

# Perth Amboy Transit Hub Plan



City Council Presentation  
March 13, 2024

City of Perth Amboy  
Community Planning Assistance Program - APA-NJ  
North Jersey Transportation Planning Authority



# Community Planning Assistance Program - NJAPA

**Tom Schulze**

## North Jersey Transportation Planning Authority Transit Hub Program

**Jeff Vernick**

### Volunteer Team

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**Barry Abelman**

**Peter Bilton**

**Mike DiGeronimo**

**Dan Hauben**

**Mary K. Murphy**

**Rosemary Nivar**

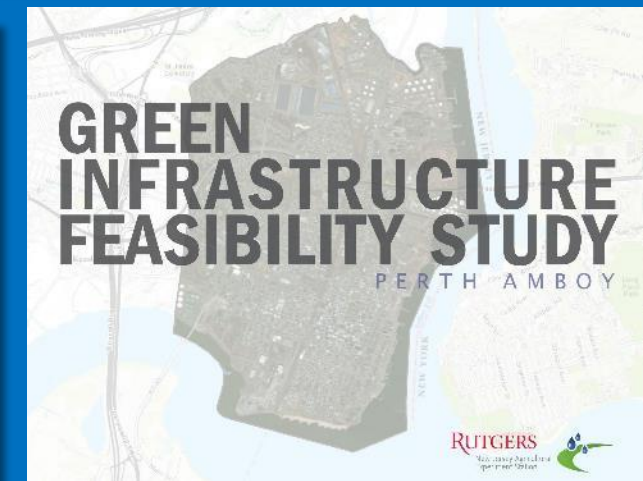
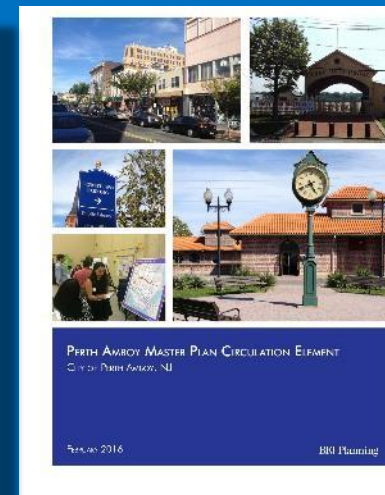
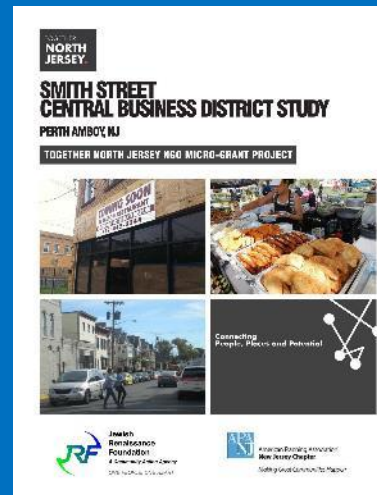
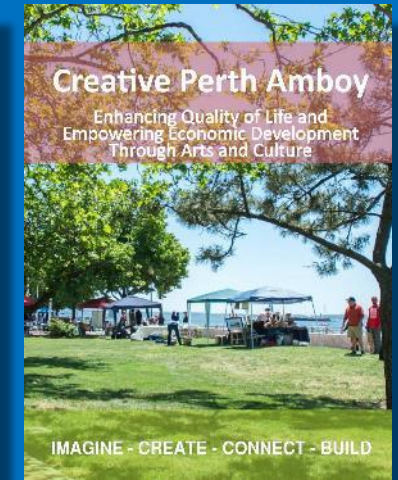
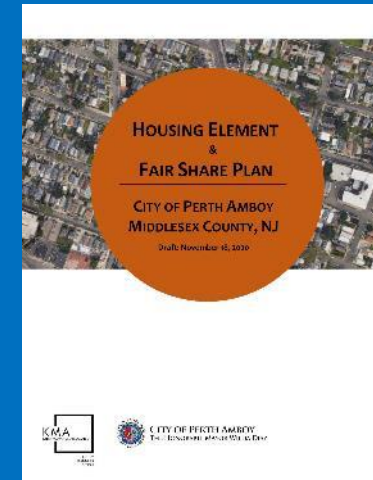
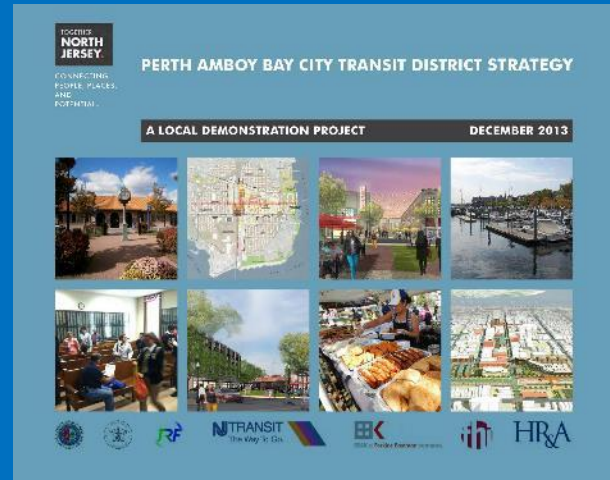
**Peter Primavera**

