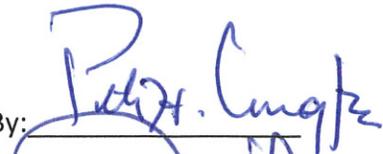
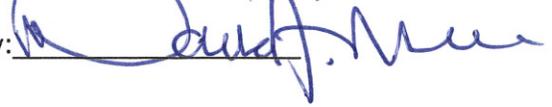


Introduced By:



Seconded By:



**CITY OF HOBOKEN
RESOLUTION NO: _____**

RESOLUTION ADDRESSING THE RECOMMENDATIONS OF THE HOBOKEN PLANNING BOARD IN REGARDS TO THE "REDEVELOPMENT PLAN FOR THE WESTERN EDGE REDEVELOPMENT AREA"

WHEREAS, the City Council adopted a Resolution on June 3, 2015, referring the proposed "Redevelopment Plan for the Western Edge Redevelopment Area", dated May 29, 2015 ("Plan") to the Hoboken Planning Board ("Board") in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7(e) for the purpose of obtaining the report of the Board as to whether the Plan is substantially consistent with the municipal Master Plan or is designed to effectuate the Master Plan, and any recommendations regarding any other matters the Board deemed appropriate; and

WHEREAS, at a public meeting on July 7, 2015, the Hoboken Planning Board considered (i) the report of the Board's Conflict Planner, Jessica L. Giorgianni, P.P., A.I.C.P., of H2M Associates, concluding that the Plan is consistent with and designed to effectuate the Hoboken Master Plan of 2004, as updated by the Reexamination Report of 2010, (ii) comments from the general public and (iii) comments from the members of the Board, and thereafter adopted a Resolution entitled: "Resolution Memorializing Review and Recommendations to City Council Regarding an Ordinance Adopting the Western Edge Redevelopment Plan" ("Planning Board Resolution") attached hereto as Schedule A; and

WHEREAS, in addition to determining that the Plan is consistent with the Master Plan, the Board also included in the Planning Board Resolution twelve (12) non-binding recommendations ("Recommendations") to be considered by the City Council, several of which, if accepted, would legally require revisions to the Plan, but the remaining Recommendations relate to the implementation of the Plan or other matters outside the function of the Plan, and would not require that the Plan be revised; and

WHEREAS, on July 15, 2015 the City Council held a Special Meeting at which it received extensive public comment and thereafter the members of the City Council engaged in an extensive discussion of the Recommendations; and

WHEREAS, the City Council wishes to acknowledge the deliberations of the Board and to set forth on the record the City Council's conclusions regarding all of the Recommendations of the Board;

NOW, THEREFORE, it is hereby resolved by the City Council as follows:

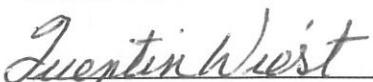
1. No change shall be made in the Plan regarding Recommendation 1, "City Council should require developers to apportion a minimum of one percent (1%) of the cost of each redevelopment project for the installation and creation of Public Art."
2. No change shall be made in the Plan regarding Recommendation 2, "City Council should foster a Restaurant Row within the Western Edge Redevelopment Zone by exempting it from the five-hundred-foot rule articulated in City Code §68-7." Because the Alcoholic Beverage Control (ABC) Regulations are separate and apart from the redevelopment planning process, this will not be addressed in the Plan. The City Council will consider reviewing the ABC Regulations.
3. A change shall be made in the Plan regarding Recommendation 3, "City Council should excise the language in Section 8.1, subsection titled Building Stories/Height on page 28 of the Plan, and replace it with the language in Exhibit "B" attached hereto." This amended language, as attached to this Resolution as Attachment B, will be incorporated into the Plan to clarify that the Plan requirements are regarding height not stories. These changes are also reflected in revised Figures 13 and 14 as part of Attachment B.
4. A change shall be made in the Plan regarding Recommendation 4, "City Council should create minimum and maximum square footage for retail spaces in order to foster a diversity in the kinds of retail servicing the area and consider mapping which kinds of retail and commercial uses would work best in particular areas." This amended language, as attached to this Resolution as Attachment C, will be incorporated into the Plan to be included in the negotiations of a Redevelopment Agreement(s).
5. No change shall be made in the Plan regarding Recommendation 5, "To the extent permitted by law, City Council should encourage locating child care facilities on the upper levels of buildings rather than having them predominately on ground floors in order to encourage more active street life that that usually offered by such facilities." This will be further investigated as to the legality, and if permitted by law, the City may consider this recommendation in the negotiation of a Redevelopment Agreement(s).
6. A change shall be made in the Plan regarding Recommendation 6, "City Council should add language permitting leniency in complying with upper floor stepback guidelines along the proposed green space and the street grid guidelines so as not to discourage any adaptive reuses that might conflict with these guidelines." This amended language, as attached to this Resolution as Attachment D, will be incorporated into the Plan to clarify flexibility in green space provisions for buildings that are adaptively reused in place.
7. A change shall be made in the Plan regarding Recommendation 7, "City Council should incorporate the new complete street standards and design standards in the Plan." This amended language, as attached to this Resolution as Attachment E, will be incorporated

into the Plan to require compliance with any complete street standards adopted by the City of Hoboken.

8. A change shall be made in the Plan regarding Recommendation 8, "City Council should add to the Plan the City's new wayfinding signage guidelines and add provisions encouraging signage that fits with and recalls Hoboken's industrial heritage and consider permitting larger signage given the size and scale of the kinds of buildings that will be developed in the Western Edge Redevelopment Zone." This amended language, as attached to this Resolution as Attachment F, will be incorporated into the Plan to require compliance with any wayfinding standards adopted by the City of Hoboken and to permit flexibility in signage.
9. A change shall be made to the Plan regarding Recommendation 9, "City Council should add urban agriculture/rooftop gardens as a permitted use in the Western Edge Redevelopment Zone." This amended language, as attached to this Resolution as Attachment G, will add Urban Agriculture/Rooftop Gardens as a permitted use.
10. A change shall be made to the Plan regarding Recommendation 10, "City Council should change Map 1 to include delineation and boundaries of the subareas, including labeling block and lot numbers." The amended map is part of this Resolution as Attachment H.
11. A change shall be made to the Plan regarding Recommendation 11, "City Council should make non-residential parking standards the same as retail parking standards." This amended language, as attached to this Resolution as Attachment I, will clarify those parking requirements.
12. A change shall be made to the Plan regarding Recommendation 12, "City Council should change the last sentence under the Circulation Plan & Transportation Demand Management subsection under Section 8.1 on page 36 to...remove the word 'residential' from the existing language." This amended language, as attached to this Resolution as Attachment J incorporates that change.
13. A certified copy of this Resolution shall be forwarded to the Hoboken Planning Board.
14. This Resolution shall take effect immediately.

