



15 MARTIN LUTHER KING DRIVE JERSEY CITY NEW JERSEY

January 1, 2021

Heavenly Temple COGIC





15 Martin Luther King Drive Development is pursuing the opportunity to develop its property and contiguous property in the Greenville section of Jersey City.

This is a rare opportunity to assemble a substantial site with tremendous upside and provide clear economic advantage to the existing ownership.

The Property is used as both a place of worship as well as an anchor for community services provided by the leadership on site



Developer/Partner



WHO WE ARE

Heavenly Temple Church, or "HTC" is a kingdom building ministry in Jersey City, NJ. We believe the bible to be infallible, written word of God and are a diverse group of Christian believers- business owners, public servants, musicians, principals, teachers, conductors, mothers, fathers, sisters and brothers united by our shared faith in a loving and faithful God.

OUR COMMITMENT

We endeavor to Bring people to Jesus, Enhance His family through membership, Innervate to spiritual maturity and Equip them for ministry and life's mission in the world that exhibits the praise of our God.

Community Outreach Team



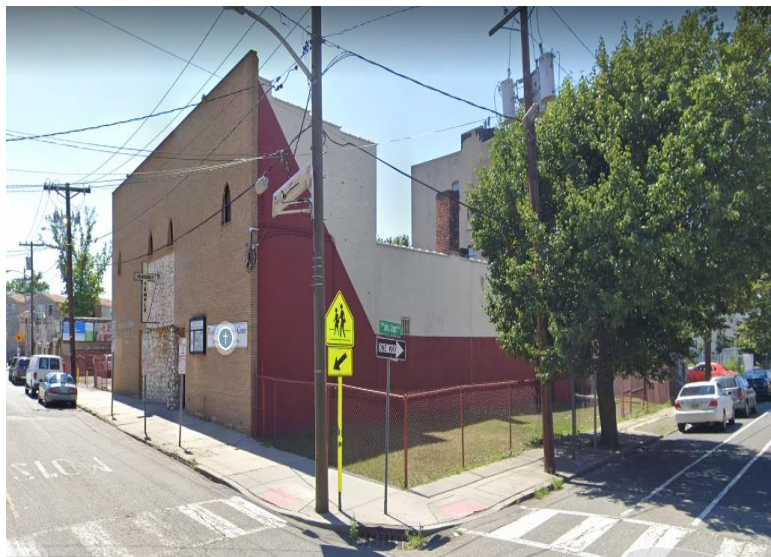
Community outreach involves the offering of education, social planning, and support of activities to **community** residents freely and openly

Heavenly Temple COGIC and **Community Outreach Team** are the organizations that call 15 Martin Luther King Drive “Home” and as such run their services through this campus providing both Neighborhood and Spiritual support for those in need.

The interest in planning and developing this site is an opportunity to monetize an asset to better serve the community.

Therefore, finding the best Partner/Sponsor for the development ensures that services will continue, and the neighborhood relationship grows.

PROPERTY INFORMATION



The Temple Property

Aerial photo of the Temple property



Original development plan

Inventory

225 units, or 229,666 square feet of residential space
12,600 square foot multipurpose community center,
11,320 square foot employment training center and gym facility,
21,200 square foot space that would either be used for commercial or medical purposes.
223 parking spaces would also be provided on the property.

Break up of units

The 225 units would include
studio,
one-bedroom,
two-bedroom,
three-bedroom units.

User groups

85 of these apartments would be available to the public at market-rate prices,
70 would be designated as affordable
70 would be restricted to senior citizens.