**Max Vazquez**



# Building on Existing Plans and Studies

- ❑ The Perth Amboy Bay City Transit District Strategy (2013)
- ❑ The Smith Street Central Business District Study (2013)
- ❑ Creative Perth Amboy (2015)
- ❑ Perth Amboy Master Plan Circulation Element (2016)
- ❑ Fink Park Vision Plan (2022)
- ❑ Housing Element and Fair Share Plan - Draft Plan (2020)
- ❑ Green Infrastructure Feasibility Study (2015)





# Informing the Ongoing Planning

The Perth Amboy Bay City  
Transit District Strategy (2013)

The Smith Street Central  
Business District Study (2013)

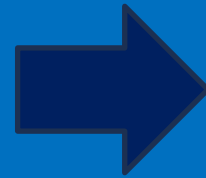
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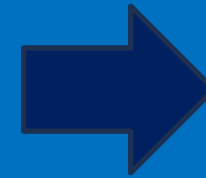
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Green Infrastructure Feasibility  
Study (2015)



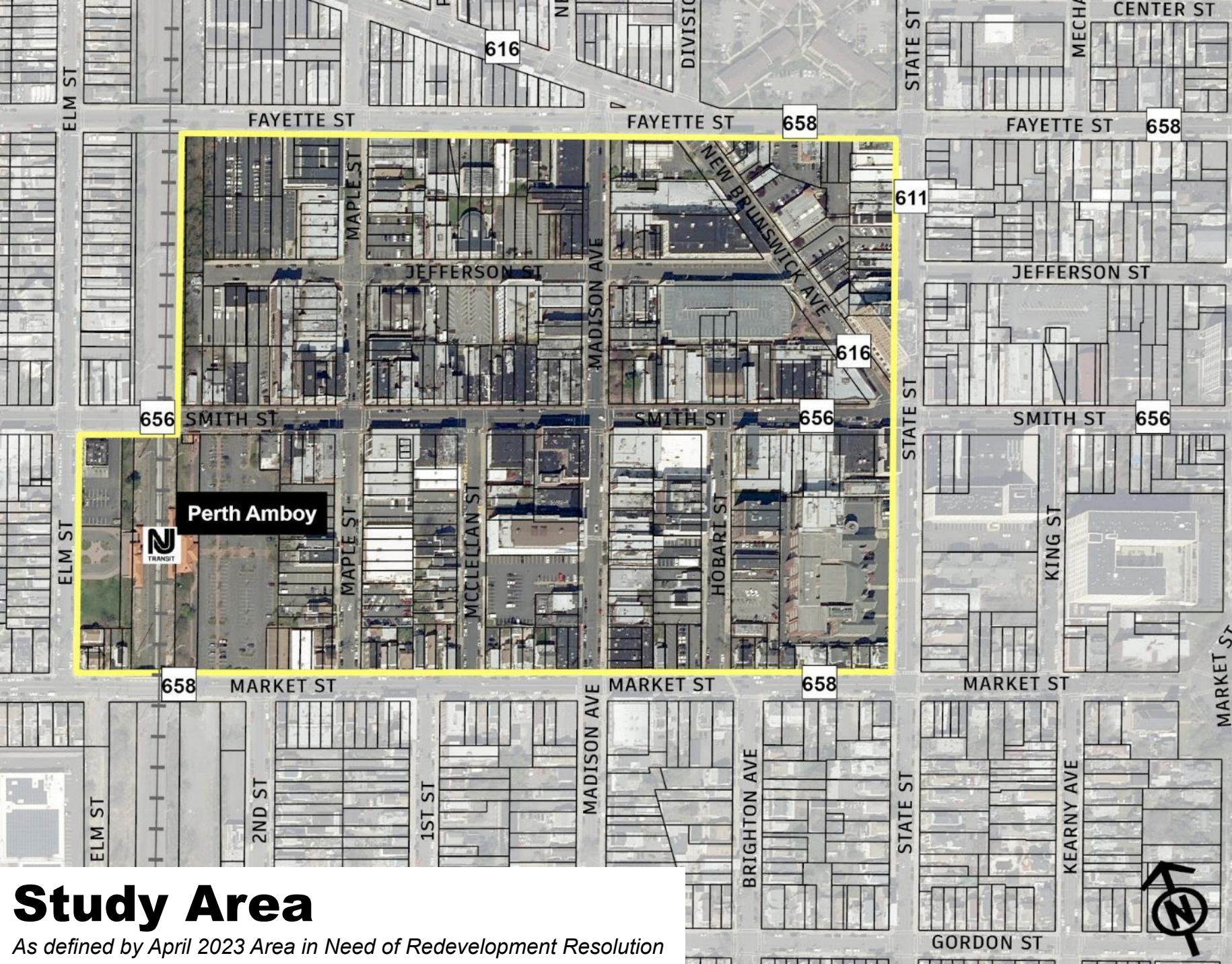
**Transit  
Hub Plan**

**Outreach  
and Updates**



**Master Plan  
Updates  
&  
Redevelopment  
Planning**





**Assessment**

# Study Area

*As defined by April 2023 Area in Need of Redevelopment Resolution*



A group of approximately ten people are seated around a large, dark conference table in a meeting room. The room features large murals on the walls, including one of a man with a backpack and another of a group of people. An American flag is visible on the left wall. An 'EXIT' sign is mounted above a doorway on the right. A fire extinguisher and a paper shredder are also visible on the right wall. The entire image has a yellowish tint.

