

The background image shows a meeting room with a large mural on the wall depicting a group of people in historical attire. Several people are seated around a long table in the foreground, appearing to be in a meeting. The room has a yellowish tint and an exit sign is visible on the wall.

# **Perth Amboy Transit Hub Plan**

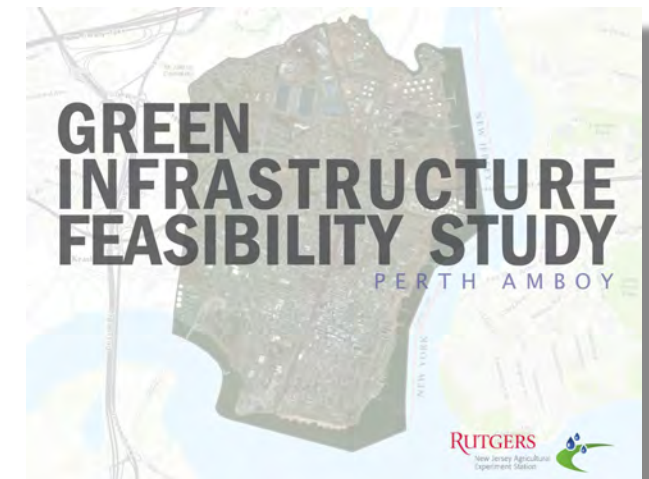
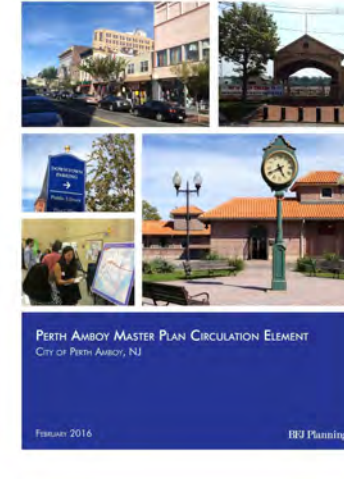
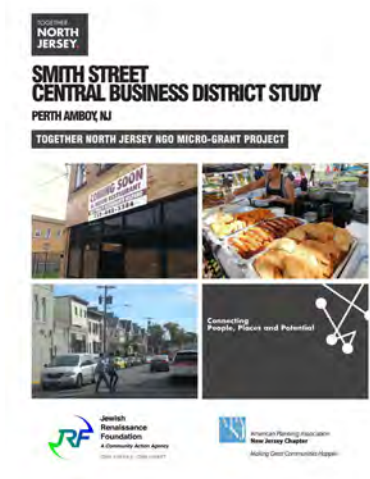
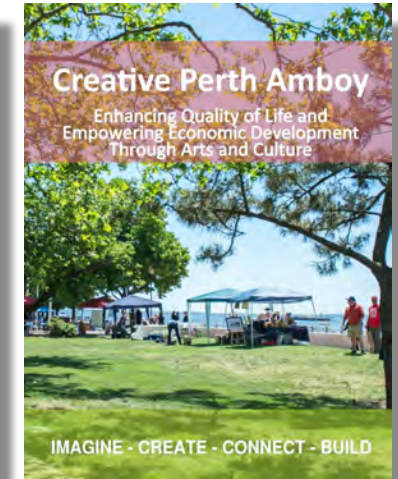
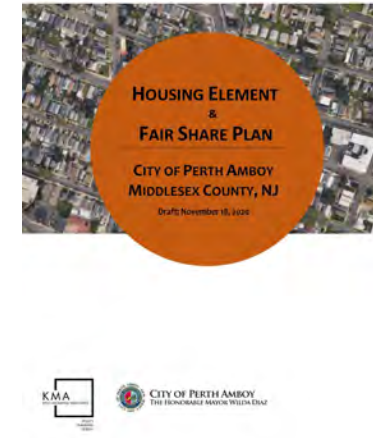
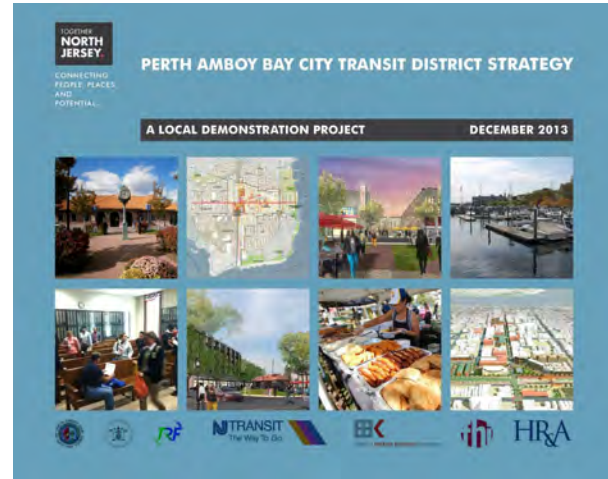
## **Where do we want to go?**

