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PERTH AMBOY, NJ

**City of History
City of the Future**

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Perth Amboy**

Founded 1683 Incorporated 1718

Capital East Jersey 1686-1702
Capital New Jersey 1702-1790

First State Ratification Site
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November 20, 1789

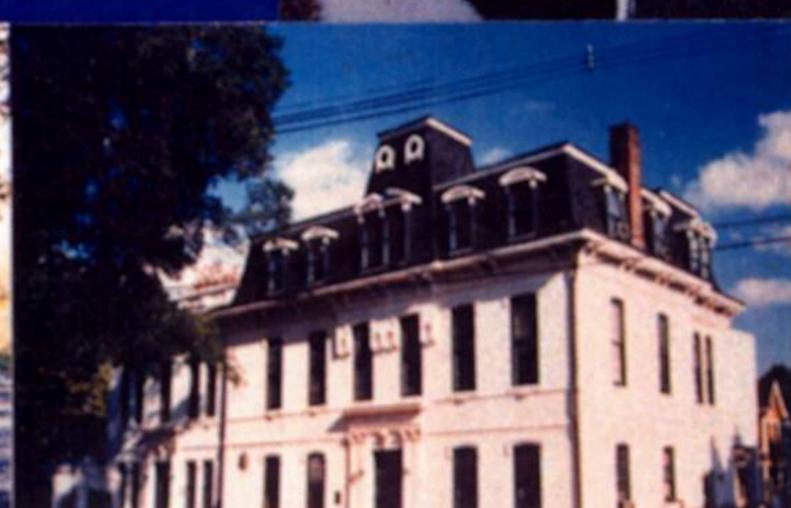
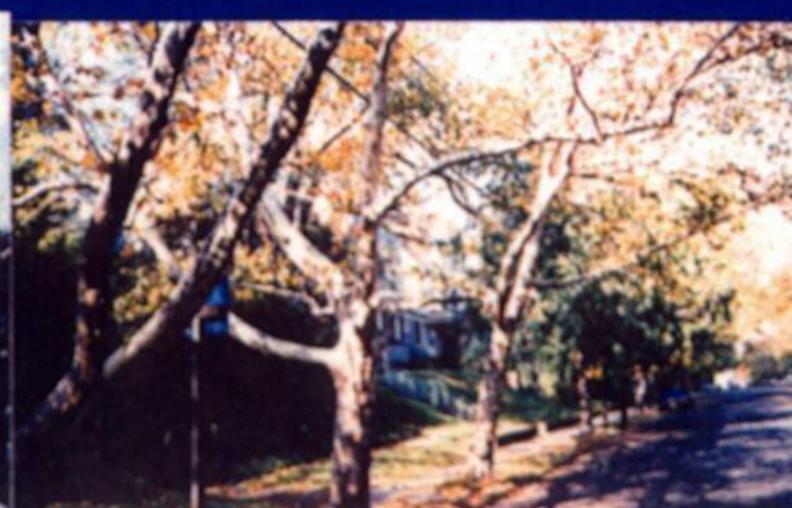
JOSEPH VAS, MAYOR

FOCUS 2000

***The City of Perth Amboy's Redevelopment Plan
Volume 4 - Redevelopment Plan Area 3***

*March 1997
revised*

Submitted by: The City of Perth Amboy *Prepared by: Jacobs Environmental, Inc.*



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Rev. Apr. 2000	Ord 1027-2000
Rev. Jan. 2001	Ord 1091-2001
Rev. Apr. 2001	Ord 1101-2001
Rev. Jun. 2001	Ord 1110- 2001
Rev. Nov. 2001	Ord 1136-2001
Rev. Feb. 2002	Ord 1145-2002
Rev. Sept. 2002	Ord. 1168-2002
Rev. May 2004	Ord. 1248-2004
Rev. Jan. 2005	Ord. 1273-2005
Rev. Mar. 2005	Ord 1282-2005
Rev. Jun 2005	Ord 1297-2005
Rev. May 2007	Ord. 1392-2007
Rev. Jun 2008	Ord. 1429-2008

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 providing 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; Perth Amboy Housing Development Corporation; 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. Therefore, the Perth Amboy Redevelopment Agency has retained the services of a relocation consultant to assist PARA and the City in providing relocation assistance to displaced residents and businesses.

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 Plan has been amended from time to time, and which sets forth the plan for the redevelopment of North Area 3. Upon the recommendation of PARA and the Planning Board, the City has determined to amend the North Area 3 Plan as provided.

This Redevelopment Plan is organized in the following manner:

Section 2 - Description of North Redevelopment Area 3. 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.

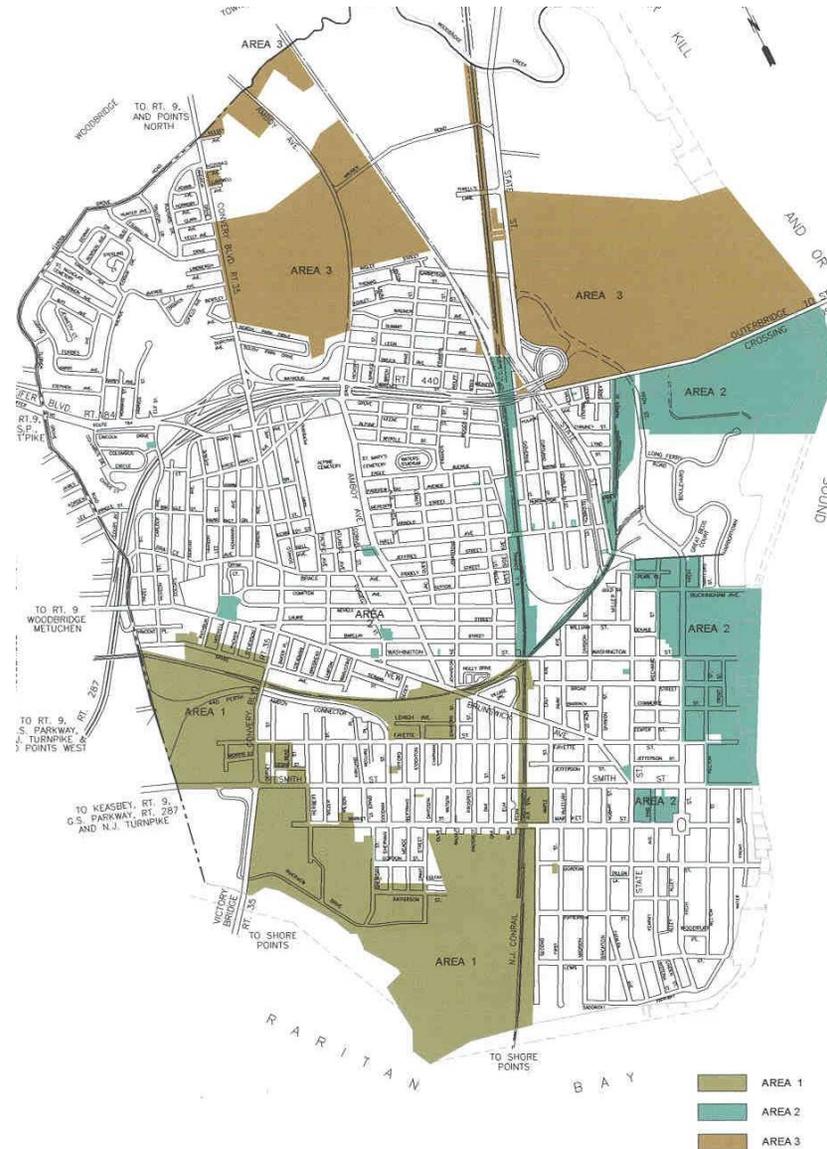
Section 7 - Relationship to the State and County Plans. This section provides a summary of the redevelopment plan in comparison to the New Jersey State and Middlesex County Plans.

