WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and,

WHEREAS, by Ordinance of the City Council of the City of Hoboken (the “City”), the Neumann Leathers Redevelopment Plan (the “Redevelopment Plan”) was adopted on December 2, 2015, which sets forth the plan for the Neumann Leathers Rehabilitation Area; and,

WHEREAS, the Redevelopment Plan can be amended in order to, inter alia, accommodate specific redevelopment projects within the various zones and subareas identified therein; and,

WHEREAS, upon passage of this Ordinance Amending the Redevelopment Plan for the Neumann Leathers Rehabilitation Area (the “Redevelopment Plan Amendment”), the provisions hereof shall amend and supersede the Redevelopment Plan; and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Redevelopment Plan Amendment has been referred to the Planning Board for its review and recommendation; and,

WHEREAS, the City Council has reviewed and considered the recommendations of the Planning Board regarding the proposed amendments to the Redevelopment Plan; and,

WHEREAS, the City Council has determined that the Redevelopment Plan Amendment will further the overall goals and objectives of the Redevelopment Plan and that the Redevelopment Plan Amendment meets the statutory requirements of, and can be adopted consistent with, the applicable provisions of the Redevelopment Law.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Hoboken as follows:

Section 1. The Redevelopment Plan is hereby amended as follows; additions shall be shown in underline, deletions in strikethrough, changes to figures are noted in [brackets]. Only those sections shown shall be amended, all other sections shall remain unchanged.

b. 7.2 Land Use & Development Requirements, is amended to read as follows:

Pg. 24:

…The Rehabilitation Area to be redeveloped is shown in Figure 12, as three two different Sections, “Section AB” and “Section C.” Figure 12 labels each building or major building component with a letter, from “A” to “H” for identification purposes. The land use and development requirements below in the pages that follow are thus associated with the specific Sections (“AB” and “C”), as well as the identifying building letters (“A” through “H”). The existing buildings that shall remain are denoted in Section A in Figure 12 and are shown in Figure 11.

Pg. 25 (“Table 1. Schedule of Development Requirements”):
<table>
<thead>
<tr>
<th>Development Requirement</th>
<th>Section A: 122,030 136,560 SF of Land Area</th>
<th>Section B: (6,750 SF)</th>
<th>Section C: (10,000 SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum- Existing Buildings to be Rehabilitated Uses</td>
<td>140,000 sf + 118,000 sf (1.15 0.86 FAR) 70,000 sq. ft. of rehabilitated buildings shall be for a typical unit size between 1,000-500 and 6,000 sq. ft. for Industrial/Industrial Arts uses.</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Minimum Retail and Commercial in Newly Constructed Buildings</td>
<td>30,000 76,200 sf (0.25 0.55 FAR)</td>
<td>3,500 sf (0.52 FAR)</td>
<td>3,500 sf (0.35 FAR)</td>
</tr>
<tr>
<td>Maximum Residential</td>
<td>210,000 333,000 sf GFA (1.72 2.5 FAR)</td>
<td>0 sf</td>
<td>0 sf</td>
</tr>
<tr>
<td>TOTAL FLOOR AREA (excluding parking)</td>
<td>380,000 sf</td>
<td>3,500 sf</td>
<td>3,500 sf</td>
</tr>
<tr>
<td>Estimated Allowed Parking</td>
<td>309 spaces</td>
<td>0 spaces</td>
<td>100 spaces for Jefferson Trust</td>
</tr>
<tr>
<td>Estimated Allowed Parking</td>
<td>Up to 309 spaces (could be provided on Section B or C if established in a Redevelopment Agreement)</td>
<td>Up to 300 Spaces plus bonus may be permitted per Redevelopment Agreement</td>
<td>Up to 350 spaces plus bonus may be permitted per Redevelopment Agreement</td>
</tr>
<tr>
<td>Maximum Height (estimated based on typical 16 ft ground level and average of 10 to 11 ft. per additional story)</td>
<td>Figures 12-13</td>
<td>Figures 12-13</td>
<td>Figures 12-13</td>
</tr>
<tr>
<td>Building Stepbacks</td>
<td>NEWARK ST: 15 10 ft Stepback after 60-64 ft above DFE, the height of existing building O, and additional 10 ft after 80 ft above DFE. OBSERVER HWY: 10 ft Stepback after 60-64 ft above DFE. 6 ft Stepback after 130 ft above DFE for penthouse floor. GRAND ST: 10 ft Stepback after 60-64 ft above DFE. May cantilever over entire Upper Plaza after 30 ft above DFE to compensate; second story over Grand Street right-of-way, subject to the negotiation of a Redevelopment Agreement.</td>
<td>10 ft Stepback after 60 ft above DFE</td>
<td>10 ft Stepback after 60-64 ft above DFE, the height of existing building O</td>
</tr>
<tr>
<td>Minimum Outdoor / Indoor Public Amenities at grade</td>
<td>40,000 32,500 sf Outdoor / 9,490 sf indoor</td>
<td>0 sf</td>
<td>0 sf</td>
</tr>
<tr>
<td>Maximum Building Coverage at street level</td>
<td>85%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Maximum Dwelling Units Permitted</td>
<td>210 290 + 20 Bonus Workforce = 310 (Bonus: 20 workforce units as described in “Building Heights and Stepbacks Subsection”)</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Section A B Permitted Uses within Existing Buildings to be Rehabilitated:

Pg. 26 (“Permitted Uses”):

5. Restaurants/Bars (first floor only)
6. Retail business & services (first floor only) as part of first floor retail use; excluding office uses).
7. Urban Farming, Roof Gardens and Green Roofs if the building is determined structurally sound to accommodate.

Section A Permitted Uses within Newly Constructed Buildings

1.8. Residential
2-9. Offices/Commercial
3-10. Childcare & other community facilities
4. Restaurants/Bars (first floor & second floor as part of first floor restaurant use or as accessed by Upper Plaza)
5. Retail business & services (first floor & second floor as part of first floor retail use or as accessed by Upper Plaza)
11. Parking garage accessory to Residential, Retail, and Industrial Arts uses
12. Indoor and outdoor public plaza space

Section B and C Permitted Uses:

1. Restaurants/Bars (first floor & second floor as part of first floor restaurant use).
2. Retail businesses & services (first floor & second floor as part of first floor retail use).
3. Parking garage, masked by retail space and façade improvements.

Additional Use Regulations:

1. Residential use is not permitted in existing building to be rehabilitated (Buildings ABCD and O). Residential use is permitted in new buildings (Buildings F and G) and existing building to be reconstructed (Buildings E and H).
2. Residential use is not permitted on the ground floor in any building.

Yards:

1. Front, side, rear: 0 to 5 ft, based on context
2. Build-to Line: Building wall no more than 5 ft from street line

Pedestrian Access to Interior Courtyards & Plazas:

1. Between Existing & Proposed Buildings: On Newark Street between Buildings F and O: 4024 ft. Min. (Newark St.)
Dwelling Unit Size (Section AB Only):

1. Minimum residential unit size: 400 sq. ft.
2. Minimum Average unit size – overall to encourage family-sized units: 400 sq. ft.
3. Minimum Amount of 3 Bedrooms: 10
4. Minimum Average unit size of 3 Bedroom Units: 1,500 sq. ft.

Off Street Parking Minimum Requirements

1. Residential: 1.0 parking space per unit
   a. Residential parking spaces may be provided in automated or valet park garages.
   b. Up to 10% of self-park spaces designated for residential tenants may be used to meet the retail parking requirement during the day (9AM to 5PM).
2. Industrial Arts: 1.0 parking space per 1,500
   a. All parking provided for industrial arts in accordance with this Redevelopment Plan must be self-park spaces.
   b. Up to 10% of the self-park spaces provided for industrial arts tenants may be used to meet the retail requirement for evening weekend peak retail tenants such as restaurants.
3. Retail: 1 parking space per 1,000 sf beyond first 10,000 sf in project.
   a. All parking provided for retail space in accordance with this Redevelopment Plan must be self-park spaces.