### **Priorities and Survey Summary**

### **February 2024**

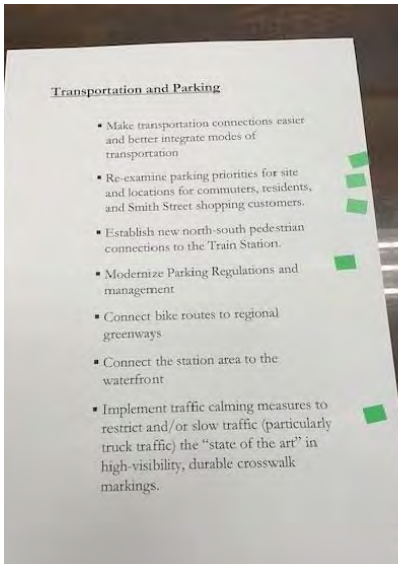
# Building on Existing Plans and Studies

- ❑ 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)





# Goal Prioritization and Site Tour



## Design & Preservation

- ❑ Maintain or enhance the historic characteristics of the Station Area.
- ❑ Bring the "front door" of the train station onto Smith Street.
- ❑ Develop murals and art installation programs.
- ❑ Increase artistic community facilities (i.e. performing arts center, museums, or public art installations).
- ❑ Improve the pedestrian environment (streetscape amenities, more crosswalks, pedestrian right-of-way signs, etc.).
- ❑ Develop design standards for storefronts and signage

## Redevelopment & Zoning

- ❑ Rezone Downtown in order to accommodate the types of development necessary to catalyze downtown
- ❑ Develop a Form-Based Code for the Downtown area
- ❑ Change regulations to make it easier to have outdoor performances and for artist to sell their original work in outdoor spaces
- ❑ Promote residential and commercial uses on side streets that will support retail on West Smith St

## Economic Development

- ❑ Introduce entertainment and culture into the downtown mix
- ❑ Capitalize on the existing ethnic niche market and food offerings
- ❑ Establish an arts and cultural anchor in the heart of the downtown
- ❑ Facilitate more community events near the train station (i.e. farmer's market, street fairs, etc.).
- ❑ Develop a brand that will promote business on West Smith Street

## Housing

- ❑ Adaptively reuse upper levels of older commercial buildings for housing
- ❑ Introduce a variety of housing options and building types Address the needs of artist for living and production

## Transportation & Parking

- ❑ Make transportation connections easier and better integrate modes of transportation
- ❑ Re-examine parking priorities for site locations for commuter, residents, and Smith Street shopping customers
- ❑ Establish new north-south pedestrian connections to the train station
- ❑ Modernize parking regulations and management
- ❑ Connect bike routes to regional greenway
- ❑ Connect the station area to the waterfront
- ❑ Implement traffic calming measures to restrict and/or slow traffic (particularly truck traffic) the "state of the art" in high visibility, durable crosswalk markings



# Goal Prioritization

PRIORITIES



**Introduce entertainment and culture into Downtown**



**Re-examine parking in Downtown**



**Update zoning for Downtown investment**



**Adaptively reuse upper levels of buildings**



**Develop design standards for Downtown**



**Improve pedestrian and transportation access**



# Online Survey

## PERTH AMBOY RESIDENTS & VISITORS: WE NEED YOUR INPUT!

### RESIDENTES Y VISITANTES DE PERTH AMBOY: ¡NECESITAMOS SU OPINIÓN!

The City of Perth Amboy and the NJ Chapter of American Planning Association have launched a survey to gather feedback from the residents and visitors regarding the enhancement of Perth Amboy Downtown Shopping District and the Train Station area. As the New Jersey Transit, is about to complete a major upgrade to our local train station, this is the perfect time to collect the best ideas from the community to turn the vision into reality.

La ciudad de Perth Amboy y el Capítulo de Nueva Jersey de la Asociación Americana de Planificación, han lanzado una encuesta para recolectar comentarios de los residentes y visitantes sobre la mejora del Distrito Comercial de Perth Amboy y el área de la estación de tren. A medida que New Jersey Transit está a punto de completar una actualización importante a nuestra estación de tren local, este es el momento perfecto para recolectar las mejores ideas de la comunidad para convertir la visión en una realidad.



Go to [tinyurl.com/padowntownsurvey](https://tinyurl.com/padowntownsurvey) or scan the QR code to complete the survey!  
¡Visite la página [tinyurl.com/padowntownspanol](https://tinyurl.com/padowntownspanol) o escanee el código QR para completar la encuesta!