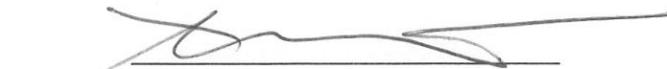
Meeting date: July 15, 2015

APPROVED:



Quentin Wiest
Business Administrator

APPROVED AS TO FORM:



Joseph J. Maraziti, Jr., Esq.
Special Redevelopment Counsel

Councilperson	Yea	Nay	Abstain/Present	Absent
Theresa Castellano	/			
Peter Cunningham	/			
James Doyle	/			
Jen Giattino	/			
Elizabeth Mason				/
David Mello	/			
Tim Occhipinti				/
Michael Russo				/
Ravi Bhalla, Council President	/			

A TRUE COPY OF A RESOLUTION ADOPTED BY
 THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
 AT A MEETING HELD ON: 7/15/15

James J. Sarina

CITY CLERK

Councilperson	Yea	Nay	Abstain/Present	Absent
Theresa Castellano	/			
Peter Cunningham	/			
James Doyle	/			
Jen Giattino	/			
Elizabeth Mason				/
David Mello	/			
Tim Occhipinti				/
Michael Russo				/
Ravi Bhalla, Council President	/			

ATTACHMENT B

On page 28 of the Redevelopment Plan for the Western Edge Redevelopment Area dated May 29, 2015 under "8.1 Land Use & Development Requirements" the subsection "Building Stories/Height" shall be revised as follows, with deletions noted in ~~strikethrough~~ format and additions noted in underline format:

Building Stories/Height:

~~The base height for all mixed-use buildings with residential shall be five stories (typically of 10 feet each) over one story of 16 feet for parking/retail for a total of 66 feet. The base height for all non-residential mixed-use buildings with office or hotel shall be seven stories with six stories (typically of 11 feet each) over one story of 16 feet for parking/retail. Bonus FAR may be allowed, as deemed appropriate by the City, through the negotiation of a Redevelopment Agreement and evaluation of the project proforma, for the purpose of receiving improvements, contributions, or infrastructure from the redeveloper that provide a benefit to the larger neighborhood or the City in accordance with provisions of a Redevelopment Agreement. The bonus FAR may increase the allowable height up to a maximum of ten stories over one story of 16 ft. in height for parking and/or retail. Height averaging may also be employed, wherein total square footage within the allowable maximum base FAR and building height can be varied so that floor area from a building lower than the maximum height can be added to a building in the same Subarea that is higher than the maximum base height up to the maximum bonus height level shown in Figures 13 and 14. Building height shall be measured from the Base Flood Elevation as established in the Hoboken Flood Damage Prevention Ordinance.~~

The maximum base height for all mixed-use buildings with residential shall be 66', approximately 5 stories residential (typically of 10 feet each) over one story of approximately 16 feet for parking/retail. The maximum base height for all non-residential mixed-use buildings, with uses such as commercial, office, educational, or hotel, shall be 82', composed of approximately 6 stories non-residential (typically of 11 feet each) over one story of approximately 16 feet for parking/retail. Bonus FAR may be allowed, as deemed appropriate by the City, through the negotiation of a Redevelopment Agreement and evaluation of the project pro forma, for the purpose of receiving improvements, contributions, or infrastructure from the redeveloper that provide a benefit to the larger neighborhood or the City in accordance with provisions of a Redevelopment Agreement. The bonus FAR may increase the allowable height up to a maximum of 116' for mixed-use buildings with residential (no more than 10 stories over one story of parking/retail) and up to a maximum of 126' for non-residential mixed-use buildings (no more than 10 stories over one story of parking/retail). Height averaging may also be employed, wherein a total square footage within the allowable maximum base FAR and building height can be varied so that floor area from a building lower than the maximum base height can be added to a

ATTACHMENT C

On page 29 of the Redevelopment Plan for the Western Edge Redevelopment Area dated May 29, 2015 under "8.1 Land Use & Development Requirements" a subsection should be added entitled "Retail Space Size" between the subsections "Building Bulk" and "Density & Dwelling Unit Size", with deletions noted in ~~striketrough~~ format and additions noted in underline format:

Retail Space Size

A minimum and maximum square footage for retail spaces shall be established in the negotiation of a Redevelopment Agreement(s) for each redevelopment project to foster diversity in the kinds of retail servicing the area.

ATTACHMENT D

On page 39 of the Redevelopment Plan for the Western Edge Redevelopment Area dated May 29, 2015 under "8.4 Design Standards for Rehabilitation & New Construction" the text shall be revised as follows, with deletions noted in ~~striketrough~~ format and additions noted in underline format:

8.4 Design Standards for Rehabilitation & New Construction

Compatible Design: Redevelopment planning seeks to stabilize the unique industrial environment, as well as the economic environment. New permitted uses, including retail, recreation and office use, may be incorporated in adaptive reuse of existing structures. The coexistence of varied uses will add vitality and livability to the Western Edge. Required compatibility will allow new buildings to coexist in aesthetic and spatial harmony with existing structures without destroying character.

Infrastructure The intention of this Redevelopment Plan is to retain existing industrial buildings and structures where they can be successfully integrated into mixed use development without impeding the primary objective of creating the linear park along the HBLR line, which is a critical part of the City's resiliency strategy per the Green Infrastructure Strategic Plan and Rebuild by Design. Selective demolition of portions of existing industrial buildings to provide for ~~the required setback from~~ the linear park along the HBLR, or adjustments to the width of the linear park to maintain existing building balanced by increased width of the linear park to accommodate where there is new infill construction, shall be reviewed in conjunction with design proposals and be included in the negotiation of a Redevelopment Agreement(s). Infrastructure improvements, including landscaping, hardscaping and pedestrian amenities shall be integrated with the existing built fabric.

ATTACHMENT E

On page 37 of the Redevelopment Plan for the Western Edge Redevelopment Area dated May 29, 2015 under "8.1 Land Use & Development Requirements" subsection "Other Plans" the text shall be revised as follows, with deletions noted in ~~striketrough~~ format and additions noted in underline format:

Other Plans:

The Redevelopment Plan should be coordinated with the adjacent redevelopment area plans to develop an overall strategy for the improvement and upgrading of these areas onsite and off-site infrastructure. Sustainable and progressive green techniques as discussed in the 2010 Reexamination Report should be utilized to guide and develop the improvements necessary to address both climate change and stormwater related issues. A comprehensive area and ultimately city-wide approach to stormwater mitigation efforts should be developed. This includes, but is not limited to the following improvements both in the streets and within the City ROW's: stormwater tree trenches, planters, and bump-outs; pervious/porous asphalt and concrete; rain gardens, green roofs, cisterns and rain barrels. Additional harvesting and the creative reuse of waters (gray, storm, waste), should be employed to the greatest extent possible. On-site and off-site improvements required shall comply with any Complete Streets Guidelines adopted by the City of Hoboken.

ATTACHMENT F

On page 42 of the Redevelopment Plan for the Western Edge Redevelopment Area dated May 29, 2015 under "8.7 Signage" the text shall be revised as follows, with deletions noted in ~~strikethrough~~ format and additions noted in underline format:

8.7 Signage

Existing historic signs can contribute to the character of the redevelopment project and may be maintained and preserved, as deemed appropriate in the Redevelopment Agreement. New signage should respond to context in compliance with municipal regulations. Deviations from the signage may be permitted to address the size and scale of buildings and to address project-wide signage that may be developed in accordance with this Redevelopment Plan, as negotiated as a signage plan in a Redevelopment Agreement(s).