Property-Aerial 3

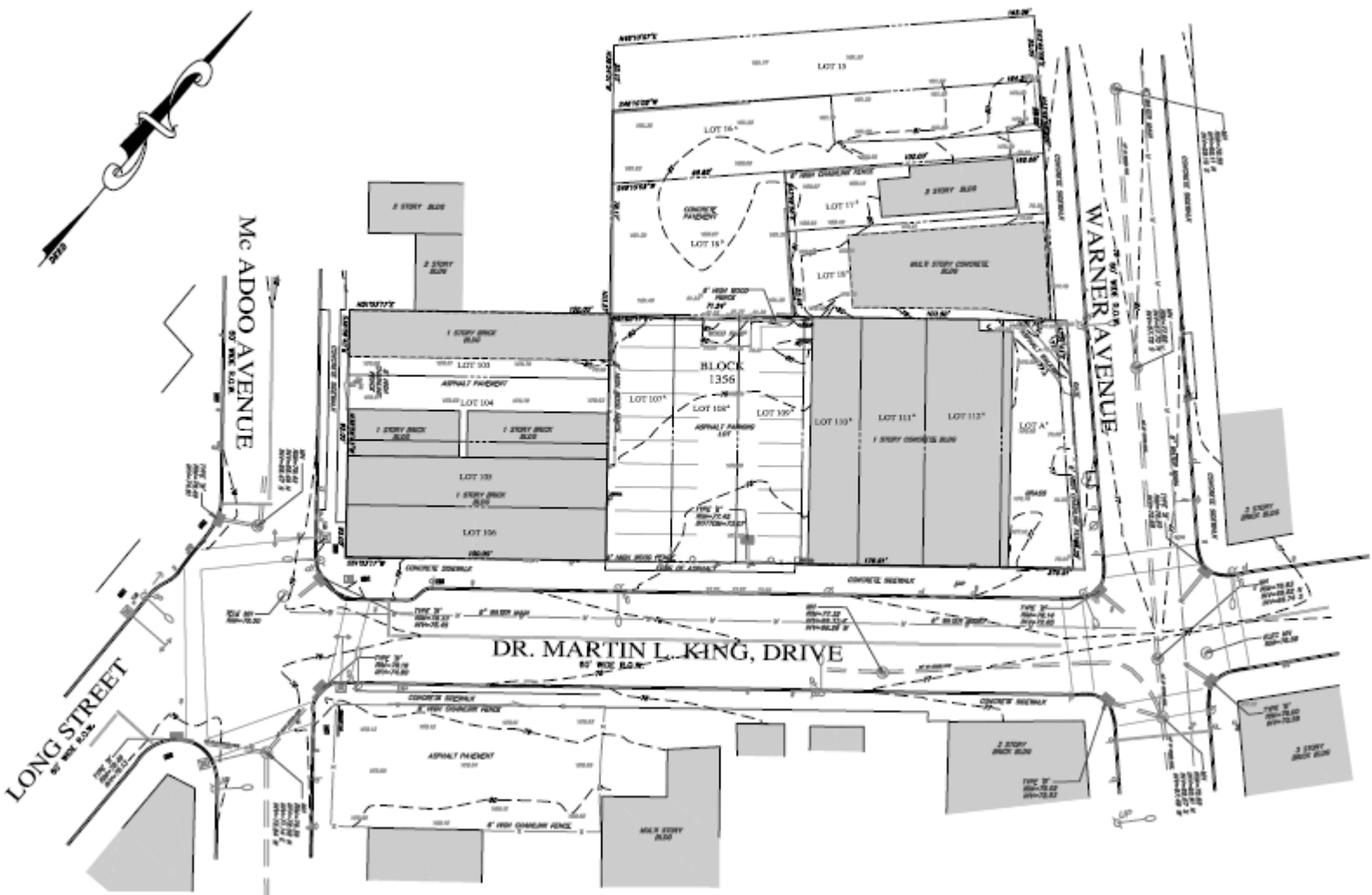


15 Martin Luther King Drive