English



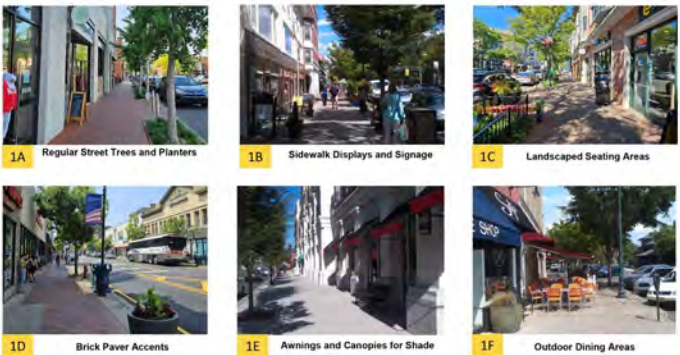
Español



Questions? Contact  
¿Preguntas? Comunicarse

[OECD@perthamboynj.org](mailto:OECD@perthamboynj.org)

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



Response period 9/8/2023 – 12/3/2023

Spanish survey responses 27

English survey responses 272

## Perth Amboy Transit Hub Community Survey

The City of Perth Amboy, working with volunteers from the NJ Chapter of American Planning Association, is conducting a survey of residents and visitors about the Downtown and the Perth Amboy Station area. The purpose of the survey is to understand your concerns and interests in improving this area. No personal information is collected.

Questions? Contact [OECD@perthamboynj.org](mailto:OECD@perthamboynj.org).

[pblilton@njit.edu](mailto:pblilton@njit.edu) [Switch account](#)

Not shared

How do you spend time in Perth Amboy? (Select all that apply.)

- ☐ Live here
- ☐ Work here
- ☐ Visit here

If you live in Perth Amboy, what part of the city do you live in?



# Survey Takeaways

## Entertainment and Culture

- Support for all types of events, including **farmer's markets, food festivals, and live music**

## Parking

- Most respondents park on the street and most want **more parking**
- Concern about drivers parking in no-parking zones and double parking

## Zoning and Uses

- Support for existing businesses, but also strong desire for **larger mix of business types**
- Support for **reuse of existing facades**
- Support for reuse of upper stories for affordable housing or community organizations

## Design Standards

- Desire for **street trees, planters, and outdoor seating/dining areas**
- Concern about trash and maintenance

## Pedestrian and Transportation Access

- Concern about **drivers speeding** and not yielding to pedestrians
- Concern that **lack of bike lanes**, speeding, and traffic congestion discourage bicycling
- Desire for better bus stops