**Where do we want to go?**

**Priorities**

# Online Survey

- ❑ Online survey in English and Spanish conducted in fall of 2023
- ❑ 20 questions – a combination of multiple choice, commentary, and visuals
- ❑ Outreach and survey promotion at a few community events
- ❑ Can be an ongoing tool during the planning process moving forward

## What Should Sidewalks in Downtown Perth Amboy Look Like?



1A Regular Street Trees and Planters



1B Sidewalk Displays and Signage



1C Landscaped Seating Areas



1D Brick Paver Accents



1E Awnings and Canopies for Shade



1F Outdoor Dining Areas

1

Photo Credits: Street View, PWA

What uses could be incorporated into the upper floors of downtown buildings? (Select all that apply)

- Affordable housing
- Market-rate housing
- Senior housing
- Commercial office space
- Shared office space/Business incubation
- Space for community organization and arts
- Other...



# Online Survey

## Key Takeaways

- ❑ Support for reuse of upper stories for affordable housing or community uses
- ❑ Desire for more parking options
- ❑ Interest in more events like farmer's markets, food festivals, and live music
- ❑ Strong support for making it easier to visit the waterfront
- ❑ Desire for better bus stops, shelters, & secure bike parking
- ❑ Support for existing businesses, but also strong desire for greater mix of business types
- ❑ Encouragement for reuse of existing buildings and facades