Table 2. Off-Street Parking Requirements

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>0.4 parking spaces per unit, if car share vehicles are provided in accordance with Off Street Parking Requirements below.</td>
</tr>
<tr>
<td>Industrial Arts</td>
<td>1.0 parking space per 1,500 sf</td>
</tr>
<tr>
<td>Retail</td>
<td>1.0 parking space per 1,500 sf beyond first 10,000 sf in project</td>
</tr>
</tbody>
</table>

Off-Street Parking Requirements

1. A minimum of 204 total parking spaces shall be provided.

2. A minimum of six (6) car share vehicles must be provided and made available for all residents for 24/7 use.

3. All parking provided for residential, industrial arts, and retail may be provided in self-park or automated garages.

4. A Circulation Plan, Traffic Impact Analysis, and a Traffic Demand Management (TDM) Plan must be submitted and approved as part of the negotiation of a Redevelopment Agreement. The TDM Plan should identify strategies for sharing parking spaces among uses throughout the day; the operations of a proposed car-sharing fleet, access to electronic vehicle charging stations, indoor and outdoor bicycle parking, and other TDM strategies.
5. Parking spaces for Jefferson Trust may need to be provided in Section C in accordance with any prior agreements or consent order(s).

6. The City may consider further reductions if there is time-of-day sharing between uses: residential, retail or industrial arts.

Pg. 29 (“Building Height and Stepbacks”):

…Cross Section A-A in Figure 13 depicts the “Lower Plaza” outdoor public plaza (at grade level), which would allow pedestrian access throughout the interior of the site be transitioned through steps and ramps to the “Upper Plaza” that can cover the internalized parking that could be accessed from the suggested access road.

The buildings heights shown represent the cap on building heights, with the existing 4 story Neumann Leathers buildings capped at their current heights and the existing 6 story Neumann Leathers building capped at the current height allowing modern infill over both Building ABCD and Buildings E and H. Infill buildings may be permitted to cantilever over the upper plaza for the depth of that upper plaza, beginning at 30 feet above DFE. Up to an additional 20 feet may be added to the 110 feet of allowable height if needed for the sole purpose to accommodate the bonus of up to 20 dwelling units, so long as those additional 20 units are workforce-level housing with rent restrictions affordable to a household income of 120% of median income, as determined in a Redevelopment Agreement. An additional 10 feet for a penthouse level may be added to infill buildings, only if needed to accommodate maximum square footage or to meet the goal of varied heights and/or a higher retail floor, as agreed to by the City in a negotiated Redevelopment Agreement, such that any allowed Penthouse level on infill buildings must have a minimum 10'6” stepback from the floor below.

[Existing Figure 11 to be removed. New Figure 11 to be inserted]

[Existing]
Pg. 29 (“Circulation”):

Section AB development is to include an extension of Grand Street (see Figure 12) between Observer Highway and Newark Street to continue south-bound traffic flow while providing off-street loading access from the street extension to the infill building…

Pg. 30:

[Existing Figure 12 to be removed. New Figure 12 to be inserted]
Figure 12: Infill Framework Plan
Pg. 31:

[Existing Figure 13 to be removed. New Figure 13 to be inserted]

[Existing]

Neumann Leathers Redevelopment Plan - Building Height and Stepback Cross Sections

[Existing B]

Newark Street  Grand Street Extension  Observer Highway

Existing 6 story Bldg  Loading/Parking

[Existing A]

Observer Highway  Lower Plaza

Facing East

Facing West
Section AA Facing East

Section BB Facing West

- Retail
- Residential
- Lobby
- Parking / Loading

Figure 13: Cross Sections AA and BB from Infill Framework Plan (Fig. 12) Showing building heights and stepbacks from Observer Highway and Newark Street
Historic Preservation:

Rehabilitation that is sensitive to the historic features of the Neumann Leathers factory complex is a central component of this Redevelopment Plan. On December 9, 2016, the New Jersey State Historic Preservation Office issued an opinion of eligibility for the National Register of Historic Places (SHPO ID #5522) for the area governed by this Redevelopment Plan. The complex is also listed as a landmark site subject to the advisory review of the Hoboken Historic Preservation Commission. This Redevelopment Plan requires extensive rehabilitation of the factory complex. See Section 7.5.1(3) “Requirements for Historic Preservation of Buildings/Facades” for all requirements and allowances regarding the treatment of historic fabric. As part of a negotiated Redevelopment Agreement, the designated redeveloper must justify any proposed demolition and/or reconstruction with proof that the building could not be rehabilitated to support the proposed use.