Jersey City New Jersey

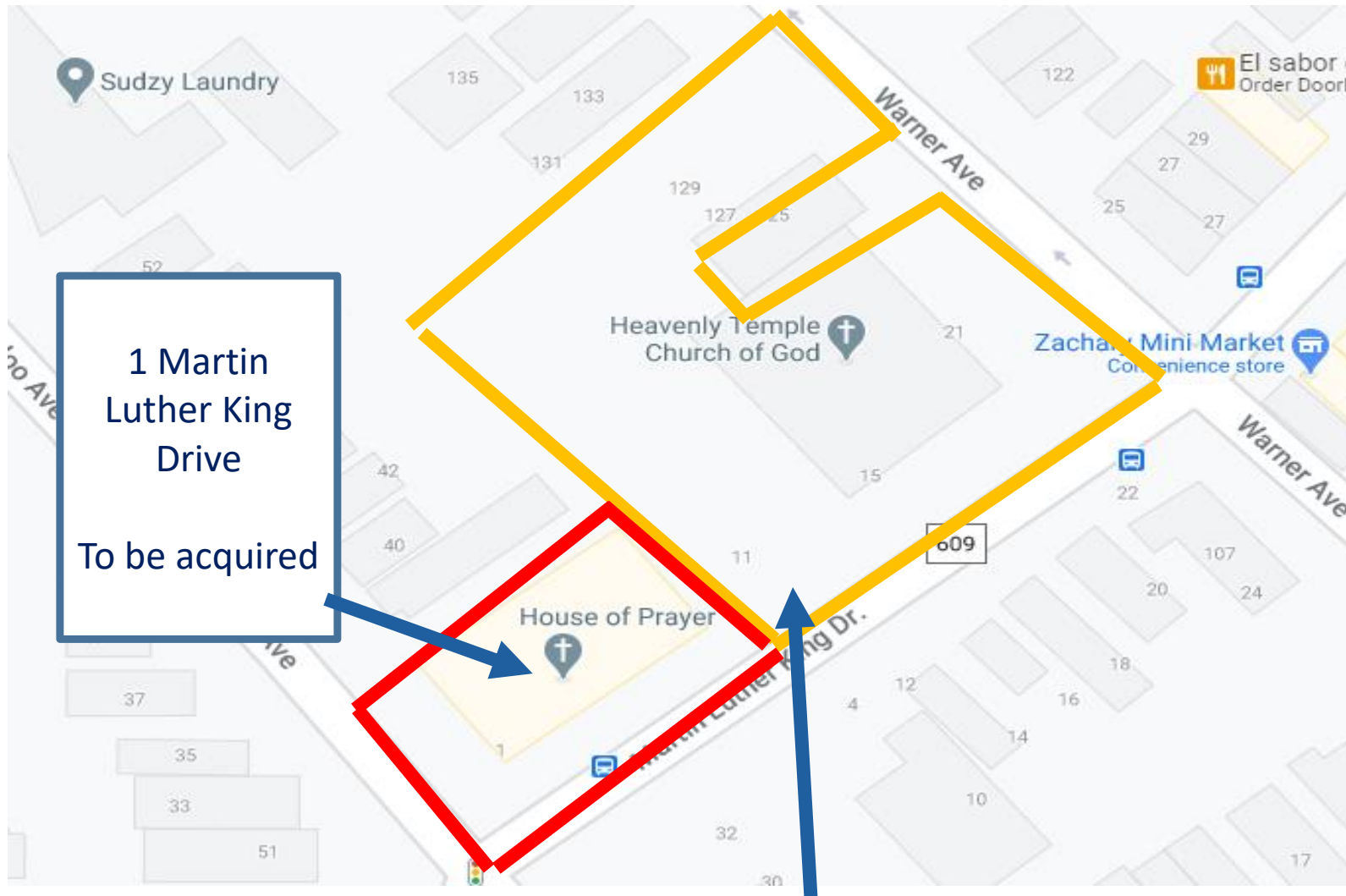
Property-Aerial 3