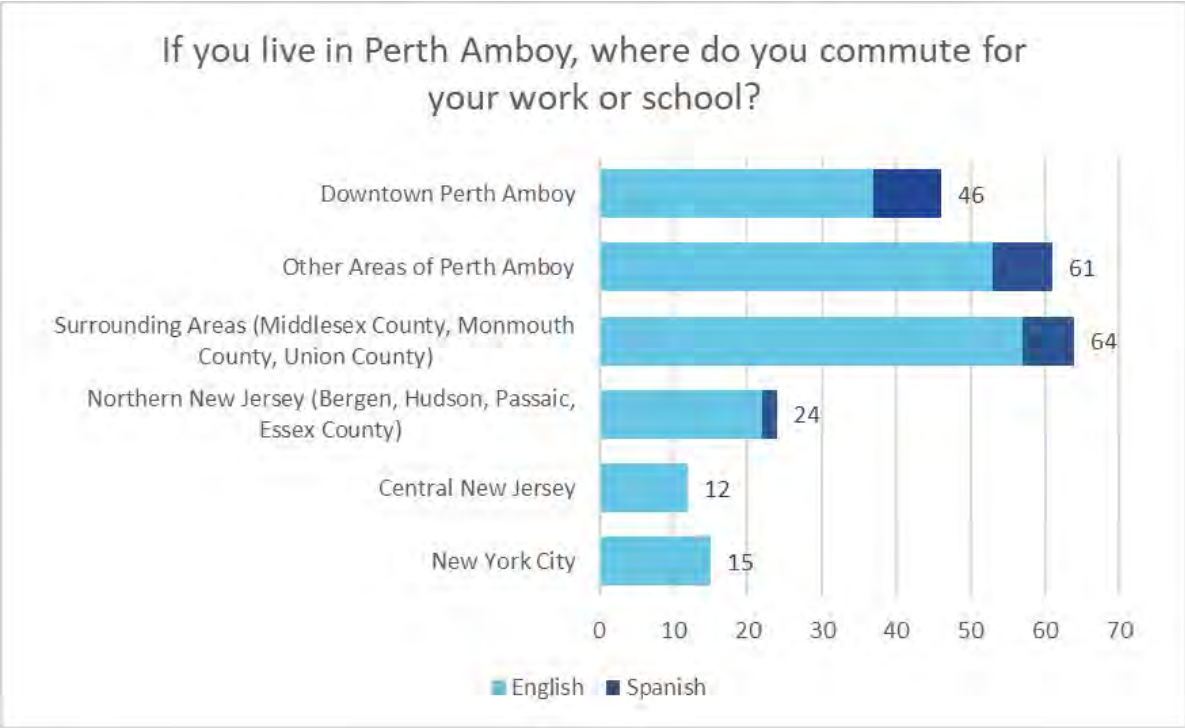
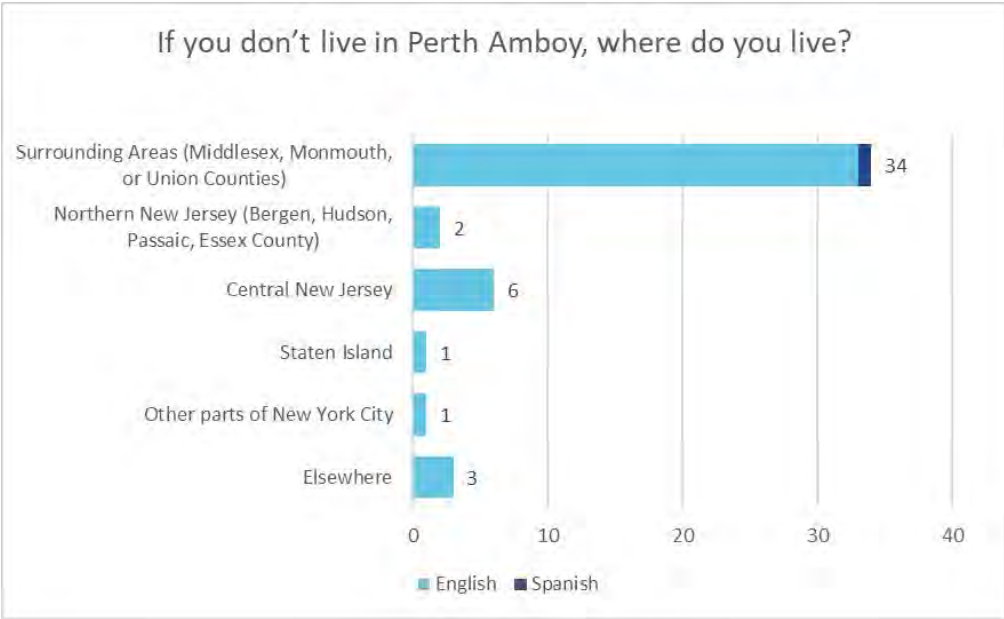
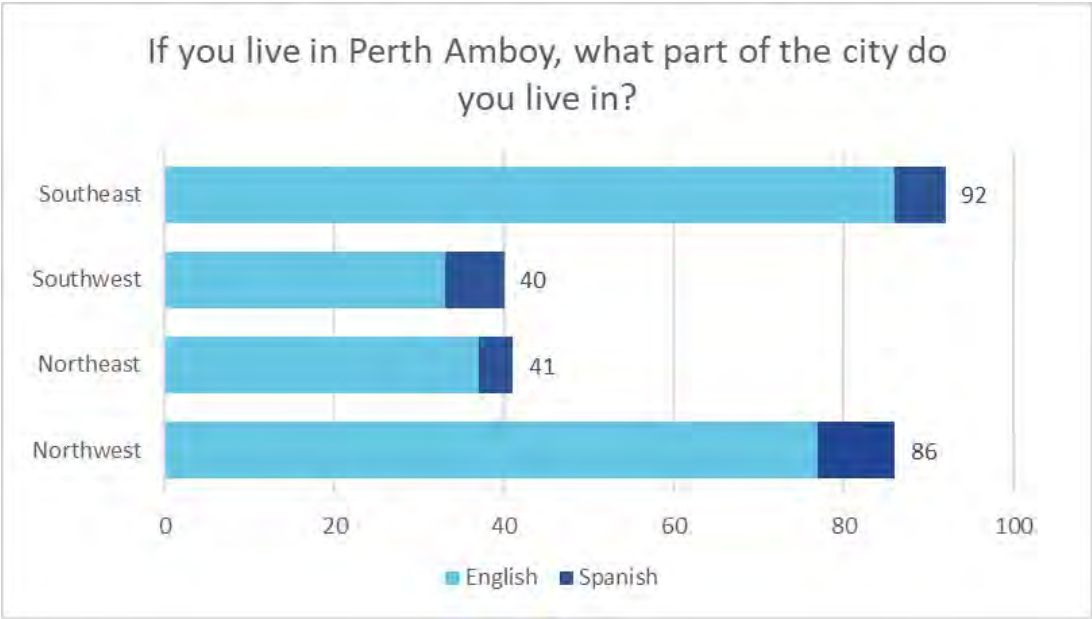
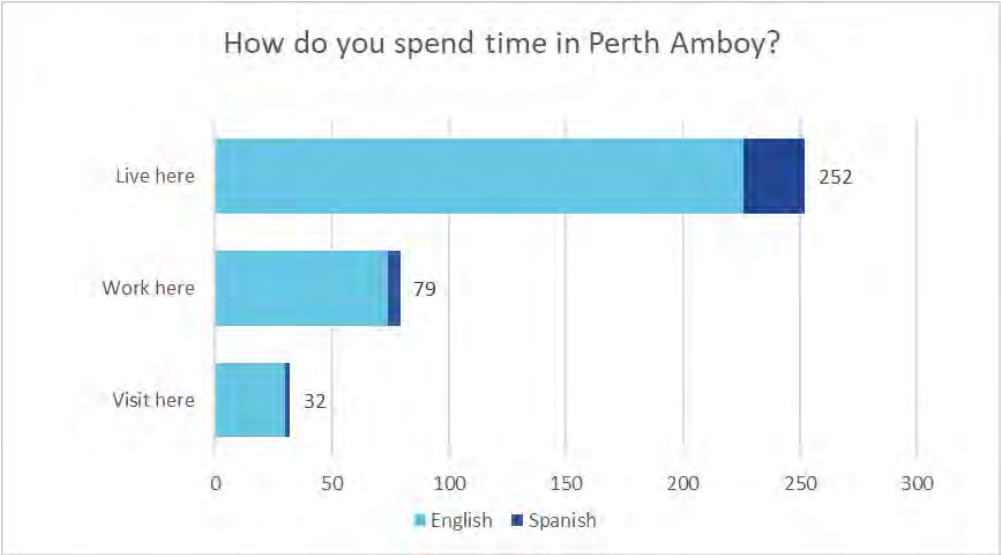