1. Guiding Principals

- a. Preserve historic signage when appropriate
- b. Respect historic context; utilize historically appropriate materials when adaptively reusing buildings.
- c. Reinforce pedestrian scale
- d. Avoid sign clutter

2. Requirements

- a. New signage shall comply with municipal standards but shall be fabricated in materials and styles consistent with and compatible to the historic industrial character of the adaptively reused buildings.
- b. No new signage shall obscure historic features.
- c. New directional signage and public signage shall comply with the City of Hoboken adopted Wayfinding Signage Guidelines.

ATTACHMENT G

On page 27 of the Redevelopment Plan for the Western Edge Redevelopment Area dated May 29, 2015 under "8.1 Land Use & Development Requirements" subsection "Permitted Uses" the text shall be revised as follows, with deletions noted in ~~striketrough~~ format and additions noted in underline format:

8.1 Land Use & Development Requirements

The specific land use and development requirements, including design standards that are applicable to the entire Redevelopment Area, are outlined in the following sections.

Permitted Uses:

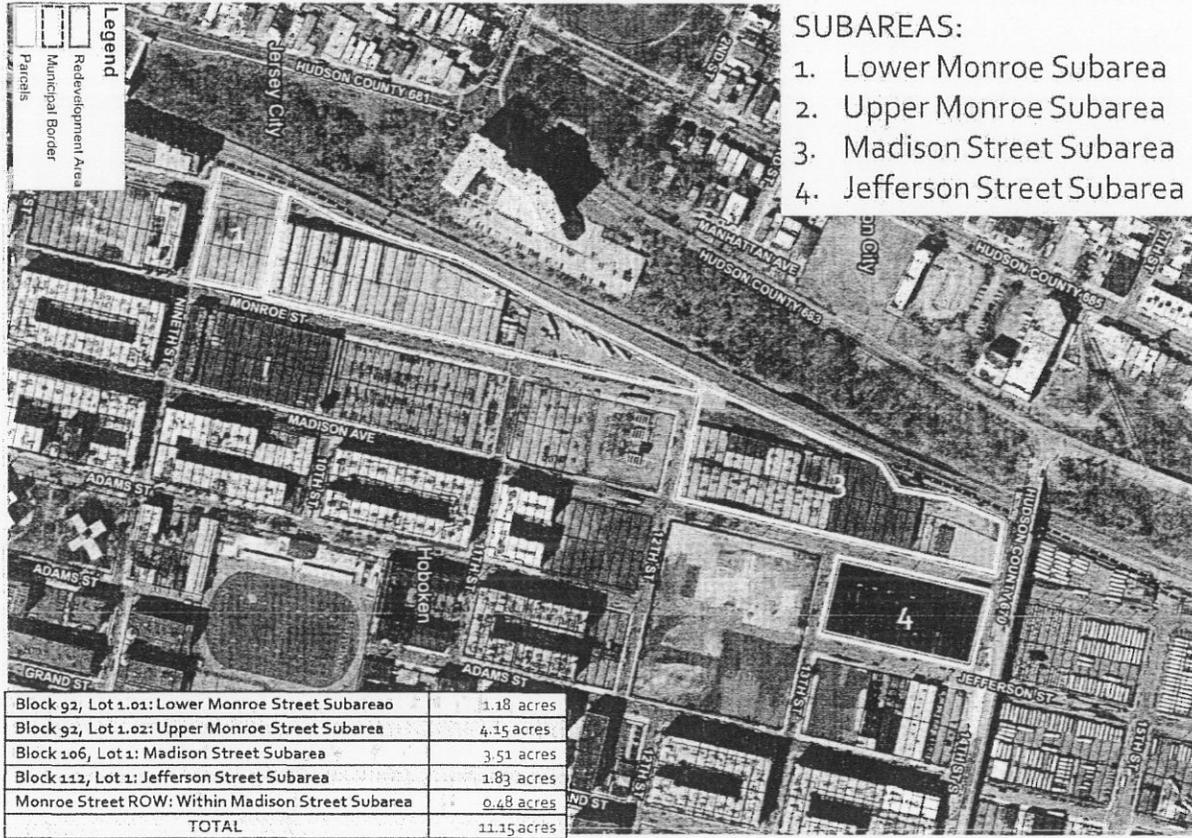
1. Industrial Arts Space/Urban Manufacturing: a place of work for small scale machinists, woodworkers, craftsmen, or similar businesses engaged in working with raw materials to create finished products for sale, such as furniture, cabinetry, glass, musical instruments, models, theater sets, food products, or a similar creative or modern manufacturing use including persons engaged in the application, teaching or performance of such endeavor, such space shall not include residential occupancy but may include a very limited area for accessory office space (i.e. accessory exclusively to the on-site activity not to an off-site activity) as well as limited toilet and washroom installation.
2. Multifamily Residential as part of a Mixed-use Building
3. Indoor Recreation:
 - a. "Recreation, Commercial" – Recreation facilities operated as a business and open to the general public for a fee; and
 - b. "Recreation, Public" – Recreation facilities open to the general public with or without a fee.
4. Artist Studio: a place of work for an artist, artisan, craftsperson, dancer, designer, musician, photographer, videographer or a similar creative or light manufacturing use including persons engaged in the application, teaching or performance of such endeavor; such space shall not include residential occupancy but may include a very limited area for accessory office space (i.e. accessory exclusively to the on-site activity not to an off-site activity) as well as limited toilet and washroom installation.
5. Live-Work Unit: a single dwelling unit that includes dedicated work space for the artist, artisan, craftsperson, dancer, musician, photographer, videographer, that resides therein. Uses proposed for Live-Work workspaces shall meet the requirements of Section 196-32(B) of the City of Hoboken Code.
6. Specialty Services: provision of services related to an area of special expertise, such as electronics, communications, security, audio-video recording studios, entertainment, cinema, or similar fields involving technology or applied sciences, in accordance with performance

standards for noise, dust and emissions.

7. Technology & Research: businesses oriented to research and development of technology, such as electronic, mechanical, medical, sustainable (green) or climate change and adaptation practices and products.
8. Studios for design professionals such as architects, landscape architects, interior designers, graphic artists, musicians, dancers, sculptors, model makers, photographers or videographers.
9. Restaurants/Bars.
10. Retail Business & Services.
11. Business & Professional Offices – except on ground floor.
12. Hotels
13. Educational Space: Inclusive of educational activities of a public or private primary or secondary school, charter school, or of a college or university.
14. Urban Agriculture/Rooftop Gardens.

