. Pollution-resistant street shade trees are to be planted along the sides of public streets, at regular intervals, 25 feet on center. Trees shall be a minimum of 3.5" caliper measured at 8" above the grade.
16. Street trees shall have cast iron tree grates or have brick or Belgian block pavers at the perimeter where the architecture requires special treatment.

e. Roadway Construction

1. Public streets within the redevelopment district are to be paved with cross-walks at each intersection.

2. All roadways are to be designed to promote controlled traffic patterns and speeds (i.e. raised crosswalks, signage, traffic lights, street parking).
3. 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.
4. Roadway construction materials are to be in compliance with the City of Perth Amboy Design Standards, subject to standards required in the zoning overlay.

9.5.10 Stormwater Management

1. Site development shall require a stormwater management system designed and installed prior to the development of the site.
2. The Stormwater Management design shall seek to use methods to reduce the rate of post-

development runoff below the runoff rate under existing conditions.

3. The system shall be sized for the stormwater and natural drainage water that originates not only in the area being developed but also for any offsite drainage currently flowing through the redevelopment project area.
4. The Redeveloper shall take adequate measures, if required either by the Planning Board or by the City Engineer, to provide for reasonable cleansing of roadway runoff generated from internal streets and parking area using technologies such as manufactured swirl-concentrators and gravel-bottom seepage inlets.
5. 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.

9.5.11 Prohibited uses

1. 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.

2. Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure.
3. Industrial Uses
4. Any exterior storage of goods or materials.
5. Adult bookstores.
6. Large-scale, box retail establishments
7. Any other use not specifically permitted within this Special Use Zone.

9.6 Special Use Zone 1-D

9.6.1. Permitted Principal Uses

- a. Business, professional & governmental offices
- b. Residential
 1. Two-Family Attached, subject to City of Perth Amboy Zoning Ordinance R-25 unless otherwise detailed herein.

- c. Religious Institutions and Schools
- d. Light industrial manufacturing, limited to:
 - 1. Sign printing and publishing industries

9.6.2 Permitted Accessory Uses

- a. Private garage space for the storage of motor vehicles
- b. Off-street parking
- c. Underground space heating or fuel oil tanks for specific use of structural heating for site use, not exceeding ten thousand gallons capacity
- d. Fences, walls, gates, hedges, etc., subject to municipal codes and requirements

9.6.3 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) Home occupations

9.6.4 Application Procedure

Prior to any application being filed with the Planning Board for a redevelopment area, all proposed redevelopment plans and specifications shall be filed

with the Perth Amboy Redevelopment Agency for review and approval and compliance with the Redevelopment Plan. Upon review and approval by PARA, applications for redevelopment approvals shall be filed in accordance with Section 430-27 of the City of Perth Amboy Zoning and Land Development. Included in the application shall be an electronic version of the proposed plan, in ACAD or ArcInfo-GIS format.

Minimum information to be provided in the site plan approval application is as detailed in the City of Perth Amboy Zoning and Land Development ordinances. Additional information may be required as detailed in the redeveloper agreement or this document.

9.6.5 Bulk Standards

Acceptable bulk standards are detailed in the attached Bulk Standard table. Specific bulk standards not addressed in the Bulk Standard table are set forth below.

- a. Religious Institutions and Schools shall adhere to the Bulk Standards table for S-1D Light Industrial Use.

b. Setbacks

All perimeter setbacks shall be measured from the property line of the overall tract to be developed. All setbacks shall meet with the standards details in the Bulk Standards table, unless specifically set forth below.

9.6.6 Parking Requirements

(a) Off-street parking

Off-street parking spaces, with appropriate access thereto, shall be provided, as follows:

1. Not more than two driveways, as means of ingress/egress for parking areas shall be permitted for each five hundred (500) feet of frontage on a public street, nor shall any such driveway be located within 15 feet of the intersection of two (2) public streets.
2. Parking areas may be located in any rear or side yard but may not be located in any required front yard area except where the property is located at

an intersection of two (2) public streets in which case parking is permitted along the front yard which is not a primary entrance to the building.