Bonuses, Repair and Relocation:

The designated redeveloper shall upgrade all the major mechanical systems of the existing buildings to be rehabilitated (see Figure 11), including the repair of the windows and facades. Buildings E and H may be reconstructed as non-combustible buildings. However, the existing façade of this building must be preserved and restored including all interior and exterior ghost signs, window openings, and brick work to the maximum extent feasible.

c. 7.3 Affordable Housing, is amended to read as follows:

Pg. 34:

Affordable units equal to not less than 10% of the total proposed residential units shall be provided.

d. 7.5.1 Guidelines for Buildings, Structures and Related Elements, is amended to read as follows:

Pg. 39 (Section 3, “Requirements for Historic Preservation of Buildings/Facades”):

j. No building in part or whole and no historic built element or feature shall be demolished unless determined to be necessary and authorized by the Redevelopment Entity in the Redevelopment Agreement. As denoted in Figure 12, Buildings E and H may be reconstructed as non-combustible and code compliant buildings, however the existing façades must be preserved and restored with reclaimed original buildings materials (i.e. salvaged brick) where achievable to preserve the historical quality along Observer Highway. Any new façade materials shall be specified to match the original materials to the greatest extent practicable. Figure 12 also allows for a three-story, 44’ wide opening through Building ABCD along Willow Avenue to invite pedestrian activity into the interior of the complex. Other partial alterations to existing historic fabric with the intent of encouraging pedestrian activity may be allowed subject to the negotiation of a Redevelopment Agreement.

Pg. 40 (Section 3, “Requirements for Historic Preservation of Buildings/Facades”):

r. New building design shall be compatible with, but not replicate, historic fabric and shall include: Facades of rational composition and modern infill that respect and complement original industrial
facades; Massing which respects adjacent structures and utilizes setbacks for stories higher than existing buildings…

e. **7.5.2 Guidelines for the Site**, is amended to read as follows:

Pg. 42 (Section 2, “Requirements”):

k. Outdoor plazas and courtyards shall be generally available for public use during reasonable hours to be established in the Redevelopment Agreement. Such outdoor spaces shall be designed to function as outdoor “rooms” and accommodate the display of public art and incorporation of one or more sculpture gardens for display of resident artist work. Some of this outdoor public space may be accommodated as indoor public use, provided that both indoor and outdoor spaces are open to the public. At a minimum, the Lower Plaza outdoor public plaza and indoor courtyard as shown in Figure 12 shall be established as a public walkway through an access easement with reasonable provisions for security as stipulated in the Redevelopment Agreement.

l. Rooftop gardens are encouraged as an integral part of both the system of private and public open space and green infrastructure. 50% of all flat roof surfaces shall be designed as a rooftop garden, green roof, or vegetative rooftop. Green roof access may be restricted to only maintenance purposes on existing buildings. Such rooftop open space shall be equally distributed between public and private users.

**Section 2.** The Neumann Leathers Redevelopment Plan, first adopted by the City Council on December 2, 2015 and as amended to date, including the amendments in Section 1 above, meets the criteria, guidelines and conditions set forth at N.J.S.A. 40A:12A-7 and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

**Section 3.** The Neumann Leathers Redevelopment Plan, first adopted by the City Council on December 2, 2015 and as amended to date, including the amendments in Section 1 above, is consistent with the City of Hoboken’s Master Plan or is designed to effectuate the Master Plan.

**Section 4.** The Neumann Leathers Redevelopment Plan, first adopted by the City Council on December 2, 2015 and as amended to date, including the amendments in Section 1 above, shall continue to constitute an overlay over the existing zoning, and the Official Zoning Map is hereby amended to reflect the overlay zone set forth in the Redevelopment Plan.

**Section 5.** The Redevelopment Plan Amendment shall amend and supersede the Neumann Leathers Redevelopment Plan adopted by the City Council and applicable provisions of the Zoning Ordinance of the City of Hoboken. In all situations where zoning issues are not specifically addressed by the Redevelopment Plan Amendment, the Zoning Ordinances of the City of Hoboken shall remain in full force and effect.

**Section 6.** Pursuant to N.J.S.A. 40A:12A-7(c), the City Zoning Map is hereby amended consistent with Section 1 above, so as to indicate that the Redevelopment Plan Amendment applies to the Neumann Leathers Redevelopment Area depicted in the attached
Redevelopment Plan, and which is further designated as Block 2, Lots 12 through 26 and Block 2.01, Lots 1 through 10 on the Tax Map of the City of Hoboken.

Section 7. If any provision of this Ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions of this Ordinance, except so far as the provision so declared invalid shall be separable from the remainder of any portion thereof.

Section 8. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed.

Section 9. This Ordinance shall take effect immediately upon adoption and publication according to law.