ATTACHMENT H

On page 2 of the Redevelopment Plan for the Western Edge Redevelopment Area dated May 29, 2015 under "1.0 Introduction" the "Map 1" shall be replaced with the following map:



ATTACHMENT I

On page 29 of the Redevelopment Plan for the Western Edge Redevelopment Area dated May 29, 2015 under "8.1 Land Use & Development Requirements" subsection "Parking" the text shall be revised as follows, with deletions noted in ~~strikethrough~~ format and additions noted in underline format:

Parking:

1. Residential: 1.0 parking spaces per unit
 - a. Residential parking spaces may be provided in automated or Valet Park garages, provided that parking garages shall be entered from side streets or service drives and visually screened from view from the public street or walkway.
 - b. Self-park spaces provided to meet the residential parking requirement may be used to meet the retail parking requirement up to a maximum of 10% of the total residential parking requirement.
2. ~~Industrial Buildings Adaptive Reuse: 1 space per 1,500 sf~~
 - a. ~~All parking provided for industrial arts space in accordance with this Redevelopment Plan must be self-park spaces.~~
3. Retail/Non-Residential: It is a LEED-ND based goal of this Redevelopment Plan to provide a diversity of goods and services within walking distance of both neighborhood residents and employees so as to make the Western Edge Redevelopment Area and the adjacent neighborhoods function as a more complete, connected and compact neighborhood. It is therefore an objective that a large percentage of retail users will be residents and employees of the new redevelopment projects and the residents of the immediate neighborhood will walk to the new retail stores and services. Accordingly there will be no retail parking requirement for the first 10,000 square feet of retail in any individual Subarea.
 - a. 1 parking space per 1,000 sf ~~over 10,000 sf.~~
 - b. All parking provided for retail space in accordance with this Redevelopment Plan must be self-park spaces. On-site surface parking shall not be located between a principal building and any street frontage. Parking garages shall be entered from side streets or service drives and visually screened from view from the public street or walkway
 - c. It is also recommended as part of this Redevelopment Plan that metered parking on the Subarea frontages of Monroe Street, Madison Street and Jefferson Street be provided for retail users and that residential parking permits be restricted. Final determination of the use of street parking shall be outlined in the Redevelopment Agreement for each Subarea.

ATTACHMENT J

On page 36 of the Redevelopment Plan for the Western Edge Redevelopment Area dated May 29, 2015 under "8.1 Land Use & Development Requirements" subsection "Circulation Plan & Transportation Demand Management" the text shall be revised as follows, with deletions noted in ~~striketrough~~ format and additions noted in underline format:

Circulation Plan & Transportation Demand Management:

...

Reduction in the ~~residential~~ parking requirements may be negotiated in the Redevelopment Agreement(s) based on the details of an approved TDM Plan that is incorporated therein.

CITY OF HOBOKEN
Department of Community Development

DAWN ZIMMER
Mayor



BRANDY FORBES
Director

MEMORANDUM

DATE: July 13, 2015

TO: Hoboken City Council

CC: Mayor Dawn Zimmer
Quentin Wiest, Business Administrator
Mellissa Longo Corporation Counsel
Joe Maraziti, Maraziti Falcon LLP, Special Redevelopment Counsel
David G. Roberts, Maser Consulting, Redevelopment Planner

FROM: Brandy Forbes, Community Development Director

RE: Western Edge Redevelopment Plan Proposed Changes Per Planning Board Resolution *BF*

The Western Edge Redevelopment Plan dated May 29, 2015 that was introduced by Hoboken City Council on June 3, 2015 was reviewed by the Hoboken Planning Board on July 7, 2015. The Planning Board did conclude that the Western Edge Redevelopment Plan is consistent with and designed to effectuate the Hoboken Master Plan of 2004 and the Hoboken Master Plan Reexamination Report of 2010. The Planning Board did adopt a resolution to that effect (attached) and also provided twelve recommendations to be considered by the City Council.

The City Council will hold a Special Meeting on Wednesday, July 15, 2015 at 7 p.m. to discuss the Planning Board recommendations. On that agenda there are two potential action items (both attached)—a resolution to address the Planning Board recommendations and an ordinance on first reading to introduce an amended plan. Although the decision on how to address the recommendations and whether or not to vote on those is entirely up to the City Council based on the discussion, we have suggested some language to address the Planning Board comments as attachments to the resolution to be considered at the July 15th meeting. Certainly, the City Council may choose to address the recommendations differently, so we left room to strike through the draft wording in the resolution and insert different language as the City Council deems appropriate.

We have drafted a revised Western Edge Redevelopment Plan dated July 15, 2015 that incorporates these changes. Since there are only a few pages that are impacted, attached, please find those pages that would differ from the Western Edge Redevelopment Plan dated May 29, 2015—changes in text can be found in red font. As the City Council considers each of the recommendations, depending on the agreed-upon response, each of these changes can be inserted if approved or language kept the same if you so choose. This would allow you to introduce a revised Western Edge Redevelopment Plan dated July 15, 2015 that is reflective of the City Council's resolution addressing the recommendations of the Hoboken Planning Board.

Please let me know if you have any questions regarding these documents via email at bforbes@hobokennj.gov.

Thank you.

**RESOLUTION MEMORIALIZING REVIEW AND RECOMMENDATIONS
TO CITY COUNCIL REGARDING AN ORDINANCE ADOPTING
THE WESTERN EDGE REDEVELOPMENT PLAN**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, in accordance with the LRHL, the City Council of the City of Hoboken ("City Council") adopted Ordinance No. Z-357 on June 3, 2015, to create a Redevelopment Plan known as the "Western Edge Redevelopment Plan" for the redevelopment of certain properties known and designated on the Tax Map of the City of Hoboken as Block 92, Lots 1.01 and 1.02; Block 106, Lot 1, and Block 112, Lot 1, and the Monroe Street Right-of-Way, which were determined to be an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1, et seq.; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, City Council submitted the Western Edge Redevelopment Plan to the Planning Board of the City of Hoboken (the "Board") for its review and recommendations, including any modifications, for City Council's consideration; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), the Board's Conflict Planner, Jessica L. Giorgianni, P.P., A.I.C.P., of H2M Associates, Inc., transmitted a report dated July 2, 2015, attached hereto as Exhibit "A," concluding that the Western Edge Redevelopment Plan is consistent with the City Master Plan and that it promotes the goals and objectives of the City Master Plan, namely by fostering new residential neighborhoods and promoting mixed-use development, live/work spaces, artist housing, ground floor cultural uses and facilities, and open space and the July 2, 2015 report states recommendations to enhance and strengthen the quality of the proposed Western Edge Redevelopment Plan and the Planning Board endorses and incorporates the report in this Resolution to City Council; and

WHEREAS, the Board concurs with the letter from the Board Conflict Planner dated July 2, 2015; and

WHEREAS, at the Board's regular meeting of July 7, 2015, the Board conducted a thorough review of the proposed Western Edge Redevelopment Plan, listened carefully to the Public's comments and determined that it should make recommendations, notwithstanding the fact that the Board found the proposed redevelopment plan to be consistent with the City's Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Hoboken, in the County of Hudson and State of New Jersey, on the 7th day of July, 2015, upon a motion made by Commissioner Peene and seconded by Commissioner Magaletta that the Board has reviewed the proposed Western Edge Redevelopment Plan and has determined that the Plan is consistent with the Master Plan; and

AND, BE IT FURTHER RESOLVED, that the Planning Board makes the following recommendations:

1. City Council should require redevelopers to apportion a minimum of one percent (1%) of the cost of each redevelopment project for the installation and creation of Public Art.
2. City Council should foster a Restaurant Row within the Western Edge Redevelopment Zone by exempting it from the Five-Hundred-Foot Rule articulated in City Code § 68-7.
3. City Council should excise the language in Section 8.1, subsection titled Building Stories/Height on page 28 of the Plan, and replace it with the language in Exhibit "B" attached hereto.
4. City Council should create minimum and maximum square footage parameters for retail spaces in order to foster a diversity in the kinds of retail servicing the area and consider mapping which kinds of retail and commercial uses would work best in particular areas.
5. To the extent permitted by law, City Council should encourage locating child care facilities on the upper levels of buildings rather than having them predominately on ground floors in order to encourage a more active streetlife than that usually offered by such facilities.
6. City Council should add language permitting leniency in complying with the upper floor stepback guidelines along the proposed green space and the street grid guidelines so as not to discourage any adaptive reuses that might conflict with these guidelines.