Top Survey Selection



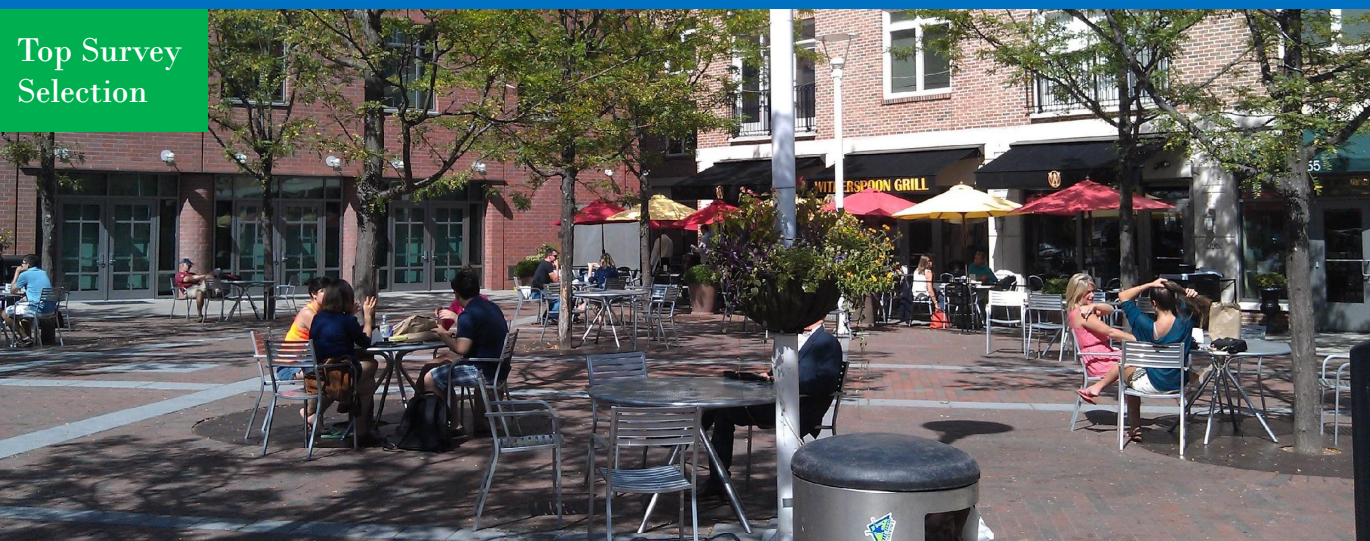
Top Survey Selection



Top Survey Selection



Top Survey Selection





# Online Survey

*“A walkable city is a huge draw and is your connection between downtown and waterfront. Spend money downtown while making your way to relax and enjoy the waterfront and parks or vice versa.”* – Survey Response

*“Circulating the train station can be tough due to lack of sidewalks or sidewalks in poor condition and the massive staircase to get to the platform (hampers accessibility and can be dangerous when wet/in the winter).”*  
– Survey Response

*“Driving Smith Street is much like navigating a video games...the double-parked cars and distracted pedestrians are the obstacles.”*  
– Survey Response

*“Our architecture and terra cotta is what makes this city unique and gives it its charm that out-of-towners come to the visit for. Don't turn it into a replica of every other downtown out there.”*  
– Survey Response



# How do we get there?

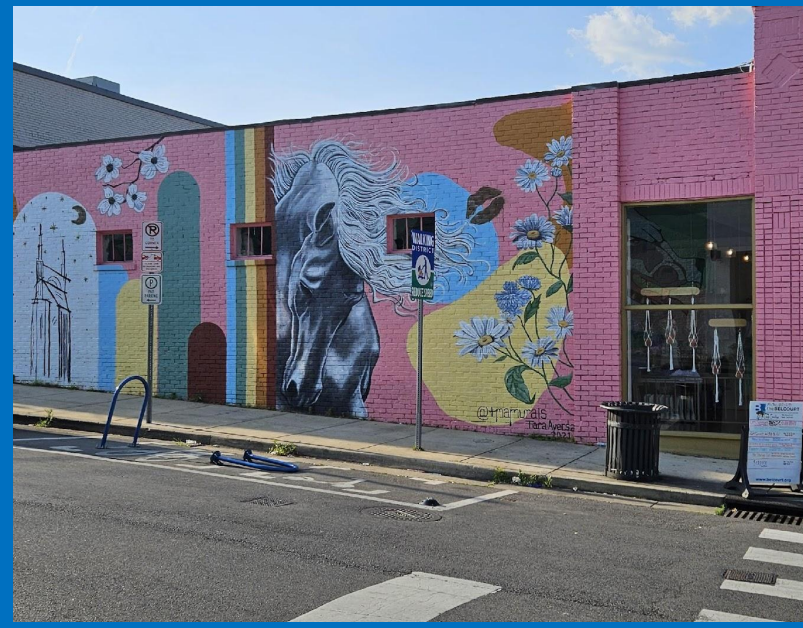
## Strategies





# Key Recommendations

## Build upon Arts and Cultural Resources





# Key Recommendations

Parking Inventory and Analysis needed as part of Master Planning and Redevelopment efforts