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 North Area 3

The properties included in Area 3 are located north of Interstate Rte 440. The properties are clustered in three separate areas of property and specific additional Block and Lots. Area 3-1 is the largest parcel of property located between State Street and the Arthur Kill, immediately north of the Rte 440 Right of Way. Area 3-2 is the second largest parcel. It is located between Rte 35 and the NJ Conrail line north of North Park Drive at Rte 35, spanning across Amboy Ave. to include properties on either side of Maurer Road east to the rail line and to the south to Inslee Road. Area 3-3 includes property parallel to and including the railroad property from Leon Avenue up to the northern City boundary with Woodbridge. The entire redevelopment area comprises approximately one third of the City's 3,031 total acreage.



2.2 Area 3 Boundary

Area 3 is comprised of 3 subareas and specific additional Block and Lots whose boundaries are described below.



2.2.1 Area 3 - 1

Beginning at the pierhead line of Arthur Kill at the northerly line of the Route 440 Right-of-way and the southerly property line of Block 425-Lot1.01, thence

1. Westerly along Route 440 right-of-way (ROW) to State Street, thence
2. Northerly along the State Street ROW to the northerly limit of Block 430- Lot 3, thence
3. Easterly along the northerly boundary of Block 430 to the Arthur Kill pier head line, thence
4. Southerly to the Route 440 right-of-way.

2.2.2 Area 3 – 2

Beginning at the intersection of the New Jersey Transit Conrail Right-of-way, Block 228 Lot 3, and the northern border of Block 449, thence

1. Westerly along the northern block line of Block 449 extended to the westerly right-of-way (ROW) line of Amboy Avenue, thence
2. Southerly along the westerly ROW of Amboy Avenue to the southern property line of Block 399, Lot 3.04, and Lot 3.05, thence
3. Northerly along the westerly property line of Block 399, Lot 3.05, thence

4. Westerly along the southerly property line of Block 399, Lots 1, 1.02, and 3.03 to the easterly ROW line of Convery Boulevard, thence
5. Northerly along the easterly ROW of Convery Boulevard to the northern lot line of Block 399, Lot 1, thence
6. Easterly along the northern property line of Block 399 Lot 1 and Block 469, Lots 1 and 2 extended to the westerly ROW of Amboy Avenue, thence



7. Northerly along the westerly ROW of Amboy Avenue to southern lot line of Block 474, Lot 1.01, thence
8. Westerly along the southern lot line of Block 474 Lot 1.01 to the easterly lot line of Block 471, Lot 1, thence Northerly, southerly and westerly along the lot line of Block 471, Lot 1 to the intersection of the southerly ROW line to the easterly ROW of Convery Blvd, thence
9. Northerly along the easterly ROW of Convery Blvd to the northerly ROW of Kozusko Avenue, thence
10. Easterly along the southern lot line of Block 472.03 to the easterly Block line of 472.03, thence
11. Northerly along the block line of Block 472.03 to the southerly Block line of Block 472.02, thence
12. Westerly along the southerly block line of Block 472.02 to the easterly ROW line of Convery Blvd, thence
13. Northerly along the easterly ROW of Convery Blvd to the City of Perth Amboy – Township of Woodbridge Corporate line, thence

14. Easterly along the City of Perth Amboy-Township of Woodbridge Corporate line to the westerly lot line of Block 228 Lot 3 thence
15. Southerly along the westerly lot line of Block 228, Lot 3 to the northerly lot line of Block 475 Lot 1.02, thence
16. Westerly and northerly along the north and east lot line of Block 475 Lot 1.02 to the easterly ROW of Amboy Avenue, thence
17. Southerly along the easterly ROW of Amboy Avenue to the northerly Block line of Block 449, thence
18. Easterly along the northern block line of Block 449 to the point of beginning.



2.2.3 Area 3-3

Beginning at the City of Perth Amboy-Township of Woodbridge Corporate line, at the easterly property line of Block 11, thence

1. Southerly along the easterly property line of Block 11 to the westerly extension of the northern block line of Block 460, Lot 92, thence

2. Easterly along the northerly block line of Block 460, Lot 92 to the easterly block line of Block 460, Lot 92, thence
3. Southerly along the easterly lot lines of Block 460, Lots 92 through 83 to the northerly block line of Block 460, Lot 57, thence
4. Easterly along the northerly Block line of Block 460, Lot 57 to the westerly ROW line of State Street, thence
5. Southerly along the westerly ROW line of State Street to the southerly limit of Block 460, thence
6. Westerly along the southerly limit of Block 460 to the easterly limit of Block 11 Lot 3, thence



7. Westerly, to the limit of Block 11, Lot 3, thence,
8. Northerly along the westerly limit of Block 11 to the City of Perth Amboy-Township of Woodbridge Corporate line, thence
9. Easterly to the easterly property line of Block 11.

2.2.4 Specific Block and Lots

Block 418.01, Lots 7, 8, and 9 – Located on the east side of the portion of Catherine Street which is unimproved.