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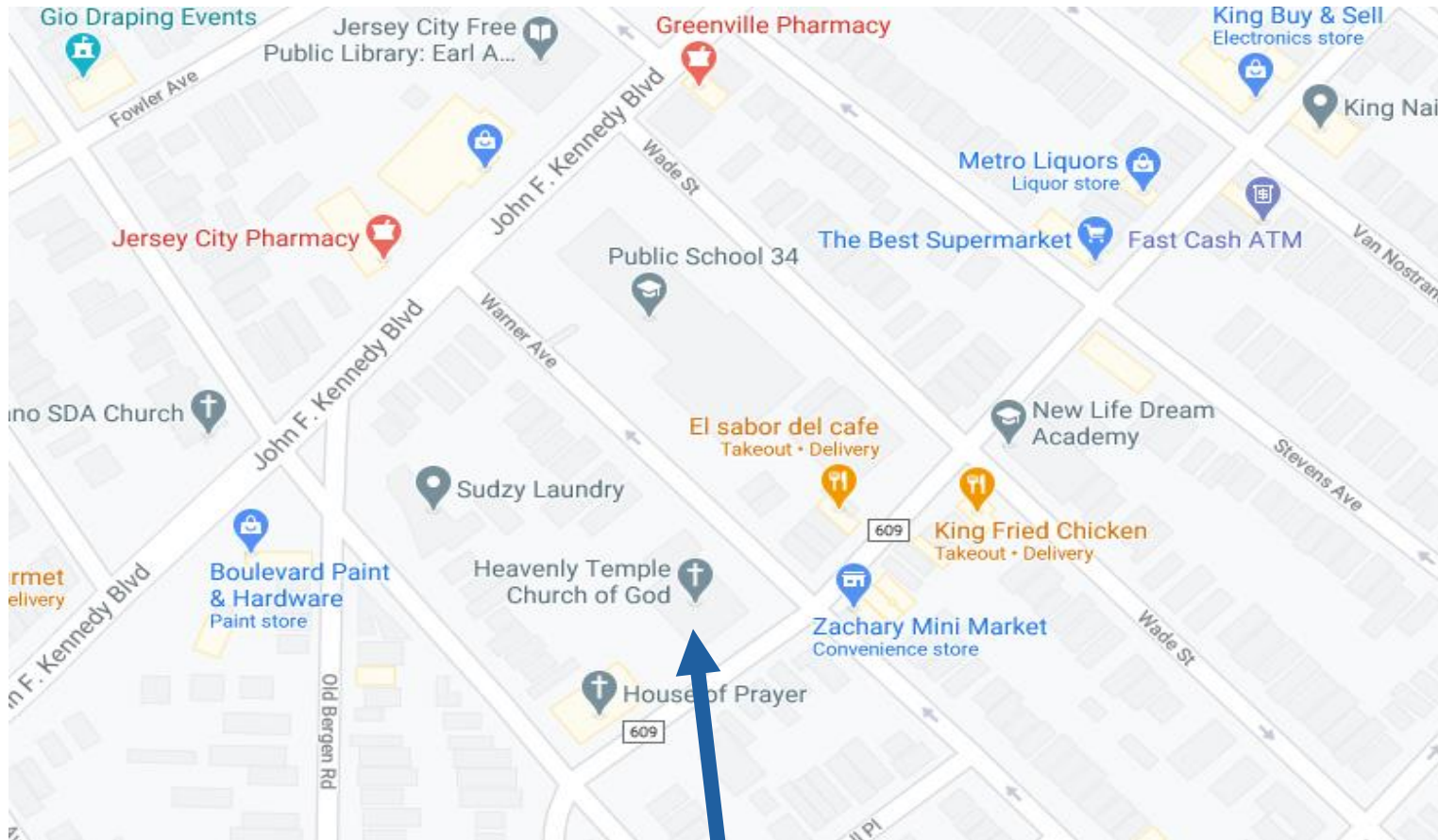
Property-Aerial 1