## Other Concerns and Interests

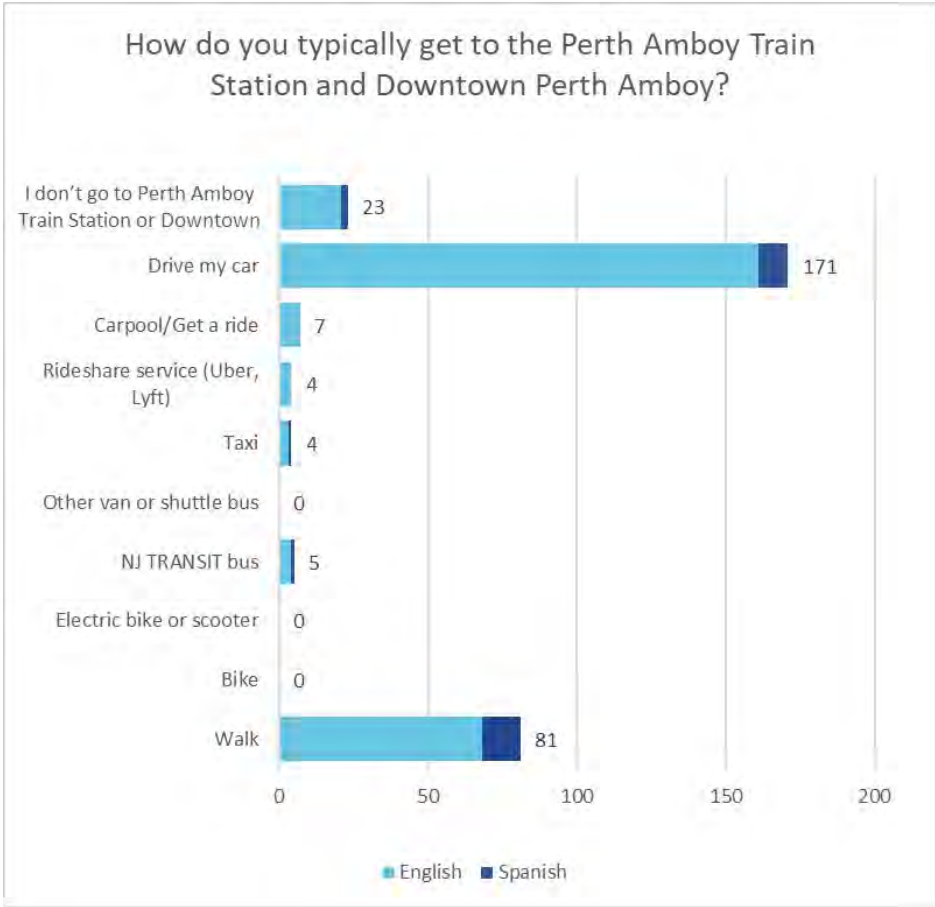
- Concern about crime, homelessness, substance abuse downtown
- Desire to improve train station conditions to address cleanliness, vagrancy, and stairways
- Strong support for connecting downtown and the waterfront
- Support for creation of outdoor public space in the downtown, especially parks at five corners and the train station