2.3 Properties

The following properties are included within the proposed redevelopment area:

Block	Lot	Property Owner
11.00	3	Central R.R. of NJ
108.00	2 - 5	Conrail - L.V.R.R.
399.00	1	Chevron
399.00	3.03	Mighty Star
399.00	3.04	Convery Invest, Inc.
399.00	3.05	N & A Realty Corp.
418.01	1-9	PA Red. Agency
425.00	1.01	Stolthaven
425.00	1.02	Neubern Brown
425.00	3	Port of NY Authority
426.00	2	Stolthaven
426.00	3.04	Stolthaven
427.00	1	City of Perth Amboy
427.00	2	Conrail
427.00	3	Safran
427.00	3.01	Safran
427.00	4	Safran
427.00	5	Raritan Properties
428.00	1.03	Custom Distribution Services, Inc.
428.00	1.04	Asarco Inc.
428.00	1.05	Custom Distribution Services, Inc.

428.00	1.01, 1.02	Custom Distribution Services, Inc.
429.00	1	Stolthaven PA Inc.
430.00	1.01	Asarco Inc.
430.00	5	Neubern Brown
430.00	1, 1.01 2, 3 & 4	Asarco Inc.
460.00	55-57, 80-92	Enviro Feed Inc.
468.00	1	Chevron
469.00	1,2	Chevron
471.00	2, 3, 4	Russell-Stanley Corp.
472.01	1-3	Takacs
472.01	20, 21, 22	Russell-Stanley Corp.
472.01	4&5	Singura
472.01	6-9	Convery Investments, Inc.
472.02	1-5	Convery Investments, Inc.
472.02	26-29	Convery Investments, Inc.
472.02	30-32	Singura
472.02	33&34	Convery Investments, Inc.
472.02	6-17	Bruno
472.02	35	Bruno
472.04	1&2	Cibelli
472.04	28&29	Cibelli
472.04	3, 30-33	Gelber & Weiss Inc.
472.04	4-6	Nacimiento
474.00	1.02, 2.02	County of Middlesex
474.00	2.01, 3	Russell-Stanley Corp.
475.00	1.04, 1.05	North Amboy Dev. Co.
475.00	1.06, 1.07	Joline Prop.

2.4 Properties To Be Acquired

The following properties, included within Northeast Area 3, are proposed to be acquired pursuant to N.J.S.A. 40A:12A.

Block	Lot	Property Owner
11.00	3	Central R.R. of NJ
108.00	2 - 5	Conrail - L.V.R.R.
399.00	1	Chevron
399.00	3.03	Mighty Star
399.00	3.04	Convery Invest, Inc.
399.00	3.05	N & A Realty Corp.
425.00	1.01	Stolthaven PA Inc.
425.00	1.02	Neubern Brown
425.00	3	Port of NY Authority
426.00	2	Stolthaven PA Inc.
426.00	3.04	Stolthaven PA Inc.
427.00	1	City of Perth Amboy
427.00	2	Conrail
427.00	3	Safran
427.00	3.01	Safran
427.00	4	Safran
427.00	5	Raritan Properties
428.00	1.03	Custom Distribution
428.00	1.04	Asarco Inc.
428.00	1.05	Custom Distribution
428.00	1.01, 1.02	Custom Distribution

429.00	1	Stolthaven PA Inc.
430.00	1.01	Asarco Inc.
430.00	5	Neubern Brown
430.00	1, 1.01, 2, 3 & 4	Asarco Inc.
460.00	55-57, 80-92	Enviro Feed Inc.
468.00	1	Chevron
469.00	1, 2	Chevron
471.00	2, 3, 4	Russell-Stanley Corp.
472.01	1-3	Takacs
472.01	20, 21, 22	Russell-Stanley Corp.
472.01	4&5	Singura
472.01	6-9	Convery Invest., Inc.
472.02	1-5	Convery Invest., Inc.
472.02	26-29	Convery Invest., Inc.
472.02	30-32	Singura
472.02	33&34	Convery Invest., Inc.
472.02	6-8	Bruno
472.02	9-17 & 35	Bruno
472.04	1&2	Cibelli
472.04	28&29	Cibelli
472.04	3, 30-33	Gelber & Weiss Inc.
472.04	4-6	Nacimiento
474.00	1.02, 2.02	County of Middlesex
474.00	2.01, 3	Russell-Stanley Corp.
475.00	1.04, 1.05	North Amboy Dev. Co.
475.00	1.06, 1.07	Joline Prop.

The primary goal of the **Focus 2000 - Redevelopment Plan** for Area 3 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 3 are to:

- ✦ provide new office, retail, warehouse, light industrial, recreational, and cultural uses within the City;
- ✦ convert abandoned, fallow industrial sites along Arthur Kill into commercial/retail/office and recreational areas;
- ✦ expand public access to waterfront areas, recreation opportunities, and marine-oriented activities;
- ✦ provide new opportunities for employment;
- ✦ revitalize the business district by increasing tourism through educational, recreational and entertainment venues;
- ✦ improve traffic circulation in the City;
- ✦ create new parking facilities for the project and visitors to the area;
- ✦ provide new facilities for businesses that will be relocated as a result of ongoing redevelopment projects;
- ✦ attract new businesses and establish provisions to discourage the development of sprawled or spot locations for commercial uses; and
- ✦ strengthen the City's tax base by increasing new ratables.