1 Martin
Luther King
Drive
To be acquired

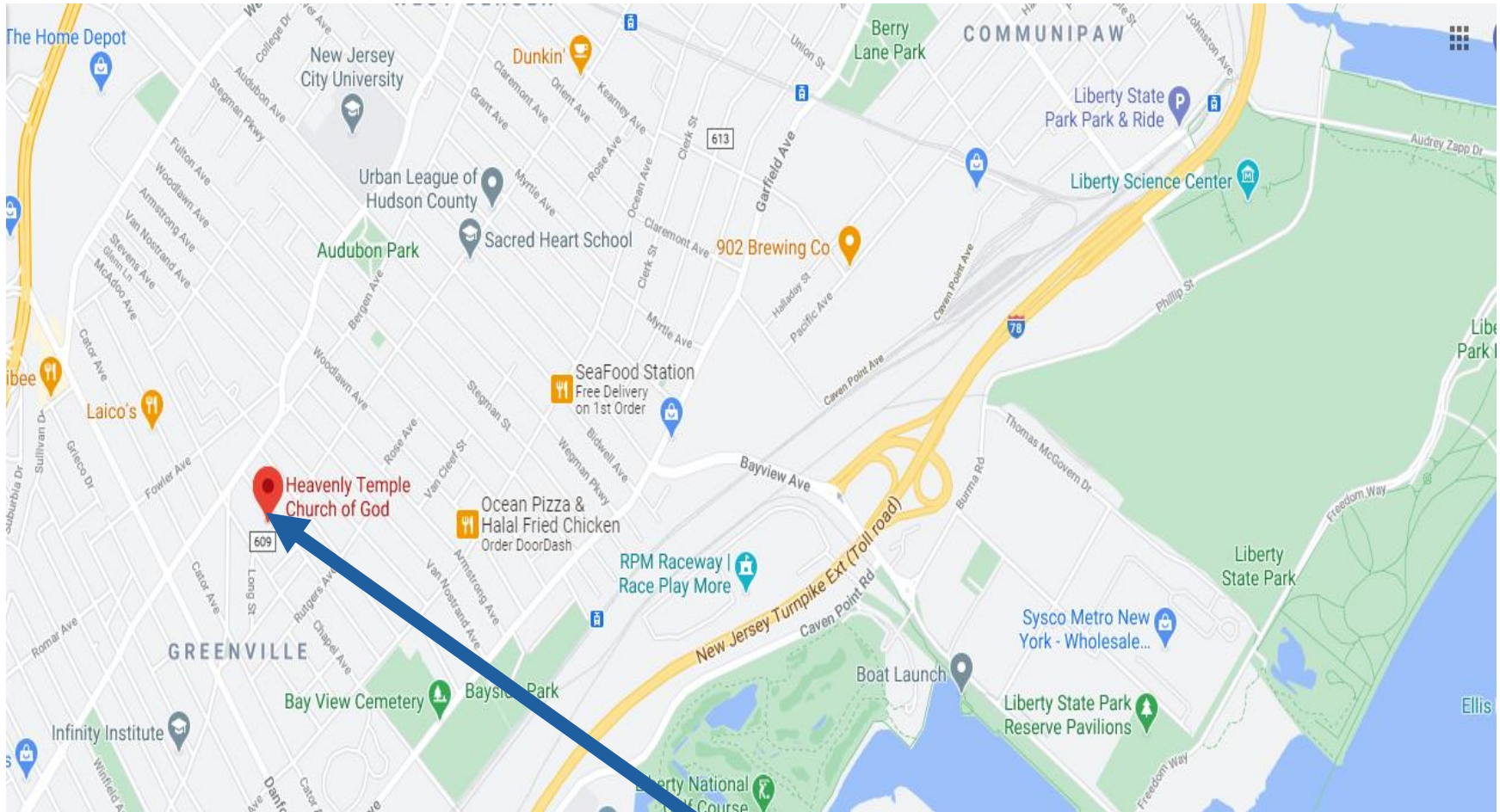
15 Martin Luther King Drive
Jersey City New Jersey

Location map 1



15 Martin Luther King Drive
Jersey City New Jersey

Location map 2



15 Martin Luther King Drive
Jersey City New Jersey

Overview of the Development Plan

15 Martin Luther King Drive
Jersey City New Jersey

The Complete Redevelopment Plan will be attached

IX) SPECIFIC LAND USE REGULATIONS

A) ZONE 1: Neighborhood Mixed Use

- 1) The purpose of this zone is to continue the existing pattern of main street type commercial buildings and ground floor retail uses throughout the corridor, while providing for new construction and increased housing and employment opportunity on larger lot sizes.
- 2) Principal Permitted Uses, subject to the requirements of section VIII:
 - a) Residential above the ground floor (see VIII.B for exception)
 - b) Residential within ground floor areas greater than 35 feet from the following rights-of-way:
 - i) Monticello Avenue
 - ii) MLK Drive
 - iii) Communipaw Avenue
 - iv) Ocean Avenue
 - c) Retail Sales of Goods and Services
 - d) Financial Services.
 - e) Offices.
 - f) Professional Offices.
 - g) Restaurants: category one and two.
 - h) Cafes.
 - i) Medical Offices above the ground floor level, except for Block 22601 where ground floor medical office uses shall be permitted.
 - j) Child and Adult Day Care Centers above the ground floor level.
 - k) Art galleries.
 - l) Theaters.
 - m) Artist studio workspaces.
 - n) Community facilities/centers.
 - o) Business incubators.
 - p) Health clubs/gyms.