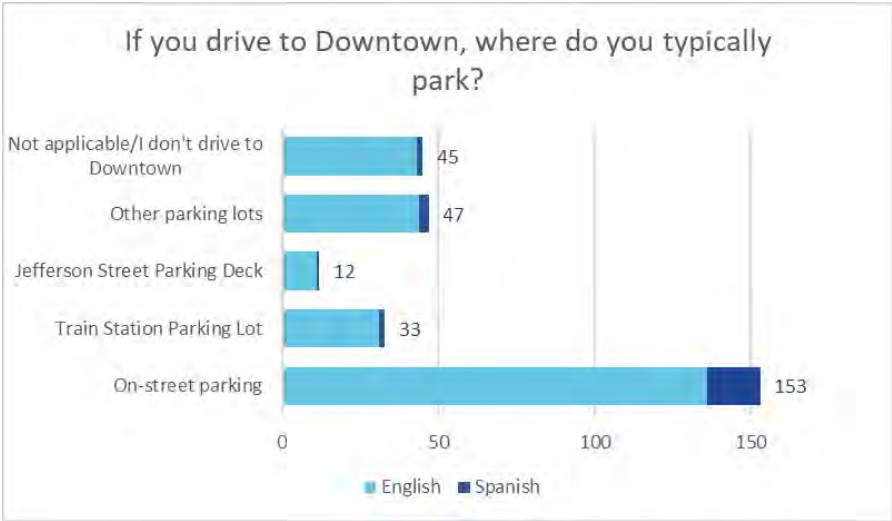
# Survey Summary



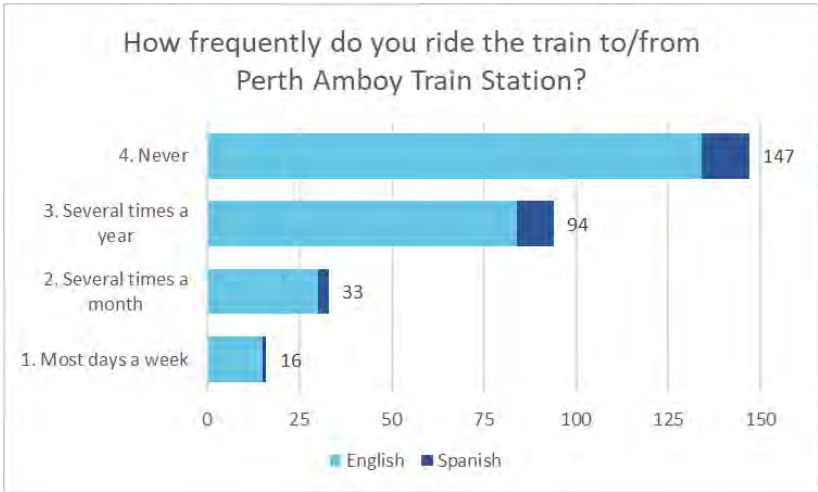
# Survey Summary



Most respondents drive or walk to get to the train station or downtown.



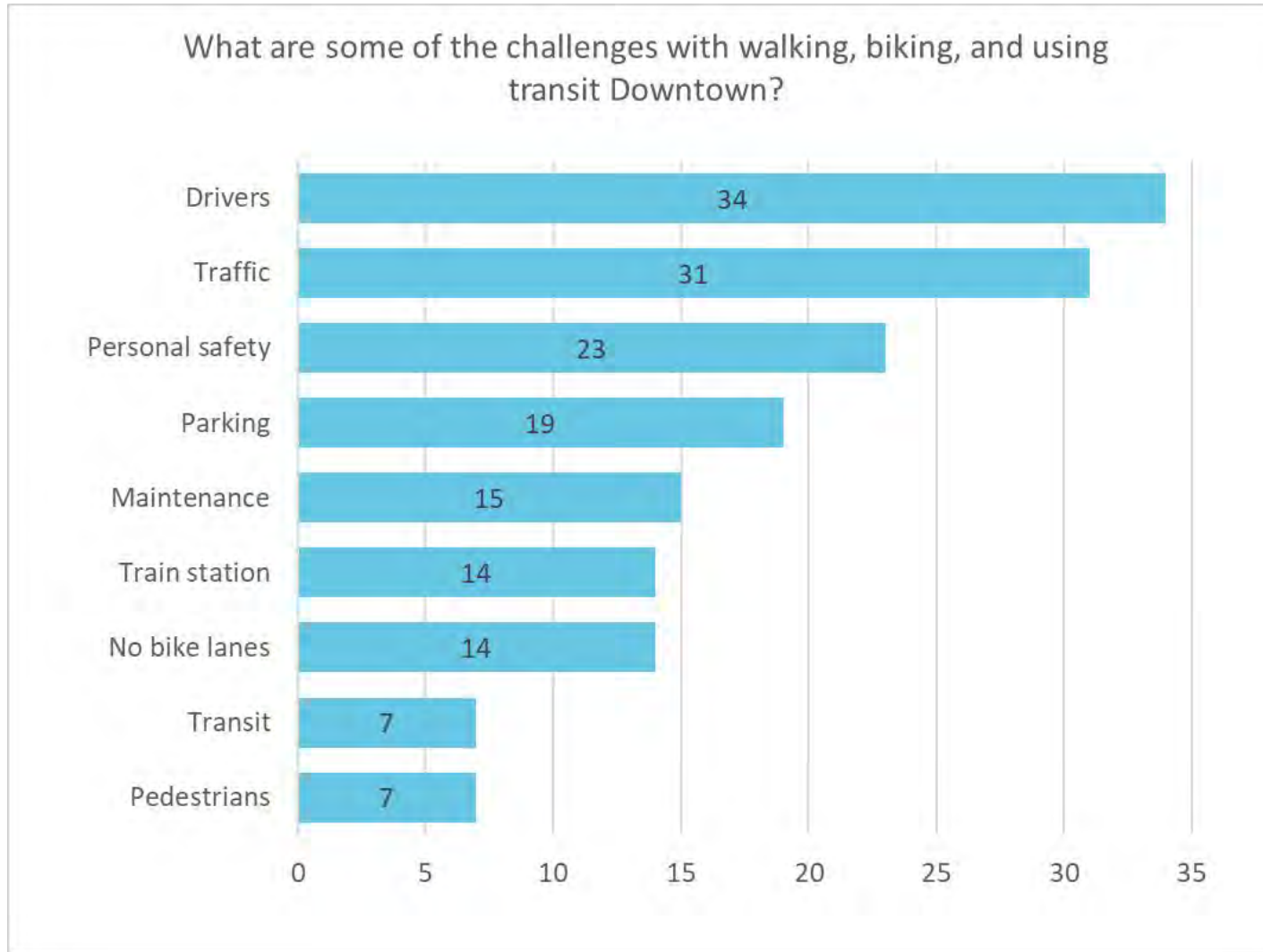
Most respondents who drive downtown park on the street.