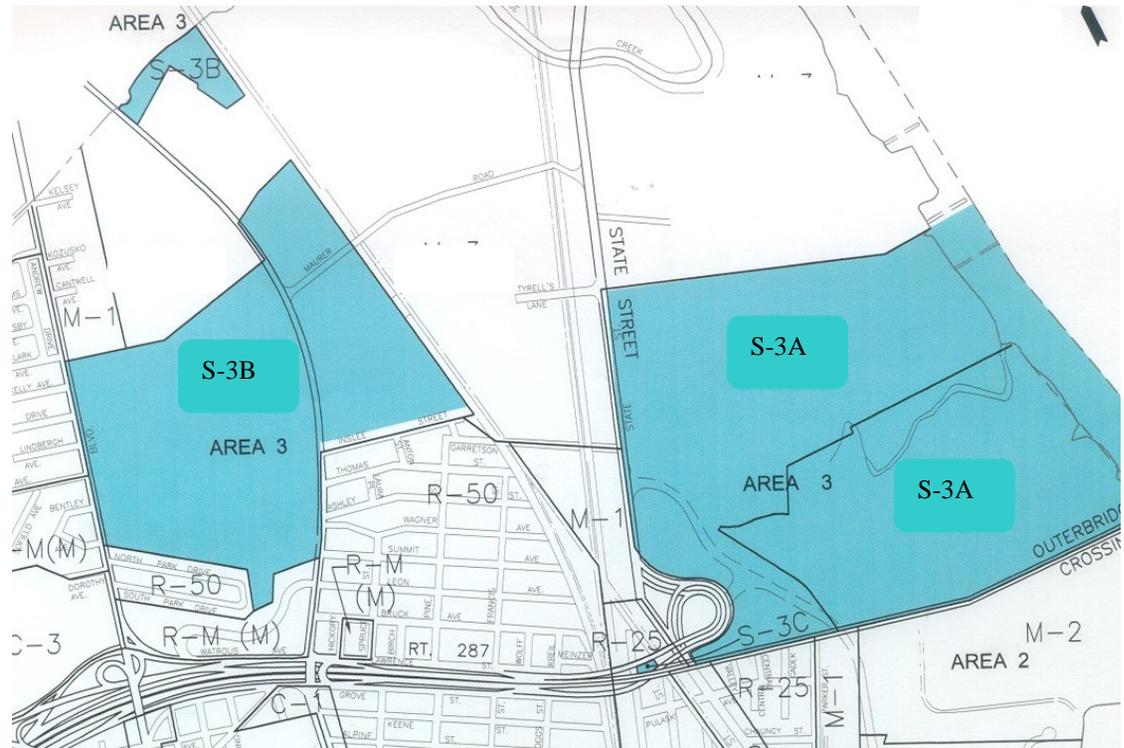


Redevelopment plans for each of the three sub-areas are discussed in detail below.

In order to ensure that development and construction within Area 3 is consistent with the overall redevelopment goals throughout the City, all redevelopment projects to be constructed within the redevelopment area boundaries must first be presented to the Perth Amboy Redevelopment Agency (PARA).

Then Redeveloper must request formal redeveloper designation and must adhere to all Focus 2000 zoning standards detailed in Section 9 of this document. Therefore, prior to any such application 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 review and approval by PARA, applications for site plan approval shall be filed in accordance with Section 430-27 of the City of Perth Amboy Zoning and Land Development.



3.1.1 Area 3-1

The Redevelopment Plan designates Area 3-1 to be retail, commercial, warehouse and recreational due to its proximity to State Street, access to Rte 440 and proximity to other similar uses. Current uses in the area generally include commercial and industrial.

A component of the future plans being evaluated for long-term sustainability includes the incorporation of recreational/entertainment amenities, A minor league sports stadium is one option being evaluated.

The project will create a destination point within the City and provide amenities that will accommodate numerous sports and/or

entertainment venues year round. The project, if determined to be viable, will include an “Experiential Learning” component an educational aspect that will further benefit the youth of the City. Additional uses in the area will include office and commercial/industrial space.

“Experiential Learning” is a relatively new theory in education – the concept is based on hands-on learning for students and teachers.



3.1.1.1 Infrastructure Component

Infrastructure improvements will be at the expense of the designated developer and will be completed prior to or concurrent with the construction. Proposed infrastructure components in Redevelopment Area 3-1 will include, but not be limited to, the following:



Roadway Improvements - Roads within the Redevelopment Area will be paved and designed in accordance with the maximum traffic load

anticipated, and shall provide for a seamless traffic flow pattern. Off-site improvements, determined to be needed by the Planning Board, may include signalization, roadway widening, and improvements to provide direct access to major highway routes to minimize traffic congestion shall be designed and constructed.

Utilities – Utilities within the project site, including all existing right of ways and easements, the designated developer shall remove and replace all underground utilities; provided however, if the redeveloper demonstrates, based upon thorough testing by accepted standards, that the existing utilities have the integrity, capacity and service life to provide for the development requirements, said existing utilities may be reused. Any above ground utility shall be relocated to below ground. All new public and private utilities shall be installed underground in accordance with all applicable local, state, and federal regulations, laws and standards. All exposed utility features shall be adequately screened or hidden from view to the general public.

3.1.1.2 Commercial Component

Commercial components within the District will include the following:

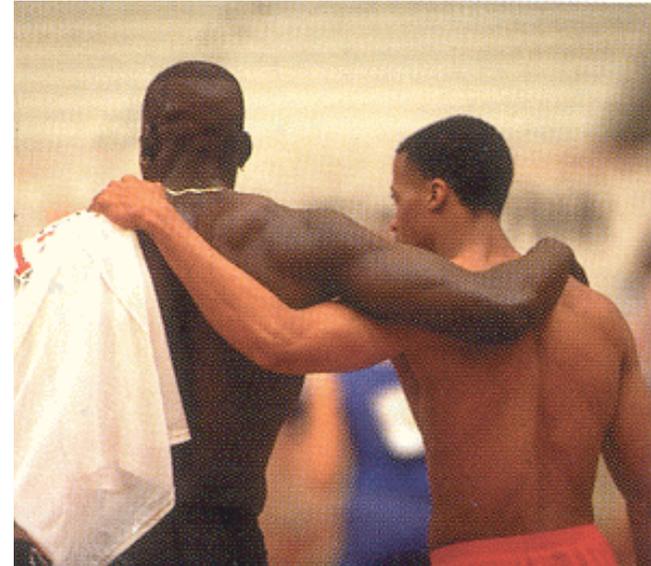
Retail/Professional – A combination of retail/professional space will be provided in accordance with the overall theme of the development.

Commercial/Industrial – A maximum of 2,500,000 square feet of combined light industrial and professional space is proposed to be constructed.

Retail/Industrial space may be designed as stand-alone structures, and meet with bulk standards and zoning, as detailed in Section 9 of this document.

3.1.1.3 Recreational/Entertainment Component

As a condition of the redevelopment agreement, the Perth Amboy Redevelopment Agency negotiated 25-acres of remediated property to be donated to the City for recreational/entertainment purposes. The final use of this property will be



determined by site conditions and financial feasibility.

3.1.1.4 Waterfront Development

The waterfront development components shall be in accordance with the overall theme of the development.

Waterfront Improvements – The eastern boundary of the area is adjacent to the Arthur Kill.

Plans for the area will include development of the waterfront nature preserve/ linear park for public use and education.



Marina and Commercial Shipping Piers – The existing piers will be rehabilitated to provide for water-dependant uses such as a marina and/or commercial shipping piers.

Ferry Service - A ferry service will be solicited to provide an alternative means of transportation.

3.1.2 Redevelopment Area 3-2

The Redevelopment Plan designates select parcels of land within Area 3-2 to be redeveloped with light industrial, retail or office in use due to it's frontage along Route 35 and Amboy Avenue, which provide adequate roadway infrastructure to support these activities.