Jackson Hill Redevelopment plan-Zone 1

- q) Any combination of the above.
- 3) Accessory Uses:
 - a) Enclosed parking and loading.
 - b) Surface parking.
 - c) Landscape features.
 - d) Improved Open Space.
 - e) Signs.
 - f) Sidewalk Cafe: where sidewalk width permits.
- 4) Prohibited Uses:
 - a) Drive-throughs pertaining to restaurants, banks, pharmacies, and other drive-through uses.
 - b) Gas stations, service stations, auto repair, auto body shops, and other automobile related uses (not including car share programs).
 - c) Billboards.
 - d) Funeral homes and Mortuary Services.
- 5) Prohibited Uses on the ground floor along MLK Drive, Monticello Avenue, Ocean Avenue, Kearney Avenue, and Communipaw Avenue:
 - a) Social welfare facilities or offices, such as clinics for drug addiction, soup kitchens, temporary, transitional, or indigent housing, prisoner re-entry programs.
 - b) Day care facilities.
- 6) Conditional Principal Uses:
 - a) Surface parking lots, provided the following conditions are met:
 - i) Provides parking for 10 or more automobiles.
 - ii) All parking must be metered by the hour or minute only. Monthly parking is prohibited. The maximum time permitted shall be set by the Jackson Hill Special Improvement District.
 - iii) Provides bicycle racks.
 - iv) Is located at least 250 feet from an existing principal surface parking area.
 - v) Provides landscaping and perimeter wall as determined by the Planning Board.
 - vi) To keep commercial streets activated and avoid large gaps between retail services, parking lot frontage along Monticello Avenue, MLK Drive, Ocean Ave, Kearney Ave, and Communipaw Ave shall reserve a minimum of 1 parking space adjacent to the public sidewalk for a commercial business in a vehicle, semi or permanent structure, news stand, tent, or open air (such as food trucks, bookmobile, pop up retail) during daylight hours. Additional spaces shall be reserved for every 60 linear feet of commercial street frontage. The reserved space shall be the one nearest a street corner.
 - vii) Maximum frontage along Martin Luther King Jr. Drive, Monticello Avenue, Ocean Avenue and Communipaw Avenue is 64 feet.
 - viii) All parking lots shall be a head-in and head-out design.
 - ix) Curb cuts are prohibited along MLK Drive, Monticello Avenue, and Communipaw Avenue.
- 7) Lot Size and Dimension Requirements
 - a) All existing lots are conforming lots but may not be reduced in size.
 - b) Subdivisions or lot consolidations must conform to the following minimum standards:

Jackson Hill Redevelopment plan-Zone 1

- i) Minimum lot area: 2,500 square feet.
- ii) Minimum lot width: 25 feet.
- iii) Minimum lot depth: 100 feet.
- iv) Shape Factor Maximum: 28.
- 8) Density and Height Requirements:
 - a) Density is not regulated by floor area ratio or units per acre in this zone. Instead, a "building envelope" is defined, depending on the size and shape of the site. Minimum room and unit sizes are regulated by building code.
 - b) Minimum floor-to-ceiling height on the ground floor shall be at least ten (10) feet, but no more than fourteen (14) feet, exempting drop ceilings in kitchens, bathrooms, corridors, and other similar spaces. Alternately, the ground floor floor-to-ceiling height may match adjacent historic structures.
 - c) Minimum floor-to-ceiling height for stories above the ground floor shall be at least nine (9) feet, exempting drop ceilings in kitchens, bathrooms, corridors, and other similar spaces and interstitial parking levels.
 - d) Maximum and minimum building height shall be calculated based on the lot size according to the following table:

Lot Area up to (square feet):	Minimum Building Height (stories)/(feet)	Maximum Building Height (stories)/(feet)
0 to 3,999	3 / 35'	4 / 45'
4,000 to 8,999	3 / 35'	5 / 55'
9,000 to 19,999	4 / 45'	6 / 65'
20,000 and up	4 / 45'	8 / 85'

Table 1.1: Graduated Density Table for Zone 1

- e) Transit proximity bonus: maximum and minimum building height shall be calculated based on the lot size according to the following table, provided lots are partly or wholly within 1,000 feet of a Hudson Bergen Light Rail Station:

Lot Area up to (square feet):	Minimum Building Height (stories)/(feet)	Maximum Building Height (stories)/(feet)
0 to 8,999	2 / 25'	6 / 65'
9,000 and up	4 / 45'	8 / 85'

Table 1.2: Transit Proximity Bonus Table for Zone 1

- f) To assist preservation of historic structures in Zone 2, more than one principal structure may be onsite if land assembly includes buildings and/or lots in both Zone 1 and Zone 2. The area of the lot in Zone 2 may be counted toward the total lot area to determine the graduated density per table 1.1 of this Zone. The zone boundaries remain in effect, as depicted in Map 2 of this plan, and any site plan application must apply the development standards of each zone respectively to the portions of the site within each zone.