Strategies





# Key Recommendations

Provide traffic calming and more accommodation for various mobility types



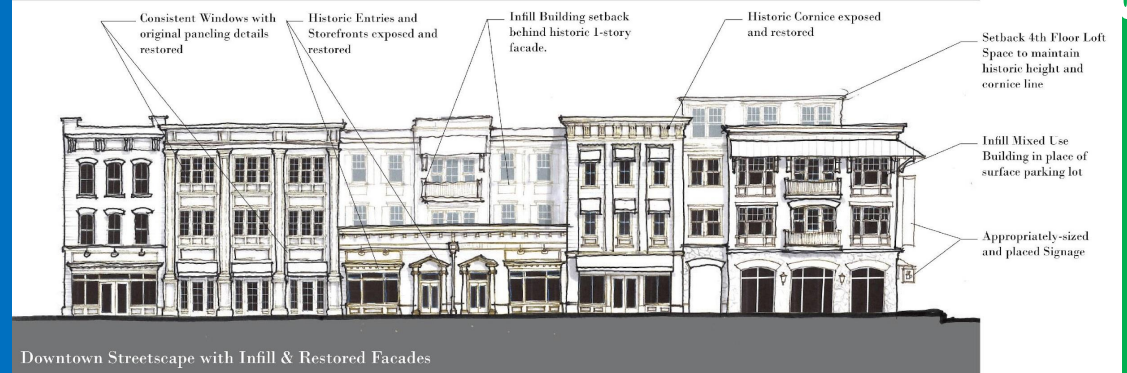
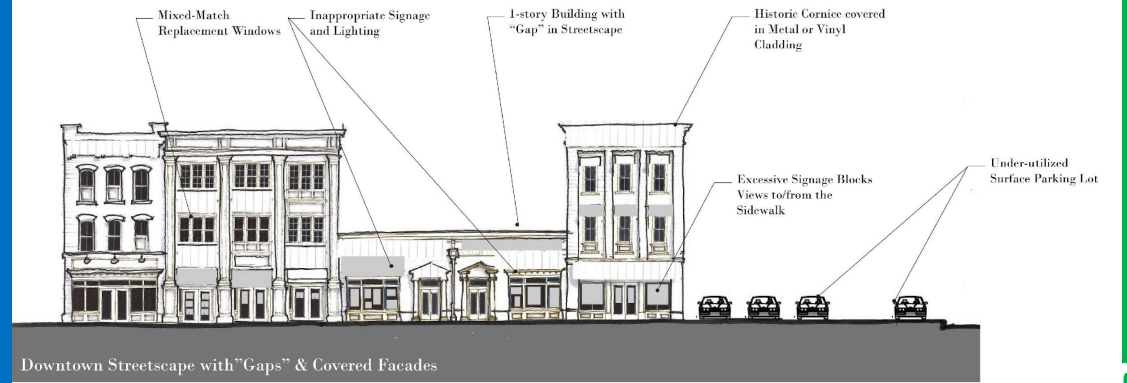
Strategies



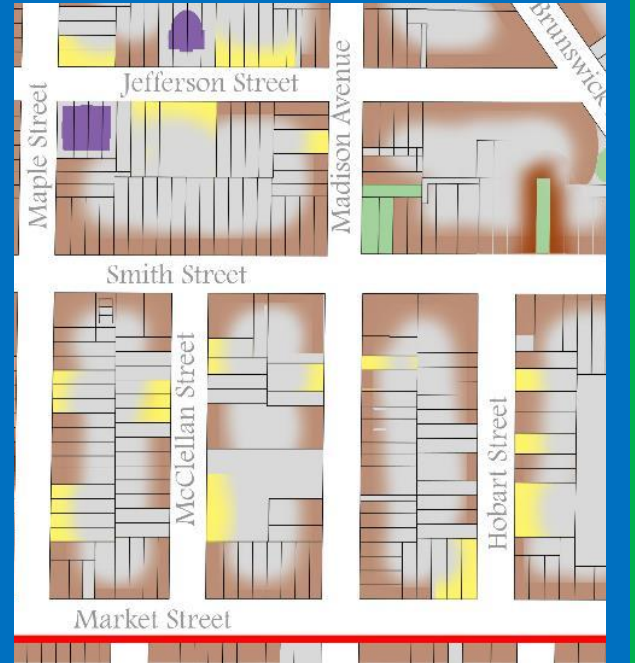


# Key Recommendations

Use Rehabilitation Plan process to Preserve and Adaptively Reuse downtown buildings and fill gaps