3.1.2.1 Perth Amboy Industrial Park

Previous use of the area can be generally defined as manufacturing. A redeveloper, Matrix Companies, has been designated by PARA to redevelop a total of 25 acres within this area. Matrix Companies has proposed approximately 500,000 square feet of combined office/light industrial uses. The redeveloper has agreed to assist PARA in its efforts to relocate businesses that may be displaced as a result of other redevelopment projects.



3.1.2.1 Infrastructure Component

Infrastructure improvements will be at the expense of the designated developer and will be completed prior to or concurrent with the construction. Proposed infrastructure components in Redevelopment Area 3-2 will include, but not be limited to, the following:

City Roadway Improvements - At this time it is not believed the existing infrastructure will accommodate future uses. However a thorough

study of the area will be conducted, including a comprehensive traffic study

Utilities –within the project site, including all existing right of ways and easements, the designated developer shall remove and replace all underground utilities as required for the proposed redevelopment. All utilities to be reused shall be thoroughly tested by accepted standards to show that they have the integrity, capacity and service life to provide for the development requirements. Any above ground utility shall be relocated to underground. All new public and private utilities shall be installed underground in accordance with all applicable local, state, and federal regulations, laws and standards. All exposed utility features shall be adequately screened or hidden from view to the general public. Existing roadways, paved areas, buildings, sidewalks, and curbing shall be removed and replaced, as necessary.



3.1.2.2 Infrastructure Component

Infrastructure improvements will be the responsibility of the designated developer and will be completed prior to or concurrent with the construction. Proposed infrastructure components related to this project include, but are not limited to, the following:

3.1.2.2 Amboy Corporate Center

The former Chevron tank farm sat idle for years prior to the redevelopment designation of the property. Since its designation, the City entered into an agreement with Chevron requiring the company to undertake aggressive decommissioning and removal of the tanks and remediation of the property to allow for it to undergo redevelopment. Morris Realty has been designated by PARA to redevelop the 69-acre parcel as Amboy Corporate Center, approximately 1.2 million square feet of office/light industrial facilities.

City Roadway Improvements – Roadway improvements will include the construction of a connector street between Amboy Avenue and Convery Boulevard to allow alternative access to the property and provide improved traffic circulation to the area, as recommended in the City's Master Plan. It is anticipated that this connector street will be constructed along the southern boundary of the property to limit the impact on the residential communities.



Utilities – As a component of the overall redevelopment of the property, the redeveloper will construct a 12” water interconnection between Amboy Avenue and Convery Boulevard. This interconnection will provide increased quality of service and ensure adequate water supply in the event of an emergency.

Utilities within the project site, including all existing right of ways and easements, the designated developer shall remove and replace all underground utilities as required for the proposed redevelopment. All utilities to be reused shall be

thoroughly tested by accepted standards to show that they have the integrity, capacity and service life to provide for the development requirements. Any above ground utility shall be relocated to underground in accordance with all applicable local, state, and federal regulations, laws and standards. All exposed utility features shall be adequately screened or hidden from view to the general public.



3.1.3 Area 3-3

The Redevelopment Plan designates Area 3-3 to be comprised of commercial/retail components due to portions of its property frontage along State Street, which provides adequate roadway infrastructure to support these activities.

3.1.4 Specific Blocks and Lots

Block 418.01, Lots 7, 8 & 9 - The Redevelopment Agency holds title to these parcels within North Area 3. Existing rail lines, elevated portions of New Jersey State Highway Route 440 ramps and the Outerbridge Crossing dominate the area. Future development of the parcels was considered to be unlikely. Redevelopment activities included the leasing of the property to Matrix Outdoor Media, LLC, for the installation of an advertisement sign.



Relevant local objectives relating to the land uses, improved traffic and public transportation, and public utilities are set forth below with respect to the redevelopment of Area 3.



4.1 Local Land Use

4.1.1 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.

4.2 Public Facilities and Utilities

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

4.3 Traffic Circulation

- ✚ Encourage the improvement of mass transit systems with direct interconnection points planned in Perth Amboy to improve City 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.
- ✚ Create sufficient street circulation patterns and linkages to connect the various industrial zones to the surrounding highway system and reduce impact on the local residential street system.
- ✚ 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.
- ✚ Create additional parking facilities with sufficient parking to serve new development, recreational activities and new public parks.



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 remains 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 rateables.*



Woodbridge Township borders the Redevelopment Area 3-3, and is close to the northern boundary of both Areas 3-1 and 3-2. The subsections of Woodbridge, which border the area, are Woodbridge Proper and Sewaren. These areas are currently zoned for industrial purposes, and form 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. Areas along the Sewaren waterfront are currently being developed to improve recreational uses in the area.



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 3 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 redevelopers 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.

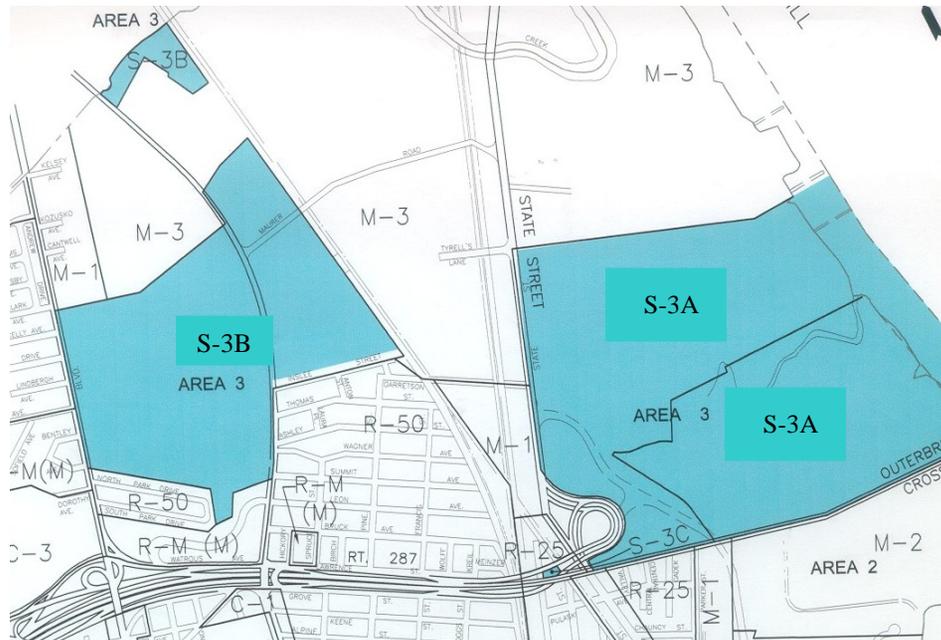
9.1 Land Use Map

The land use and redevelopment maps show the boundaries and zoning of Area 3.