3. No parking shall be allowed within five (5) feet of the outer walls of any structure or within such other adequate distance as the Planning Board, in consultation with the municipal fire officials, may approve.
4. Off-street parking areas which abut a residential or institutional use on any side shall be set back a minimum of five (5) feet from the lot line and adequately buffered and screened from such use with planting or fencing.
5. Required parking for commercial and all nonresidential uses shall be provided within two hundred and fifty (250) feet of such use, measured from the nearest point of the building that such facility is required to serve.

6. All activities and processes shall take place within an enclosed building. Incidental storage out-of-doors shall not be permitted.

9.6.7 Signage

- a. As permitted in the Special Use Zone 1A, Section 9.3.8 zone.

9.6.8 Design Criteria and Standards for Redevelopment

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

Redevelopment shall not be permitted in the district unless the following requirements are met.

a. General Conditions

1. There shall be continuity of design throughout the redevelopment area. This continuity can be achieved through consideration of elements of façade composition through the use of related

materials, by maintaining roof pitch, by continuing a line of street trees, decorative lamp posts and so forth.

2. The developer shall demonstrate that the water, sanitary sewer, storm sewer and utilities for the area will be adequate for the completed new development plan and surrounding existing facilities.
3. 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 and each stage of construction. Additionally, design must encourage the integration of the area with the existing traffic system of the City.
4. 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.

9.6.9 Stormwater Management

- a. Site development shall require a stormwater management system designed and install prior to the development of the site.
- 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 area.
- c. 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.

9.6.10 Prohibited Uses

- a. Any residential, commercial, institutional and industrial use not specifically permitted in this zone.

9.7 Special Use Zone 1-E

9.7.1 Permitted Principal Uses

- a. Automotive service use consisting of one or more of the following uses: gasoline filling station, car wash, auto detailing
- b. Retail Sales of Automotive Related items and Convenience Store items.

9.7.2 Permitted Accessory Uses

- a. Private garage space for the storage of motor vehicles
- b. Off-street parking
- c. Underground gasoline tanks for storage of automotive gasoline for gasoline filling station
- d. Fences, walls, gates, hedges, etc, subject to municipal codes and requirements.

9.7.3 Conditional Uses – None.

9.7.4 Application Procedure

Prior to any application being filed with the Planning Board for a redevelopment area, all proposed

redevelopment plans and specifications shall be filed with the Perth Amboy Redevelopment Agency for review and approval and compliance with the redevelopment Plan. Upon review and approval by PARA, applications for redevelopment approvals shall be filed in accordance with Section 430-27 of the City of Perth Amboy Zoning and Land Development. Included in the application shall be an electronic version of the proposed plan, in ACAD or ArcInfo-GIS format.

Minimum information to be provided in the site plan approval application is as detailed in the City of Perth Amboy Zoning and Land Development ordinances. Additional information may be required as detailed in the redevelopment agreement or this document.

9.7.5 Bulk Standards

Acceptable bulk standards are detailed in the attached Bulk Standard table.

9.7.6 Parking Requirements

Parking spaces, with appropriate access thereto, shall be provided on the same lot it is intended to

serve, in accordance with the following minimum standards:

- a. Retail/Commercial – 2.5 spaces per 1000 sf gross floor area
- b. Gasoline Pumping Station – 1 per 6 filing locations
- c. Lube Facility – 2 per bay
- d. Automotive Service or Detailing Facility – 4 per bay

9.7.7 Signage

- a. Building Façade Signage shall be as permitted in the Special Use Zone 1A, Section 9.3.8 zone
- b. One freestanding sign shall be permitted which may advertise the brand of gasoline, the gasoline prices, as well as any of the related uses on the site. The sign shall not exceed 100 sq.ft. in area or 25' in height, nor shall it be located closer than 10' to any front property line.
- c. Gasoline filling station canopy signs may be located on any side of a canopy that faces a public street, and shall not exceed 2' in height nor more than 25% of the length of the longest side of the canopy.