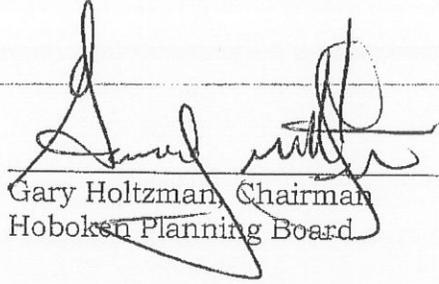
7. City Council should incorporate the new complete street standards and design standards in the Plan.
8. City Council should add to the Plan the City's new wayfinding signage guidelines. Also with regard to signage, City Council should add provisions encouraging signage that fits with and recalls Hoboken's industrial heritage and should consider permitting larger signage given the size and scale of the kinds of buildings that will be developed in the Western Edge Redevelopment Zone.
9. City Council should add urban agriculture/rooftop gardens as a permitted use in the Western Edge Redevelopment Zone.
10. City Council should change Map 1 to include delineation and boundaries of the subareas, including labeling block and lot numbers.
11. City Council should make non-residential parking standards the same as retail parking standards.
12. City Council should change the last sentence under the Circulation Plan & Transportation Demand Management subsection under Section 8.1 on page 36 to read "Reduction in the parking requirements may be authorized in the Redevelopment Agreement based on the details of an approved TDM Plan that is incorporated therein." This proposed change removes the word "residential" from the existing language.

VOTE ON ROLL CALL:

IN FAVOR: Gary Holtzman; Frank Magaletta; Caleb Stratton;
Brandy Forbes; Jim Doyle; Ann Graham; Ryan Peene

OPPOSED: None

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the Clerk of the City of Hoboken for distribution to City Council.


Gary Holtzman, Chairman
Hoboken Planning Board

7/8/15

CERTIFICATION

It is hereby certified the attached is a true copy of the Resolution considered and duly adopted as to form by the Planning Board at its regular meeting on July 7, 2015.

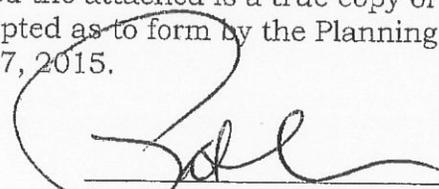

Patricia Carcone, Secretary
Hoboken Planning Board

Exhibit A



architects + engineers

119 Cherry Hill Road, Ste 200 tel 862.207.5900
Parsippany, NJ 07054 fax 973.334.0507

MEMORANDUM

TO: Ms. Patricia Carcone
Planning Board Secretary

FROM: Jessica L. Giorgianni, PP, AICP

RE: REVIEW OF WESTERN EDGE REDEVELOPMENT PLAN

DATE: July 2, 2015

On June 3, 2015, the Hoboken City Council introduced Ordinance No. 7-357 to adopt the Western Edge Redevelopment Plan, dated May 29, 2015. The proposed Redevelopment Plan has been referred to the Planning Board for its review and recommendation pursuant to N.J.S.A. 40A:12A-7.

This office has reviewed the draft Western Edge Redevelopment Plan dated May 29, 2015, the City of Hoboken 2004 Master Plan, and the City of Hoboken 2010 Master Plan Reexamination Report. Based on the below analysis, the Western Edge Redevelopment Plan is consistent with and designed to effectuate the City of Hoboken Master Plan.

2004 Master Plan

The policies and recommendations within the 2004 Master Plan that relate to, or are applicable to, new development and the Western Edge Redevelopment Plan (WERP) area are described as follows.

A. Executive Summary

The Executive Summary summarizes the Master Plan into a set of "Key Ideas and Initiatives." Under Land Use Initiatives, two stand out as applying to the Western Edge Redevelopment Plan area:

1. *"Any new development in former industrial areas in the western section of the City will take the form of residential neighborhoods, not isolated buildings that boast shopping at the transit stops and mixed-use development."*
2. *"Wherever larger scale development is permitted, new zoning tools will mandate mixed-use development, including live/work space, artist housing, and ground floor cultural uses, and will require provision of public benefits like open space and cultural facilities."*

The WERP is consistent with these key initiatives.

B. Existing Land Use

The subject area is discussed under the heading, "West Side / Northwest Redevelopment Area" on page 26. As the City's last remaining industrial areas, these areas are described as having *"the most potential to be transformed."* The 2004 Plan acknowledged the difficulty in predicting exactly what would be appropriate for the area in the future, stating, *"This area truly is Hoboken's final frontier, an area that will change in the next few decades, although how it will look when complete is still to be determined."*



The Land Use, Building & Site Design, Streetscape and Historic Preservation Recommendations applicable to the Western Edge Redevelopment area include:

1. *Promote and enhance Hoboken's historic character; recommending industrial buildings be saved, if possible;* The adaptive reuse of Industrial buildings within Goal #5 (p. 11) and WERP Sections 8.4 and 8.5 (p. 39) address this recommendation. The WERP provides Design Standards and Guidelines for Adaptive Reuse and Rehabilitation of existing buildings. This element could be strengthened in the Plan by identifying the specific buildings, or components/features of the areas existing industrial buildings that should be retained.
2. *Continue to promote a pedestrian-friendly environment.* The plan emphasizes pedestrian activity by requiring ground floor retail and a mix of uses, creating well-lit pedestrian pathways to the park/light rail, emphasizing pedestrian-scale amenities (p. 41), etc. This element could be strengthened in the Plan by including cross-sections for the recommended design of each street and walking pathway in the WERP area that show the required pedestrian realm, minimum sidewalk widths, and sidewalk design.
3. *Enhance physical and visual connections between the cliffs of the Palisades and the City.* The WERP addresses this by: limiting development to 200-foot blocks and requiring 25-foot-wide pedestrian pathways that can also serve as view corridors to the cliffs; requiring building "step-backs" at certain heights; and proposing no buildings along the rail right-of-way between 11th and 12th Street (for the proposed park).
4. *Promote compatibility in scale, density design and orientation between new and existing development.* The proposed 200 foot block length matches the surrounding existing block pattern; the proposed allowable building heights (residential: base-6 stories/bonus-11 stories; non-residential: base-7 stories/bonus-11 stories) are compatible with existing and new development. The building under construction at 900 Monroe is an 11-story, 135-unit development. The Northwest Redevelopment Plan (NWRP) area to the south (adjacent to light rail) permits high rise residential and non-residential up to 120' (140' with bonus) and actual building height in this area is 5- and 10-stories. To the east (the ShopRite and PSE&G properties), the NWRP permits non-residential up to 60' (65' with bonus).
5. *Continue to hide parking on the ground level of buildings.* The building height requirements account for retail and structured parking on the first level. This element could be strengthened by requiring architectural design standards for structured parking.
6. *Enact "green architecture" requirements.* The WERP provides "sustainability" design standards, where new buildings must obtain a LEED Silver or higher certification and all development must address LEED-ND minimal credits. This component of the Plan could be strengthened by specifying how obtaining LEED certification and municipal approval will be coordinated, particularly if a Redeveloper Agreement and/or site plan approval is conditioned on a project obtaining LEED certification.