Top Survey Selection





# Key Recommendations

Redevelopment for underutilized lots adjacent to rail line

Top Survey Selection





# Key Recommendations

Revisit New Brunswick Ave as a pedestrian-street and add public space anchor at west end near train in any redevelopment

Top Survey Selection



Strategies



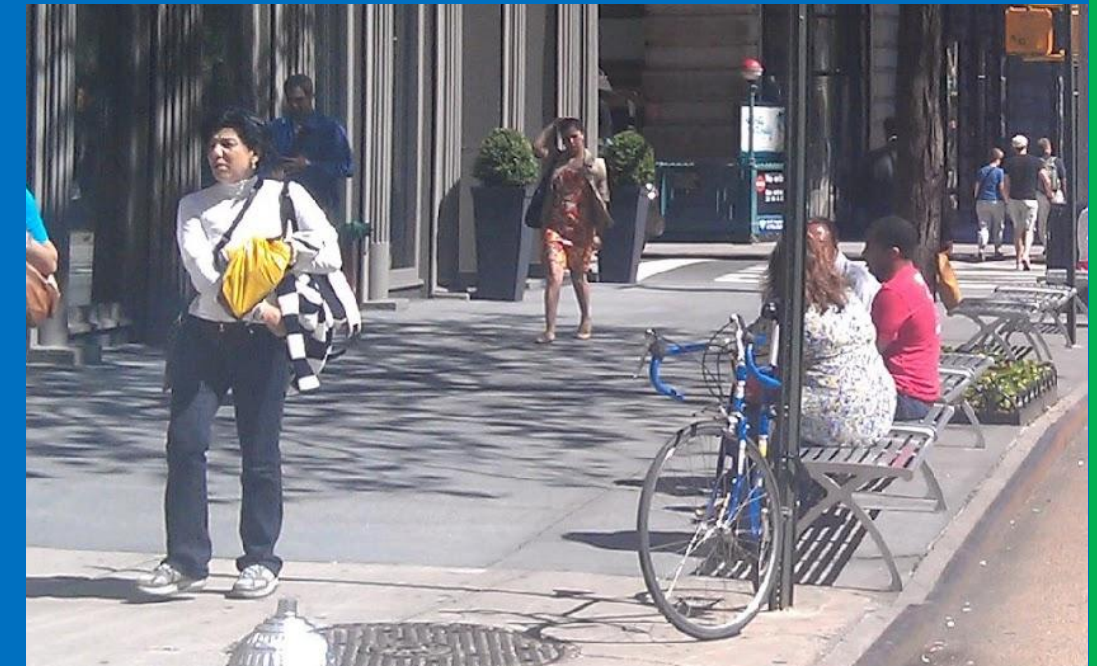
Top Survey Selection





# Key Recommendations

Incorporate new uses and design standards into Downtown





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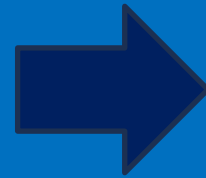
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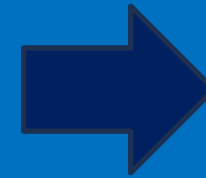
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**Outreach  
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**Master Plan  
Updates  
&  
Redevelopment  
Planning**



# Key Recommendations

- ❑ Build upon Arts and Cultural Resources
- ❑ Parking Inventory and Analysis part future Planning
- ❑ Provide traffic calming and more accommodation for various mobility types
- ❑ Use Rehabilitation to Preserve and Adaptively Reuse
- ❑ Redevelopment for underutilized lots adjacent to rail line
- ❑ Revisit New Brunswick Ave as a pedestrian-street and add new public space as part of redevelopment to anchor west end
- ❑ Incorporate new uses and design standards into Downtown