9.7.8 Design Criteria and Standards for Redevelopment

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

Redevelopment shall not be permitted in the district unless the following requirements are met.

a. General Conditions

1. There shall be continuity of design throughout the redevelopment area. This continuity can be achieved through consideration of elements of façade composition through the use of related materials, by maintaining roof pitch, by continuing a line of street trees, decorative lamp posts and so forth.
2. The developer shall demonstrate that the water, sanitary sewer, storm sewer and utilities for the area will be adequate for the completed new development plan and surrounding existing facilities.

3. 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 and each stage of construction. Additionally, design must encourage the integration of the area with the existing traffic system of the City.
4. 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.

9.7.9 Stormwater Management

- a. Site development shall require a stormwater management system design and install prior to the development of the site.
- b. The system shall be adequate to carry off the store the stormwater and natural drainage water, which originates not only within the area being developed but also that which originates beyond the area.

c. 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.

9.7.10 Prohibited Uses

a. Any residential, commercial, institutional and industrial use not specifically permitted in this zone.

Redevelopment Area 1 Bulk Standards

	S-1A	S-1B	S-1C			S-1D		S-1E
			Townhouse	Multifamily	Business	Two Family	Lt Industrial	Business
Minimum Lot Area, square feet (*)	220,000	75000 ^{B-1}	1.2	4 Acres ^{C-1}	50000	2500	12000	50,000
Minimum Lot Width (feet)	400	200 ^{B-1}	16	30	200	25	60	200 ^{E-1}
Minimum Lot Depth (feet)	500	250 ^{B-1}	90	100	150	100	100	150 ^(E-2)
Minimum Front Yard (feet)	50	50 ^{B-1}	5 ^{C2}	10 ^{C2 C7}	3	5	0	55 ^(E3)
Minimum 1 Side Yard (feet)	100 ^{A1}	40 ^{B-1}	0	3	3	2.5	0	40 ^(E-4)
Minimum 2 Side Yard (feet) - Both	200 ^{A2}	80 ^{B-1}	0	6	6	7	0	-
Minimum Rear Yard (feet)	50 ^{A3}	50 ^{B-1}	10	0	40	30 ^{D1}	30	40
Maximum Height (feet)	60 ^{A4}	40	-	-	50	-	35	30
Multifamily Dwellings	-	-	NA	80	-	45	-	-
Townhouse	-	-	42	NA	-	-	-	-
Tower Apartments	-	-	-	-	-	-	-	-
Hotel	-	-	NA	80	-	-	-	-
Maximum Height (stories) (***)	4	3	-	-	3	-	-	2
Multifamily Dwellings	-	-	-	5 ^{C3}	-	3	-	-
Townhouse	-	-	3.5	-	-	-	-	-
Tower Apartments	-	-	-	-	-	-	-	-
Hotel	-	-	NA	5	-	-	-	-
Maximum Lot Coverage of Bldg (%)	40	40 ^{B-2}	55	55	55	40 ^{D2}	95	25
Maximum Impervious Coverage (%)	75	75 ^{B-2}	85	85	95	60	95	80
Minimum Gross Floor Area per Dwelling Unit (square feet)	-	-	-	-	-	850	-	-
Efficiency	-	-	-	-	-	-	-	-
1-Bedroom	-	-	700	700 ^{C4}	-	-	-	-
2-Bedroom	-	-	900	900 ^{C5}	-	-	-	-
3-Bedroom	-	-	1500	1500	-	-	-	-
Minimum off-street Parking per unit	-	-	Site average 1.5		-	-	-	-
Townhouse	-	-	2	-	-	-	-	-
Single-Family Dwelling	-	-	-	-	-	-	-	-
Multifamily Dwellings	-	-	-	1.5 ^{C6}	-	2	-	-
Tower Apartments	-	-	-	-	-	-	-	-
Retail/Commercial Bldg per 1000 sf	2.50	2.5 ^{B-3}	-	-	2.5	-	0.4	2.5
Hotel	-	-	-	-	-	-	-	-
Ferry/Marina	100/ferry + 1.5/boat slip	-	-	-	-	-	-	-
Auto Lube Facility	-	-	-	-	-	-	-	2/bay
Gasoline Pumping Station	-	-	-	-	-	-	-	6/filling location
Automotive Service and Detailing	-	-	-	-	-	-	-	4/bay
Restaurant	-	-	-	-	-	-	-	-
Maximum Dwelling Units per Acre	-	-	-	-	-	-	-	-
Multifamily Dwellings	-	-	-	50	-	24	-	-
Tower Apartments	-	-	-	50	-	-	-	-
Maximum Distance Between Buildings (feet)	50 ^{A5}	50 ^{B-4}	15	-	15	-	-	-
Minimum Distance Between Buildings (feet)	-	-	10	6	6	6	0	-