Jackson Hill Redevelopment plan-Zone 1

9) Yard and Coverage Requirements:

- a) Required front yard setback along the following streets shall be sufficient to provide a minimum sidewalk width as measured from the ground floor building facade to the existing curb-line for each building height category according to the following table:

Building Height	Minimum Sidewalk Width
3 Stories or less	Prevailing or minimum of 8 feet
6 Stories or more	10 feet
6 Stories or more along: i) Monticello Ave. ii) MLK Drive iii) Communipaw Ave. iv) Ocean Ave. v) Kearney Ave.	15 feet

Table 1.3: Required Front Yard Setback Table for Zone 1

- b) Minimum side yard setback: no requirement.
- c) Rear yard and building setbacks:
- Ground floor level shall not extend greater than 95 feet from any right-of-way fronting the subject property.
 - All floor levels above the ground floor shall not extend greater than 85 feet from any right-of-way fronting the subject property.
 - All floor levels above the ground floor where parking is provided shall not extend greater than 95 feet from any right-of-way fronting the subject property.
 - For through lots, the ground floor level may cover 100% of the lot with no yards provided.
 - For oversized lots with greater than 100 feet in depth, no floor area shall be required to be more than 15 feet from a property line.
 - Buildings occupying an entire block shall have no rear yard or rear building setback requirements.

10) Automobile Parking Requirements:

- a) Curb cuts are prohibited on Martin Luther King Jr. Drive, Monticello Avenue, Ocean Avenue and Communipaw Avenue. This shall result in zero parking permitted on lots with no other access to alternative right-of-ways.
- b) Curb cuts are only permitted to gain access to off-street parking facilities with a minimum of 6 parking spaces. This shall result in zero parking required where the minimum required is less than 6 spaces as per the parking requirements below.
- c) Minimum Parking for lots greater than 8,999 square feet:
- Residential uses shall provide a minimum of 0.5 off-street parking spaces per dwelling unit, exempting studio and one bedroom residential units in structures greater than 4 stories.
 - For non-residential uses greater than 8000 square feet: 1 space per 1000 square feet.

d) Maximum Parking for all lot sizes:

- i) Residential uses: maximum of 1.5 off-street parking spaces per dwelling unit.
- ii) Retail and all other uses: maximum of 1.5 off-street parking spaces per 1,000 square feet of commercial gross floor area.
- iii) Any parking located below grade may be provided in excess of the parking maximums above.

11) General Requirements for specified development sites:

- a) On Block 18601 Lot 19 where a public access easement of at least 15 feet is provided to reestablish pedestrian movement from MLK Drive to Clinton Avenue, the maximum building height may increase by 1 story and 11 feet above the maximum building height as regulated by the graduated density table for this Zone.
- b) On Block 15002, the maximum building height for any portion of a lot fronting Bergen Avenue shall be 4 stories to match the building on Block 15002 Lot 1. Beyond 50 feet from the Bergen Avenue right of way, the maximum height shall be regulated by Table 1.1 of this zone.
- c) On Block 15002, Lots 2 and 19 are permitted to exceed the parking maximums of this zone by the amount necessary to fulfill deed restrictions requiring any future development to include public parking on-site. Development on this block must also provide retail along Bergen Avenue, Monticello Avenue and at least 15 feet along Fairmount Avenue from the intersection or as determined by the Planning Board.
- d) Plaza bonus applicable to Block 15005: for a single development project consolidating all of block 15005, a plaza bonus shall be applicable to add a maximum of two additional stories and 17.5 feet of building height per story. The bonus floors shall be permitted by the creation of two plaza areas on the acute angled corners on this block at Monticello and Fairmount and at Fairmount and Fairview. Total plaza area must be a minimum of 2500 square feet exclusive of the public sidewalk. Plaza areas shall be designed with decorative materials and landscaped planters surrounded by seating walls and appropriate plaza fixture and lighting. This plaza bonus may not be combined or utilized in addition to other building height bonuses in this plan.

Jackson Hill Redevelopment plan-Zone 1



Potential Development Area



**JACKSON HILL REVELOPMENT PLAN
MAP 2: LAND USE MAP**

APRIL 7, 2016

15 Martin Luther King Drive
Jersey City New Jersey