Most respondents never ride the train or use it less than once a month.



# Survey Summary



(Write-in responses about walk, bike and transit challenges from the English survey were combined into nine categories. Spanish survey responses were similar.)

## Top Challenges

- Unsafe driver behavior; speeding; yielding
- Traffic congestion
- Personal safety; crime; substance abuse; homelessness; perceived lack of police presence
- Lack of parking; illegal parking
- Maintenance; cleanliness; trash; potholes; street lights
- Lack of bike lanes
- Train station conditions

# Survey Summary

## What are some of the challenges with walking, biking, and using transit in Downtown?

“The amount of cars (traffic) on our streets. The people who drive in town with no regard to traffic laws.”

“Con coche de baby algunas aceras me dificultan El Paso además de algunos carros que se parquean en medio de la acera.”

“Unhoused individuals at night/early morning makes the environment a little concerning. The smell of urine at the train station tracks is always a bummer.”

“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).”

“Muchos desamparados en la noche se siente peligroso.”

“The bus sometimes does not come at all. Also the cars sometimes park in the spot of the bus stop.”

“Downtown needs bike lanes. Bike racks. Street parking spaces should be marked.”

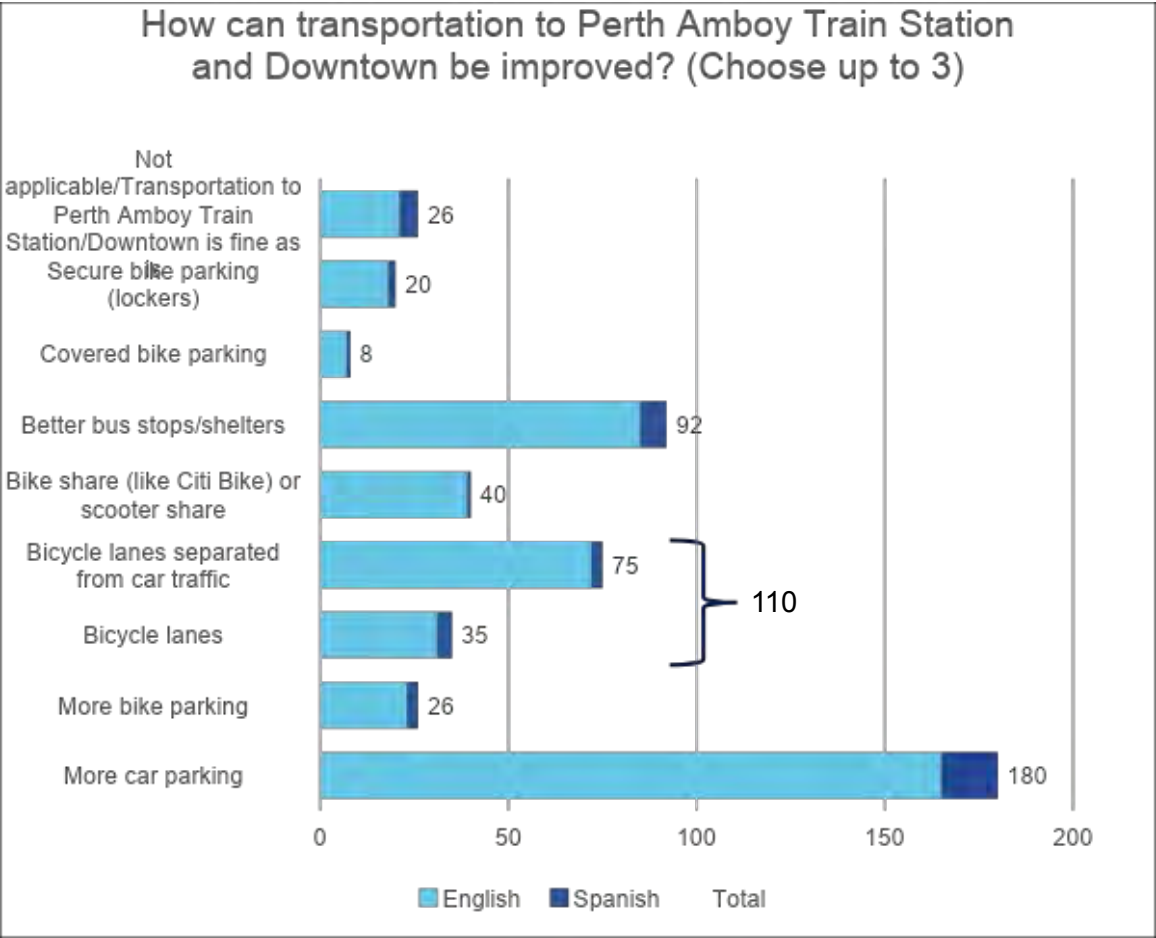
“The drunk men lingering in the area. Don't feel safe.”