7. *Provide additional public art, design features and interpretive signage.* This element could be strengthened in the Plan by proposing public art be featured within the pedestrian pathways, Urban Trail Boulevard, or the green circuit park.
8. *Discourage the unnecessary demolition or other destruction of historic resources, including buildings as well as features such as signs, smokestacks and other relics of Hoboken's industrial past.* See B1 above. A "guiding principal" of rehabilitation is for projects to incorporate industrial components such as "smokestacks, vents, fire escape, loading docks, original sliding warehouse doors, roof mounted structures, water tower, hydrants, hardware, signage, and other defining architectural features." (p. 40)

C. Open Space, Recreation & Conservation Element

1. *Maximize park and recreation opportunities for residents.* The Master Plan recommends land along the palisades adjacent to the light rail for new park potential. The WERP addresses this with the proposed multi-purpose linear park along the light rail.
2. *Create park corridors or "green streets."* Re-design streets as "urban trails" for greater use by bicyclists, pedestrians and skaters, and connect to parks. The plan recommends new street furnishings and the creative use of pedestrian-scale materials (p. 41). Map 4 in the Master Plan designates 11th Street, which abuts the Plan Area, as an "urban trail." This element could be strengthened in the Plan by providing cross-sections for each street and the pedestrian pathways that proscribe the intended design.
3. *Require street trees as part of development applications.* Trees and plantings are required (p. 41); the "Design Standards for Green Infrastructure" encourage green inlets and stormwater tree trenches (p. 45); and Redevelopers may be required to provide street trees as part of Redeveloper Agreements (p. 52);
4. *Provide more recreation and parks through better utilization of land.* The WERP encourages green roofs (p. 33) and public plazas (p. 41); and a Guiding Principle is the "provision of expanded flexible, varied outdoor open space, and landscaped green space at grade levels and at roof and balcony levels." (p. 41).
5. *Create a Green Circuit in the City to link recreational and other amenities.* With the proposed linear park along the light rail, the WERP takes steps to implement this vision to create a multi-use path around Hoboken's periphery. Under Goal 6 of the Plan (p. 11), a policy and objective is to link the rear yards through a conservation easement. This element could be strengthened by providing easement procedures and details.
6. *Promote public acquisition of development parcels on the circuit.* The land proposed for the park is privately owned. Rather than public acquisition, the WERP requires building setbacks and conservation easements.

D. Community Facilities Element

1. *Require a "percent for arts" set aside.* The Master Plan recommends new developments provide a financial set aside for publicly displayed art and sculpture, historic interpretations, etc. This is not



addressed in the redevelopment plan; although the City could incorporate it into a redeveloper agreement.

2. *Encourage environmentally sensitive and sustainable design by incorporating LEED rating system in the development application checklist.* The WERP requires new buildings achieve LEED silver certification. See B6 above. This element could be strengthened by requiring submission of the LEED rating system checklist as a site plan approval checklist requirement.
3. *Promote creation of green roofs and parking lots.* Green roofs are encouraged throughout the Plan, particularly as a way to provide stormwater storage volumes.
4. *Address drainage problems in the City's flood zones.* The WERP requires that projects comply with the City's Flood Damage Prevention Ordinance (p. 38) and proposes the use of stormwater tree trenches (p. 45) and other green infrastructure. The WERP concept also depicts the linear park as playing a major role with flood storage under the park (p. 30). These strategies are intended to supplement the flood storage to be designed into the planned park at the adjacent BASF site (p. 19).
5. *Develop a set of stormwater management policies and regulations for new development. Require underground stormwater detention in new parks to handle runoff.* See D4 above.
6. *Encourage the replacement of the existing combined sanitary and storm sewer system.* Designated redevelopers may be required to install new or upgraded infrastructure, such as sanitary and storm sewers, in accordance with a redeveloper agreement (p. 48, 52).
7. *Encourage the removal of overhead utility wires. Require wires be buried in conjunction with new redevelopment projects.* This is not addressed in the WERP.

E. Circulation and Parking

1. *Enhance walkability throughout the City.* See B2, C2 & C5 above.
2. *Promoting bicycling as a mode of transportation. Require bicycle storage facilities in new development.* The WERP recognizes the importance of biking as a mode of transportation in this area and states, "if the Light Rail Station at 15th Street does not become a reality, new transit trips generated by redevelopment projects in the Redevelopment Area will have to depend on paratransit shuttle service, bike mobility and bike sharing to either the ferry station at 14th Street or the Hoboken Terminal to access the PATH service into Manhattan" (p. 35). The linear park along the light rail will provide a bike-ped path. In addition, the WERP references the bike network recommendations in the 2010 Hoboken Bike-Ped Master Plan. The WERP states, "The proposed improvements as part of an Enhanced Bike Network program that includes planned bike lanes on Monroe Street, Madison Street north of 11th Street, Jefferson Street and Adams Street. Also roadways with shared lane markings are proposed on 10th and 11th Streets under the Enhanced Bike Network. Improvements proposed as part of the Action Implementation Agenda for traffic calming includes traffic calming measures for Monroe Street and the installation of a "block buster" at the Madison Street and 11th Street intersection" (p. 17). Cross-sections for street and pedestrian pathways that show bike network infrastructure could strengthen this element. The WERP requires



bike racks installed in all parking garages and convenient to primary entries (p. 43), but does not provide bike parking ratio requirements and does not require areas for indoor bike parking/storage.

