

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

Resolution #98-3

Special Area Standards for Parking in the City of Hoboken, Hudson County

WHEREAS, proposed special area standards have been submitted to the Site Improvement Advisory Board for review pursuant to N.J.A.C. 5:21-3.5 by the City of Hoboken, Hudson County; and

WHEREAS, the Site Improvement Advisory Board held an informal hearing pursuant to N.J.A.C. 5:21-3.5(c) on June 16, 1998 to review the proposed special area standards, which consist of standards for residential parking for the City of Hoboken; and

WHEREAS, in reviewing the proposed special area standards, the Site Improvement Advisory Board has given consideration to those matters, to the extent applicable, as provided for by N.J.A.C. 5:21-3.5(d), and has required the production of such documents and submissions as provided for by N.J.A.C. 5:21-3.5(e), and has examined the documents and submissions and computations or calculations as have been made in connection with such documents and submissions, and has taken such action as it has deemed necessary for its review of such documents and submissions; and

WHEREAS, pursuant to N.J.A.C. 5:21-3.5(i), the Site Improvement Advisory Board may approve or deny, in whole or in part, special area standards submitted for consideration by a municipality or municipalities; and

WHEREAS, the proposed special area standards are within the jurisdiction of the Site Improvement Advisory Board pursuant to N.J.S.A. 40:55D-40.4; and

WHEREAS, the Site Improvement Advisory Board finds that the modifications to N.J.A.C. 5:21-4 submitted by the City of Hoboken and enumerated below meet the criteria for special area standards set forth at N.J.A.C. 5:21-3.5(k) as follows:

1. They are consistent with the intent of the Site Improvement Act.
2. They are reasonable and not unduly burdensome. The requirement to provide a specific number of on-site and off-site parking spaces per dwelling unit promotes uniformity while preserving the character and nature of the neighborhood, and the look of the City of Hoboken.
3. They meet the needs of public health and safety. The requirement to provide a specific number of on-site and off-site parking spaces per dwelling unit results in adequate parking being provided through a shared inventory of public off-street spaces. In addition, alternative means of transportation (mass transportation) result in less of a need for parking facilities, which is necessary for facilitation of urban redevelopment of the City of Hoboken.
4. They take into account existing infrastructure and surrounding development. The modifications approved are of critical importance to the retention of the character of the City of Hoboken and will assist in the continuance of the urban design goal.

NOW, THEREFORE, BE IT RESOLVED that N.J.A.C. 5:21-4 shall be modified as follows for the City of Hoboken.

1. Table 4.4 (Parking Requirements for Residential Land Uses) is modified as follows:

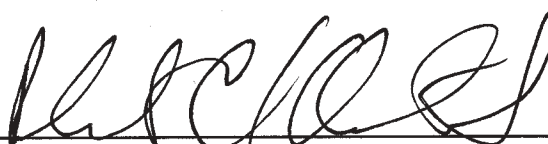
DISTRICTS AS DELINEATED ON THE ATTACHED MAP OF THE CITY OF HOBOKEN	PARKING REQUIREMENT
R-1 District	No parking required or permitted.
R-2 and R-3 Districts	(a) No parking required or permitted if lot size is less than 50 feet wide. (b) Where lot size is 50 feet wide or larger, and <ol style="list-style-type: none"> 1. the lot contains five or less dwelling units, no parking provisions are required; 2. the lot contains more than five dwelling units, one off-street parking space shall be provided for every dwelling unit over the count of five. <u>Exception:</u> Where senior citizen housing is being constructed, one parking space per four dwelling units shall be provided.
CB District	Same as R-2 and R-3 Districts, except no parking permitted on Washington Street.
I-1, I-1(W), and I-2 Districts	One parking space for each dwelling unit.
W(RDV) District	At least one-half parking space to a maximum of one parking space for each dwelling unit.

BE IT FURTHER RESOLVED that the City of Hoboken's ordinance provisions establishing where and when curbcuts are allowed is not included or approved herewith because it is outside the scope of N.J.A.C. 5:21 and is not within the jurisdiction of the Site Improvement Advisory Board. The governing body of the City of Hoboken is free to adopt ordinances as it deems appropriate addressing whether curbcuts are allowed.

BE IT FURTHER RESOLVED that the City of Hoboken's ordinance provisions dealing with enclosed parking space size and design is not included or approved herewith, since the current provisions of N.J.A.C. 5:21 are only applicable to surface parking lots. The governing body of the City of Hoboken is free to adopt ordinances as it deems appropriate addressing enclosed parking space size and design until provisions are incorporated within N.J.A.C. 5:21.

BE IT FURTHER RESOLVED that the governing body of the City of Hoboken shall file with the Site Improvement Advisory Board a copy of the ordinance adopting the special area standards with respect to parking within thirty (30) days of its final adoption.