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

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9.2 Existing Zoning

Properties within area 3 were originally zoned M-1 Light Industrial, and M-2/M-3 Heavy Industrial.

9.3 Superceding Redevelopment Zoning

This Redevelopment Plan zoning supercedes existing zoning in Area 3. Zoning for this area has been rezoned to Special Use Zone-3A (S-3A), Special Use Zone 3B (S-3B) and Special Use Zone 3C (S-3C). S-3A is applied to Redevelopment Areas designated for recreational, retail, warehouse/logistical, and commercial uses. S-3B is applied to Redevelopment Areas designated primarily for light industrial/office uses. S-3C is applied to Redevelopment Area designated as a neighborhood business zone. These designations are further detailed below, and indicated on the attached Zoning Map.

The redevelopment zoning set forth below shall apply only to the Redevelopment Areas as defined in subsection 2 of Volume 4 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 3A, 3B and 3C (S-3A, S-3B, and S-3C 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 Special Use Zone 3-A

Between the warehouse uses and the other uses permitted in Special Use Zone 3A (i.e. retail/hotel uses), a Buffer shall be required as stipulated in Sec. 430-60C and modified to require a buffer width of 20 feet. This requirement shall apply with respect to Sections 9.3.1 – 9.3.3.

9.3.1 Permitted Principal Uses:

- a. Uses permitted from Special Use Zone 3B, Section 9.4.1(b), 9.4.1(c) and 9.4.1(d), now to be referred to as “Warehouse Uses”
- b. Retail establishments, excluding large scale “box retail.”
- c. Business, professional and governmental offices
- d. Banks
- e. Hotels and extended stay business hotels, with the exception of residency hotels
- f. Restaurants, banquet facilities
- g. Health Clubs, Recreation Facilities
- h. private/public recreational facilities, such as but not limited to swimming pools, tennis courts, skating rinks, basketball courts, etc.
- i. Self-Storage Facility, multi-unit facility designed or used for the purpose of providing individual, compartmentalized and controlled access stalls or lockers for the storage of customer’s property and records.
- j. Marina Facilities - Private/Public yacht, boat and motorboat basin or marina, with the exception of repair facilities.

- k. 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) One sales 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. This shall not be deemed to prohibit parking or loading and unloading of trucks from Warehouse Uses in areas other than rear yards, provided that the area is shielded from public view, consistent with the requirements of Section 9.3.6 c(2).

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 building rooftop 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 detailed in the attached Bulk Standards 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.

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 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, 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, 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 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.
- 7) **Warehouse/Distribution:** 1 space per 3,000 sf gross floor area. Automobile parking 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 fifteen (15) feet from the property line.
- 8) **Bank Facilities:** 1 space per 200 sf gross floor area.

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.

1) **Retail and Commercial Uses:** Off-street loading berths for 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.

2) **Warehouse Use:** All off-street loading areas shall be located at the rear of any use and/or shielded from public view. Shared automobile and trailer parking shall be permitted between two or more lots, subject to review by the Planning Board.

9.3.7 Use Distribution.

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

(a) Recreational Area: public, quasi-public, or private or any combination thereof: not less than 10 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 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) 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 location of a parking facility may be allowed subject to review by the Planning Board.

- 3) **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.

- 4) **Warehouse/Light Industrial** – Maximum signage size shall be limited to 2 percent of the façade fronting on the roadway. If 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 sq. ft.

- 5) **Ground Signs** – Ground signs shall be setback a minimum of 10 feet from a public street curbline. No more than 1 identification 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.

9.3.9 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 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. However, to the extent that the NJDEP requires an environmental report and compliance statement, no separate Environmental Impact Statement shall be required.
 - 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 with the exception of permitted aboveground utilities along property lines that run adjacent to railroad lines.
 - 7) 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.
 - 8) 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.
 - 9) 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.

- 10) The redevelopment plan and each phase thereof must demonstrate that adequate provision has been made for an easement along the Arthur Kill 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 (10 feet paved), with a bicycle path separated from the pedestrian walkway 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.
- 11) All undeveloped properties shall be suitably landscaped.
- 12) 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). The use of metal wall panels shall only be as an architectural accent to the building façade, and not a primary covering.
- 2) The retail/office 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) 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 be designed to compliment 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, framed architecturally, and face the main street.
 - 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) 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, which are visible from street or grade observations, are to be fully screened from view using appropriate architectural elements.
 - 11) Retail buildings shall have display windows facing public streets and pedestrian connections.
 - 12) Fire escapes are to be internal.
 - 13) Loading docks and service areas (incl. garbage storage) shall not be located on street frontage.
 - 14) 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.
 - 15) All elevators 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.
 - 16) Architectural accent and safety lighting on

structures shall be encouraged.

- 17) Commercial buildings shall have display windows facing public streets and pedestrian connections.
- 18) Fencing, where visible from the street, shall be a decorative metal fencing system utilizing vertical pickets. Heights of the 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.
- 19) Maximum height for fencing at rear and side yards shall be eight (8) feet.
- 20) The minimum slope for all lawns shall be one (1) percent to help extend time of concentration per the NJDEP Best Management Practices (BMP) Manual.
- 21) The maximum grade for lawns within five (5) feet of a building shall be eight (8) percent and, for lawns more than five (5) feet from a building, one (1) foot vertical for every three (3) feet horizontal (33.3 percent)

c. Parking Facility Design Requirements

- 1) Minimum off-street parking 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) Parking facilities shall be located in the interior of blocks and concealed behind linear buildings with retail, offices or housing to the extent possible.
- 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 automobile 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 automobile 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 within retail and office establishments.
- 13) Large surface parking areas (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 foot-candle average lighting level at the surface).
- 15) Freestanding lighting standards or poles shall not exceed the height of adjacent

buildings served by the parking lot.

d. Streetscape Design

- 1) Brick pavers shall be installed in raised crosswalks (cart ways) to define pedestrian crosswalks, except in the case of Warehouse Uses where such pavers shall be installed along City streets.
- 2) Continuous portland concrete cement sidewalks are to be equipped with depressed curbs at all intersections throughout the district.
- 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 of six (6) feet wide in warehouse areas and a minimum of 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 retail/office and commercial street right-of-ways. A 2 foot wide area of turf is to be provided between curbing and sidewalks in warehouse zones. 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" off site and 9"x18' on site 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) Street lighting is to be low-wattage, lamps providing not less than one half horizontal footcandle average lighting level at the surface.