3. *Create a multi-use circuit around the City, if possible adjacent to the light rail tracks.* See C5 above.
4. *Taxi stand at light rail stops.* This is not addressed in the Plan.
5. *Lobby NJ Transit for the creation of an uptown light rail station.* The WERP advocates for a 15th Street light rail stop (p. 9).
6. *Promote shared parking for multiple uses.* The Plan recommends limited shared parking between residential and retail uses in stating, "Self-park spaces provided to meet the residential parking requirement may be used to meet the retail parking requirement up to a maximum of 10% of the total residential parking requirement" (p. 29).
7. *Promote the location of rental car and Zipcar facilities in parking garages.* This is not addressed in the WERP.
8. *Employ traffic calming; particularly, Madison, Monroe and Jackson streets, which handle cut-through traffic.* The WERP references the Enhanced Bike Network Action Agenda improvement recommendations of the 2010 Hoboken Bike-Ped Plan, such as a "block buster" at the Madison Street/11th Street intersection. The block buster would consist of curb extension treatment and signage to restrict two-way traffic from entering the opposite one-way approach. (p. 17)

F. Economic Development

1. *Promote convenience retail at new light rail transit stops. Permitted commercial uses should be limited to pedestrian-oriented, convenience retail and service uses.* As per Goal 1, a policy and objective of the Plan is to "Encourage mixed use development with mixed use office, retail and commercial, recreation and residential uses closest to the existing 9th Street and potential 15th Street Light Rail Stations, followed by residential uses towards the central portion of the redevelopment area oriented to existing and proposed park spaces, with ground floor retail in all new mixed use buildings" (p. 9). It is recommended that this policy be translated to a requirement in Section 8.1 Land Use & Development Regulations, under Permitted Uses (p. 27), by indicating which floors the various types of permitted uses may be located.
2. *Encourage live-work spaces for artists and artisans.* Live-Work units are permitted uses (p. 27).

G. Housing

1. *Provide diversity in housing types.* The Plan addresses this by allowing both live-work units and multi-family residential, as well as requiring larger-sized units (3-bedroom) (p. 29).
2. *Provide additional affordable units in new residential developments.* The Plan requires that a minimum of 10% of all units in a sub-area be affordable units. (p. 29)
3. *Create innovative zoning to promote home ownership and larger housing units to make Hoboken more family-oriented and less transient (from Executive Summary).* At least 10% of dwellings must be 3-bedroom units (p. 29).



H. Land Use Plan

Many of the land use plan recommendations have been expressed in other elements and are not repeated here. The additional land use plan recommendations applicable to the Western Edge Redevelopment area include:

1. *Promote redevelopment that is more industrial in character.* The WERP addresses this by permitting a number of uses that are industrial in character. Permitted Uses include Industrial Arts Space/Urban Manufacturing, Artist Studio, Specialty Services (including technology and applied sciences fields), Live-work units and Technology & Research uses (p. 27).
2. *Encourage use of cobblestone streets.* This is not addressed in the Plan.

Northwest Area Concept: A concept plan entitled, "Northwest Area Concept Plan" (p 155) is provided in the 2004 Land Use Plan Element. The concept proposes residential with ground floor commercial for Block 106 and the northern half of Block 102. It also shows a potential school for Block 112. The WERP land use recommendations are consistent with the recommendation for Block 106; however, Block 102 contains the PSE&G substation and a school is not proposed for Block 112.

Land Use Plan Map: The Land Use Plan Map recommends an "IT" Industrial Transition zone. The IT is described as, "*This designation includes current and former industrial areas, some of which are in varying stages of redevelopment. Limited industrial uses will continue to be permitted in these areas, with public facilities and office development permitted as well. Residential uses should be permitted as a conditional use in accordance with specific requirements. These include being located adjacent to public parks, or by providing open space that is dedicated to the City. Increased building height and density should only be permitted if amenities such as public parking or cultural facilities are provided.*" The WERP is consistent with these recommendations as limited industrial uses and office will be permitted, and residential uses will be located adjacent to public parks and will provide open space. The WERP allows for bonus height/density where infrastructure improvements can be negotiated through a redeveloper agreement.

2010 Master Plan Reexamination Report

The 2010 Reexamination Report recommends a number of policy provisions that relate to the Western Edge plan area. In some cases, the recommendations depart from the policy recommendations of the 2004 Master Plan. These are addressed below.

A. Land Use Plan Element

1. *Eliminate the previously recommended Industrial Transition [IT] zone districts and maintain the existing Industrial [I-1, I-2] zone designations... The recommendations of the 2004 Master Plan to create transitional zones with high-rise residential and mixed-use has been called into question and is no longer recommended. However, changes to the industrial zoning definitions and ordinances are recommended to include uses such as industrial arts and artisans... The permitted uses proposed for the WERP recognize the intent or "spirit" of the recommendations of the 2004 Master Plan and the 2010 Reexamination Report. They are also based on the market analysis performed as part of the WERP, and the need to complement the uses on surrounding blocks that exist today.*



The permitted uses include a number of industrial arts and artisan uses (see H1 above). Residential and mixed-use development is also proposed given the area's close proximity to the 9th Street light rail. The entirety of the WERP area is within a ½ mile of the station. The 2010 Reexamination states that "Transit Oriented Development" (TOD) is "generally defined as compact development within walking distance of train and bus stations (typically a half-mile radius or 10-minute walk) that contains a mix of uses, including housing, jobs, shops, restaurants and entertainment, and is designed to maximize non-motorized transportation." As one of just 2 light rail station stops currently in Hoboken, it is critical that new development maximize utilization of the station investment to achieve the many benefits of TOD development. As the 2004 Master Plan and 2010 Reexamination Report both acknowledge the need for preservation of the area's industrial character and providing industrial uses, and both Plans also stress the importance of TOD around the light rail stops, the WERP is substantially consistent with the Land Use Plan recommendations of both Master Plans.

2. Evaluate the City's redevelopment areas within the larger context of adopting climate change mitigation strategies. These areas can push the envelope and utilize creative techniques that go beyond sustainability with a vision to restore/regenerate the natural systems. Goal 4 of the Plan is "to provide for Climate change mitigation." The open space, flood retention, and green infrastructure recommendations promote this goal.

B. Open Space Element

1. Create signage for open space throughout the City. This is not addressed in the Plan. A comprehensive program of wayfinding signage for the green circuit could eventually be provided. In addition, interpretive signage describing native plant species, bioswale mechanisms, and historical site uses could be provided within the Park or pedestrian alleys.
2. Reintroduce marshes with native plants for stormwater and flooding mitigation. An objective for the linear park is that it will "double as a designed chain of bioretention swales and rain gardens" (p. 10). The Plan does not offer specifics as to marsh and native plant usage, however.
3. Utilize porous pavement, structural soils and progressive storage systems to increase stormwater detention and infiltration when rebuilding parking areas, streets, sidewalks, walkways and planting areas. The Plan emphasizes use of these techniques (p. 37), including the green stormwater tree trench (p. 45). However, it is unclear if these techniques are recommended or required.
4. Identify rooftop gardens and other urban agriculture opportunities. Green roofs are encouraged throughout the Plan, particularly as a way to provide stormwater storage volumes. The Plan does not address urban agriculture opportunities.

C. Circulation and Parking

1. Continue to develop creative approaches to providing residents with the option of driving without the cost and hassle of car ownership through car-share programs. The WERP could address this element by allowing spaces in parking garages to be occupied by car rental and car share vehicles, as a method of reducing overall parking requirements.