APPROVED BY: The Site Improvement Advisory Board
DATE: September 15, 1998



Robert C. Kirkpatrick, Jr.
Chair

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the New Jersey Site Improvement Advisory Board at its meeting of September 15, 1998.



Mary Ellen Handelman
Secretary to the Board

LEGEND

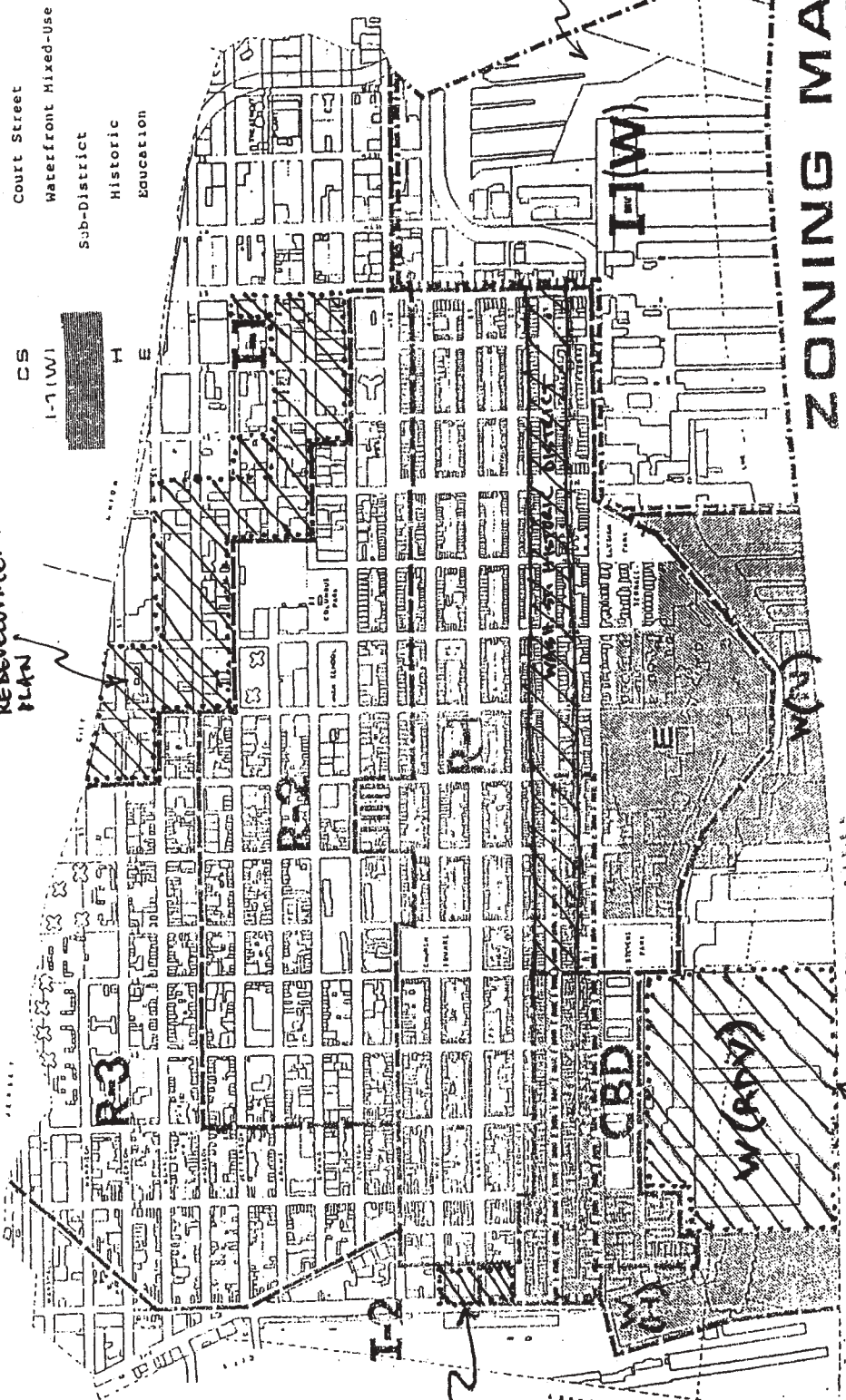
- Zoning District Boundary
- - - Sub-District Boundary
- Court Street
- Waterfront Mixed-Use
- Sub-District
- Historic
- Education

NORTHWEST REDEVELOPMENT PLAN

OBSERVE THIS REDEVELOPMENT PLAN

SOUTH WATERFRONT REDEVELOPMENT PLAN

PUB ZONE



August 1979
 Revised September 1982
 Revised June 1989
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