A1 - Block 91, Lot 1.03 is pre-existing, non-conforming lot that houses a cellular antenna system, Min 1 side yard requirement is 26 feet
A2 - Block 91, Lot 1.03 is pre-existing, non-conforming lot that houses a cellular antenna system, Min 2 side yard requirement is 60 feet
A3 - Block 91, Lot 1.03 is pre-existing, non-conforming lot that houses a cellular antenna system, Min rear yard requirement is 12 feet
A4 - Block 91, Lot 1.03 is pre-existing, non-conforming lot that houses a cellular antenna system, Max Height is 305 feet
A5 - Block 91, Lot 1.03 is pre-existing, non-conforming lot that houses a cellular antenna system, Max distance btwn building is 15 feet
B1 - Block 97, Lots 15-17 Minimum Lots Area is 10,000sf, the Minimum Lot Width is 100ft, Minimum Lot Depth is 100ft, Minimum Front Depth is 2ft, Minimum Side Yard 1 is 5ft, Min Side Yards (2) is 10ft, Minimum Rear Yard is 5ft.
B2 - Block 97, Lots 15-17 Maximum Lot Coverage is 50%, Maximum Impervious Coverage is 95%
B3 - Block 97, Lots 15-17 Minimum Parking Spaces is 2/1,000 sf
B4 - Block 97, Lots 15-17 Minimum Distance between Buildings is 5 feet
C-1 - Minimum total acreage encompassed by an application when new construction, 2 acre when a rehabilitation project
C2 - Excluding stoops, covered porches or steps. Minimum front yard on Fayette Street will be 3.5 feet. Minimum front yard for Block 38 will be 3 feet.
C3 - Maximum stories along Standford Street will to 7 stories to allow for 2 stories of parking garage.
C4 - Minimum square footage for 1-bedroom apartment in a rehabilitation project is 454 square feet
C5 - Minimum square footage for a 2-bedroom apartment in a rehabilitation project is 712 square feet.
C6 - Minimum off-street parking requirements for Sheridan Plaza is 1.3 spaces per unit. Riverview Center min parking required shall be 2 spaces per dwelling. Minimum off-street parking for Shoppes at Victory Village is 1.8 for 1 bedroom units and 2 for 2 bedroom units
C7 - Corner Lots in Block 38 (Patterson Street) will be 4 feet
D1 - Minimum rear yard requirement for 314 Goodwin Street (Block 112, Lots 27-29) shall be 28 feet
D2 - Maximum lot coverage by building for 314 Goodwin Street (Block 112, Lots 27-29) shall be 44%.
E1 - Minimum Lot Width on Smith Street Frontage shall be the existing lot width as determined by NJDOP taking
E2 - Minimum Lot Depth as measured from Convery Blvd, if any, shall be the existing lot width as determined by NJDOT taking
E3 - Pre-existing nonconforming front yard setbacks may remain, and may be extended up to 40' in a direction parallel to the street line provided the front setback is not reduced beyond the existing nonconforming setback. A gasoline station canopy shall have a front yard setback of 25' and pump islands shall have a front yard setback of 35'
E4 - Pre-existing nonconforming side yard setback of 0' exists on Block 99 Lots 4 and 8
E5 - The area under all canopies shall be excluded from any parking calculation