2. *Develop off-street parking standards based on actual demand and reflect the symbiotic relationship between on-street and off-street parking resources.* The WERP addresses this by requiring relatively low parking ratios, given the access to alternative modes of transportation, and by recommending that "metered parking on the Subarea frontages of Monroe Street, Madison Street and Jefferson Street be provided for retail users and that residential parking permits be restricted. Final determination of the use of street parking shall be outlined in the Redevelopment Agreement for each Subarea" (p. 29).
3. *Consider requiring transportation impact analysis for all projects that exceed certain established thresholds.* The WERP requires that projects which credit the use of transit as part of their trip generation must submit a Transportation Demand Management (TDM) Plan. In addition, the Plan states "all future redevelopment projects are required to employ a traffic and transportation computer simulation model such as "Synchro" or the equivalent to assess the impacts of new vehicular trips on the street network and evaluate impacts of redevelopment projects on pedestrian and bicycle mobility (p. 35)."

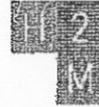
D. Development Regulations: Zoning & Redevelopment

1. *Require, as part of the development process, that the applicant incorporate measures to handle all Flood Hazard Rules, new Stormwater Rules, etc., with on-site mitigation.* The Plan requires all new construction and substantial rehab comply with the Hoboken Flood Damage Prevention Ordinance, and that the City's Flood Plain Administrator must review the project before it is submitted to the Planning Board (p. 38).
2. *Control impervious coverage; focus on providing as much "natural" and pervious coverage as possible.* The Plan provides maximum building coverage requirements for the subareas (p. 28), but does not provide total impervious coverage maximums. Impervious coverage of the Upper Monroe subarea will be limited by the proposed park along the HBLR line.
3. *Incorporate various green elements as requirements or in exchange for bonuses, as appropriate.* A minimum of LEED Silver certification is required for new buildings and green infrastructure is encouraged for site design. It is not clear, however, if specific green techniques are required or simply recommended; while the threshold a project must meet to obtain height and density is not specified, the Plan states that "the attainment of points on the LEED ND checklist under the "Maybe" category may be considered by the City in approving bonus..." (p. 37).
4. *Pursue LEED ND and integrative approach to development.* The Plan promotes the LEED ND approach, but acknowledges that future projects would need to incorporate most of the "maybe" items on the LEED ND checklist for the Plan Area to achieve LEED-ND status.
5. *Inventory buildings as redevelopment occurs in order to see what can be done from a structural perspective within the context of adaptive reuse.* The Plan recommends adaptive reuse but does not require an inventory or structural analysis of existing buildings.
6. *Finalize Western Edge Redevelopment Plan. Yes!*



Other General Plan Comments

1. It is recommended that the Redevelopment Plan body include a map that delineates and labels the boundaries of the sub-areas, including labeling of block and lot numbers (similar to the map in the designating Resolution). If lots are subdivided or combined in the future, redevelopment "sub-area" designations should be easily understood by future interpreters of the Redevelopment Plan.
2. The text box callouts on Figure 11 (p. 26) and Figure 12 (p. 30) are difficult to read with such small font. Is Figure 11 (Property Owner Proposals Map) for informational, as opposed to regulatory purposes?
3. Will the industrial arts space/urban manufacturing, artist studio, live-work, etc. be permitted to have direct to consumer selling (i.e., a limited area for retail) (p. 27)?
4. What uses constitute commercial recreation? Would gym and fitness uses be permitted (p. 27)?
5. It is recommended that for "Multifamily Residential as part of a Mixed-use building," in the list of permitted uses (p. 27) that the Plan specifies residential units are limited to floors above the ground level.
6. Are all of the permitted uses (p. 27) allowed in all of the sub-zones, in accordance with the "mix of uses guidelines?" For example, would a hotel be permitted in all subzones where "mixed-use non-residential/retail buildings" are encouraged?
7. Are the land uses depicted in Figure 12 and Figure 15 prescriptive or just examples of mixed-use options? Figure 12, for example, does not include any of the light industrial uses permitted in the WERP area, and according to Figure 15, commercial recreation is only shown on the northern half of Block 112.
8. The Plan frequently uses the word "encouraged." For example, on pages 36-37, 44-46 and other areas, which sustainable/ green infrastructure are required verses encouraged?
9. The Plan requires a minimum percentage of "outdoor amenities" to be provided (page 28). It would be helpful if the plan defined these, or made reference to page 41.
10. There should be consistency between the minimum building height 'stepbacks' on page 28 with the stepbacks shown on Figures 13 and 14. According to the figures, stepbacks are different for mixed-use residential and mixed-use non-residential development, but that is not reflected on page 28.
11. On Figure 13, should the 7th floor, which is stepped back 10' be shaded light gray to depict Bonus height?
12. On Figure 15, on the Upper Monroe Mixed-Use Residential buildings, should all "stepped-back" levels (bonus height) be colored white? There is currently one yellow level stepped back.
13. What are the parking requirements for all of the permitted uses not included on page 29, such as hotel, office, artist studio, specialty services, technology and research, design studios, restaurants/bars, educational space, and recreation uses? Reference to the City's parking ordinance should be made, if that is intended.



14. It may make sense to take out the "front, side, rear setbacks – none required." The Plan states that rear setbacks are required from the HBLR ROW and front and side street setbacks are required to be 5 feet from the street lot line.
15. The Plan does not address easement requirements or procedures for the linear park.
16. A plan submission checklist could be considered for this Plan to cover items required in addition to the City's site plan submission checklists, such as: the LEED checklists to show how obtaining credits; test borings and perc tests to determine potential to provide storage and infiltration; and the Synchro and traffic demand management (TDM) studies.
17. The Plan should make reference to available design requirements and details for constructing and installing green infrastructure.

Exhibit B

**Proposed Revisions to Western Edge Redevelopment Plan Dated May 29, 2015 as approved by
Planning Board on July 7, 2015**

Replace entire subsection on page 28 entitled "Building Stories/Height" with the following:

The maximum base height for all mixed-use buildings with residential shall be 66', approximately 5 stories residential (typically of 10 feet each) over one story of approximately 16 feet for parking/retail. The maximum base height for all non-residential mixed-use buildings, with uses such as commercial, office, educational, or hotel, shall be 82', composed of approximately 6 stories non-residential (typically of 11 feet each) over one story of approximately 16 feet for parking/retail. Bonus FAR may be allowed, as deemed appropriate by the City, through the negotiation of a Redevelopment Agreement and evaluation of the project pro forma, for the purpose of receiving improvements, contributions, or infrastructure from the redeveloper that provide a benefit to the larger neighborhood or the City in accordance with provisions of a Redevelopment Agreement. The bonus FAR may increase the allowable height up to a maximum of 106' for mixed-use buildings with residential (approximately 9 to 10 stories over one story of parking/retail) and up to a maximum of 116' for non-residential mixed-use buildings (approximately 9 to 10 stories over one story of parking/retail). Height averaging may also be employed, wherein a total square footage within the allowable maximum base FAR and building height can be varied so that floor area from a building lower than the maximum base height can be added to a building in the same Subarea that is higher than the maximum base height up to (but not exceeding) the maximum bonus height level shown in Figures 13 and 14 and noted in this subsection. Both the residential mixed-use buildings and the non-residential mixed-use buildings are required to have an initial story for parking and retail of approximately 16 feet. The building height shall be measured from the Design Flood Elevation, as established in the Hoboken Flood Damage Prevention Ordinance.