10) Street lights are to be fully enclosed/shielded.

11) Streetlights 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.

12) Streetlights are to be provided at a minimum of 75 feet intervals.

13) 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.

14) 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 at 8" above the grade.

15) Street trees shall have cast iron tree grates or have brick or Belgian block pavers at the perimeter where the architecture requires special treatment.

- 16) Buffers shall be provided between different uses and at building setbacks. Buffers shall be 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.
- 17) Dark colored cast iron or heavy oak benches are to be provided along waterfront walkway at a spacing of 1 bench per 150 linear feet and 1 bench per 250 linear feet for Retail/Hotel Uses. No benches will be provided along sidewalks for warehouse access.
- 18) The location of tables and chairs at commercial facilities shall not be located within 8 feet of the curb-line.
- 19) 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.
- 20) 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, excluding waterfront walkways, are to be a maximum of 25% impermeable.

- 2) Public areas, excluding waterfront walkways, are to be equipped with public restroom facilities. Such facilities will be equipped with infant changing tables.
- 3) Parks, excluding waterfront walkways, are to be equipped for both active and passive recreation with facilities for residents of all ages.
- 4) Lighting is to be low-wattage, incandescent lamps providing not less than one half horizontal foot-candle average lighting level at the surface.
- 5) Lights are to be fully enclosed/shielded.
- 6) Lights are to be provided at a minimum of 75 feet intervals.
- 7) Parks are to be landscaped.
- 8) Benches are to be provided along pedestrian pathways and near shade trees at a minimum of 150 ft on center.
- 9) Bicycle racks and/or lockers are to be provided at select areas along pedestrian pathways.
- 10) Trash receptacles are to be provided at regular intervals on the pedestrian

walkway, a minimum of 100 feet on center. 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 to be provided.
 - 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 Arthur Kill 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

To the extent that the requirements of the NJDEP regarding storm water runoff restrictions and design are inconsistent with the requirements listed within the City of Perth Amboy's Redevelopment Plan, the NJDEP

requirements are to supersede the City's requirements.

- 1) Site development shall require a stormwater management system designed and installed prior to the development of the site.
- 2) 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 being developed.
- 3) 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.
- 4) 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:

- 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, as detailed in Section 430-60(K) of the City of Perth Amboy Zoning and Land Development Ordinance.
- 2) Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure.
- 3) Any exterior storage of goods or materials, except in the case of Warehouse Uses where such use is only prohibited if it is visible from the street.
- 4) Adult bookstores
- 5) Any other use not specifically permitted within this Special Use Zone.

9.4 Special Use Zone 3B

9.4.1 Permitted Principal Uses:

- a. Business, professional and governmental offices
- b. Wholesale offices and showrooms with accessory storage of goods
- c. Warehousing/distribution
- d. Light industrial manufacturing, such as but not limited to, the following processes and products:
 - 1) Food products manufacturing
 - 2) Textile mill products
 - 3) Apparel and finished products from fabrics and materials
 - 4) Lumber and wood products manufacturing
 - 5) Warehousing of finished products for distribution
 - 6) Computer and/or electronic assembly, services or rental.
- e. 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)
 - 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”
- f. Truck Fueling Facility – Limited to Block 399, Lot 1 and Block 469, Lot 1. Specific to the tenant use trucks serving their permitted principal use. The facility is limited to use by tenants operating on the site. The truck fueling facility cannot exceed a total capacity of 30,000 gallons, maximum storage for any one unit is limited to 20,000 gallons and the unit must be screened from public view. In order to limit public viewing of this use and to place as far away as practical from the principal building structure, the fueling facility may be placed within the rear setback line.

9.4.2 **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. Cellular and digital antennas, provided units are building rooftop units, and the overall height to the top of the antenna complies with maximum building height requirements

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, unless a dedicated easement is in place on an adjacent property.

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. Automobile parking will be permitted within five (5) feet of the buildings. A minimum of a five (5) foot setback for parking is required in rear yards. 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".
- 4) Awnings/canopies of a type and style consistent with the architecture and style of the buildings shall be permitted. Awnings/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/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 sign for each project indicating the name of the project, general contractor, sub-contractor, financing institution and public agency officials (when applicable). The sign area shall not exceed two hundred 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 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 sq.ft.

14) Ground Signs – Ground signs shall be setback a minimum of 10 feet from a public street curblin. 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 and so forth.
- 2) The developer shall demonstrate that the redevelopment and each stage thereof will not cause any substantially adverse environmental impacts. The 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. Distribution lines for all utility systems shall be placed underground with the exception of permitted aboveground utilities along property lines that run adjacent to railroad lines.

- 4) 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 and expense of the Redeveloper.
- 5) 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.
- 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 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. The primary orientation of a building shall not be towards a parking lot. All facades shall be designed to compliment 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 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 (with the exception of Block 399, Lot 1 and Block 469 Lot 1). All such areas (including Block 399, Lot 1 and Block 469, Lot 1) 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.

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 application based on plant species.

8) The interior of automobile 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 footcandle average lighting level at the surface).

d. Streetscape Design

- 1) Along City streets, 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 City of Perth Amboy design criteria, including concrete with brick inlay.
- 4) Sidewalks are to be a minimum four (4) feet wide.
- 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" off site and 9"x18" on site 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 provided at a minimum of 75 feet intervals.
 - 13) 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
 - 14) 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 8” above grade.
 - 15) Street trees shall have cast iron tree grates or have brick or Belgian block pavers at the perimeter where the architecture requires special treatment.
 - 16) 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.
 - 17) Bicycle racks and/or lockers are to be provided in public parking facilities and at select areas along pedestrian pathways.
 - 18) 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.

g. City 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 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 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 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 Dev. 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) Any visually exterior storage of goods or materials.
- (d) Adult bookstores.

9.5 Special Use Zone 3-C

9.5.1 Permitted Principal Uses:

- a. All Permitted Principal Uses as in the City of Perth Amboy Zoning and Land Development Chapter 430 - C-1 Neighborhood Business Zone
- b. Outdoor Billboard Signage

1. Such sign shall comply with all requirements and regulations of the Roadside Sign Control and Outdoor Advertising Act as contained in N.J.S.A. 27:5-5 et. seq. as well as any other applicable statutes, laws and regulations related to billboards.
2. Such sign shall be located within a maximum distance of fifty (50) feet from a state or federal highway and the entire structure must be located within a maximum distance of seventy five (75) feet from a state or federal highway.
3. The maximum permitted advertising area showing in one direction shall not exceed 825 square feet.
4. Such sign shall be designed and constructed for the advertising surface to be viewed primarily by motorists from the state or federal highway.
5. The uppermost portion of such sign shall be no more than fifty (50) feet above the elevation of the adjacent state or federal highway.

6. Lighting for such sign shall be designed to restrict any glare and spillover to the immediate area of the sign. There shall be a maximum intensity of eight (80) foot candles at the center face of the sign. Blinking or flashing lights shall be prohibited.
7. Billboards shall not be illuminated between the hours of 12:00AM and 7:00AM the following morning.
8. Visual impact particularly on surrounding properties shall be minimized through the use of landscaping and/or fencing.
9. Fencing shall be provided to assure maximum security. Such fencing shall be integrated with the landscape plan.
- c. Public/Private Transportation Systems. Bus shelters and other transportation enclosures, to service a public or private transportation system, and which may be located on a private or public property, excluding bus, tram, and/or trolley storage facilities.

9.5.2 Permitted Accessory Uses:

- a. Fences, walls, hedges, etc., subject to municipal codes and requirements
- b. Cellular and digital antennas, provided units are building rooftop or cohanging units, and the height to the top of the antenna complies with max. building height requirements.
- c. Temporary Sales or Construction Trailer(s) provided:
 - 1) The trailer(s) is located on the same lot as the principal permitted use.
 - 2) Meet all setback requirements for principal buildings in the zone.
 - 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.

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. Structure for public utilities and municipal services as necessary to provide adequate service and protection to the surrounding area
- b. Quasi-public buildings

9.5.4 Application Procedure

The application procedure shall be the same as set forth in Section 9.4.4 of this document

9.5.5 Bulk Standards

Unless otherwise addressed herein, acceptable bulk standards are as detailed in the Perth Amboy Zoning and Land Development for the C-1 Zone.

9.5.6 Parking Requirements

Parking requirements shall be the same as set forth in Section 9.4.6 "Parking Requirements."

9.5.7 Signage

Section 9.4.7a(7) shall not apply in the Special Use Zone 3C.

Signage shall be designed and constructed in accordance with the rules and regulation as set forth in Section 9.4.7 "Signage."

9.5.8 Design Criteria and Standards for Redevelopment

The design criteria and standards for redevelopment shall be the same as set forth in Section 9.4.8 "Design Criteria and Standards for Redevelopment."

9.5.9 Stormwater Management

Site development shall require a stormwater management system designed and installed prior to the development of the site and shall comply with the requirements of Section 9.4.9 "Stormwater Management."

9.5.10 Prohibited Uses

Prohibited Uses shall be the same as set forth in Section 9.4.10 "Prohibited Uses."

Perth Amboy Zoning and Land Development for Redevelopment Area 3			
	S3-A	S3-B ^{3-3, 3-4, 3-5}	³⁻¹ Block 468 Lot 1
Minimum Lot Area (square feet)	200,000	³⁻² 220,000	220,000
Minimum Lot Width (feet)	400	400	400
Minimum Lot Depth (feet)	500	500	500
Minimum Front Yard (feet)	50	50	75
Minimum 1 Side Yard (feet)	50	100	65
Minimum 2 Side Yard (feet)	100	200	150
Minimum Rear Yard (feet)	50	50	25
Maximum Height (feet)	<u>60</u>	60	50
Hotel	300	-	-
Arenum/BallPark	85	-	-
Maximum Height (stories)	<u>4</u>	4	2
Hotel	30	-	-
Arenum/BallPark	5	-	-
Maximum Lot Coverage by Bldg. (%)	40	40	50
Maximum Impervious Coverage (%)	75	75	75
Minimum off-street Parking per	-	-	-
Single-Family Dwelling	-	-	-
Multifamily Dwellings	-	-	-
Bank	1/200 sf	-	-
Retail/Commercial/Office	3/1000 sf	3	0.5
Arenum/BallPark	1 per 4 seats + 0.5/employee	-	-
Hotel	1 per room + 1 per employee	-	-
Warehouse	<u>1/3000 sf</u>	-	-
Ferry/Marina	100/ferry slip + 1.5/boat slip	-	-
Restaurant	1 per employee + 1per 3 seats	-	-
Maximum Distance between Buildings, ft			50
3-1	A temporary, unbuildable, lot shall be permitted along Mauer Road, on the northernmost side of the property. This lot shall not be required to meet zoning standards and shall be reconsolidated with the adjoining lot upon conclusion of Chevron activities,		
3-2	The minimum lot size requirement for Block 475, Lot 1.04 is reduced to 54,400 square feet, minimum lot depth is 200 feet, minimum lot width is reduced to 175 feet, minimum Sideyard 1 is 50 feet, minimum Sideyard 2 (both) is 90. Parking for Block 475, Lot 1.04.1 shall be 2 spaces per 1000 sqft of Retail/Commercial Building. Banked parking space areas shall be permissible subject to approval of the reviewing agency.		
3-3	Rear yard setback requirement for Block 475, Lots 1.06 and 1.07 is 15 feet, parking space requirement is 1.5/1000 sf, max bldg height in the location of air pollution equipment is 70'		
3-4	The minimum lot size requirement for Block 427, Lots 3, 3.01 & 4 is reduced to 70,000 square feet, minimum lot width is reduced to 300 feet and minimum lot depth is reduced to 150 feet. Front yard is 6 feet, Side yard 1 is 4 feet, side yard 2 is 40, Rear yard is 23. Maximum lot coverage by building is 55%, Maximum Impervious coverage is 85%, minimum parking requirement is 3.3 spaces/11,000 square feet GFA. The following shall apply to Block 475 Lots 1.04.1, 1.4.2 and 1.04.3 respectively: Minimum lot depth = 588, 334 and 2.4; Minimum side yard setback = 90, 100 and 180. The parking requirement for Block 475, Lot 1.04.1 is revised to require 2.2 spaces per 1000 sf floor area.		
3-5	The following shall apply to Block 399 and Block 469: Minimum Side Yard 1 = 50 ft, Minimum Side Yard 2 = 100 ft, Maximum Lot Coverage = 50%, Maximum Impervious Coverage = 85%.		