“Cars illegally parked on the yellow lines at intersections, obstructing visibility.”

“Lo deteriorada que están muchas de las aceras en las áreas circundantes a la estación del tren. Sobre todo Market Street.”



# Survey Summary



## Desired transportation improvements

- More car parking
- Bicycle lanes
- Better bus stops/shelters

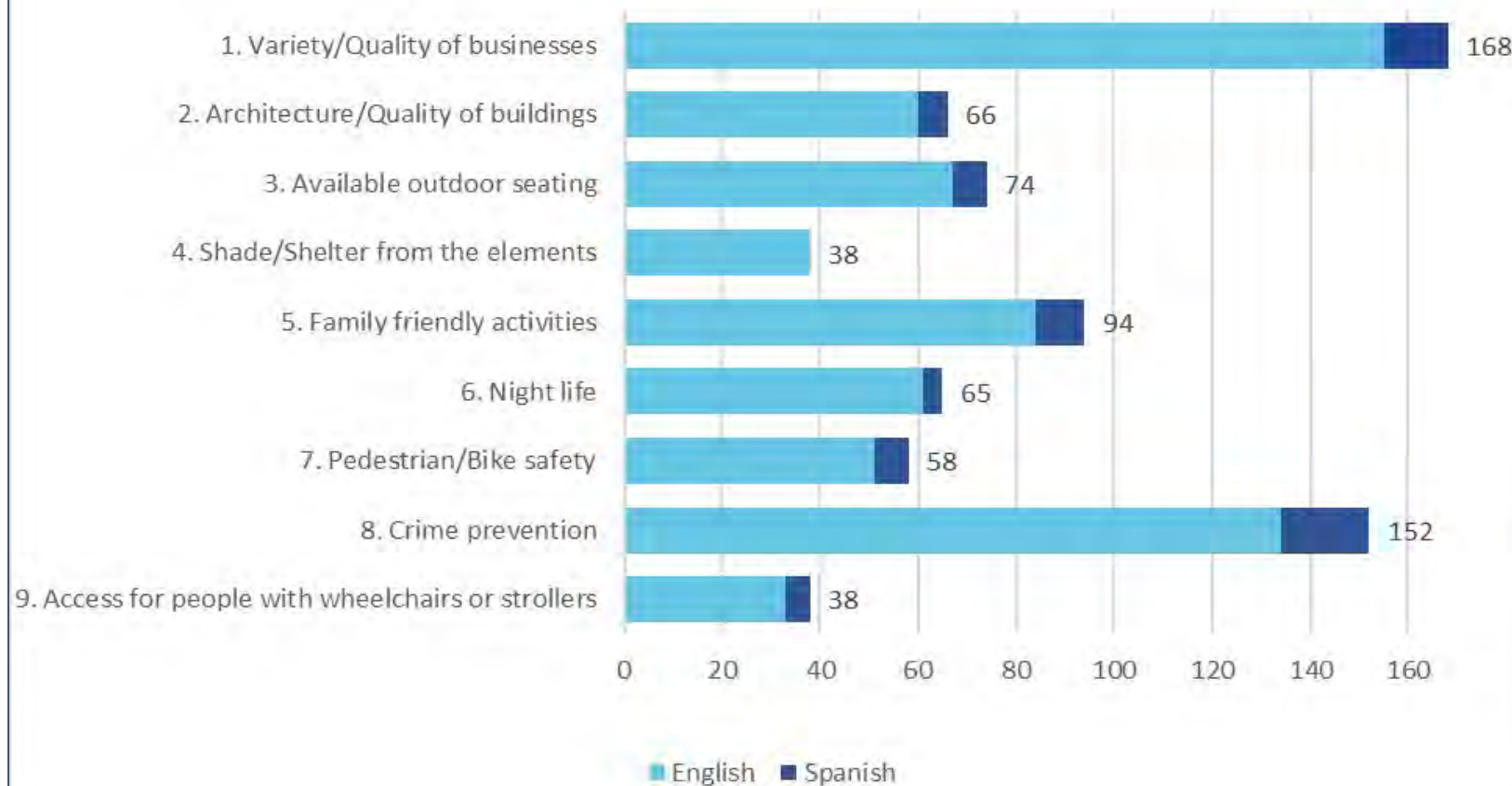
("Other" write-in responses excluded.)

# Survey Summary

## Desired Downtown improvements

- Variety/Quality of businesses
- Crime prevention
- Family friendly activities

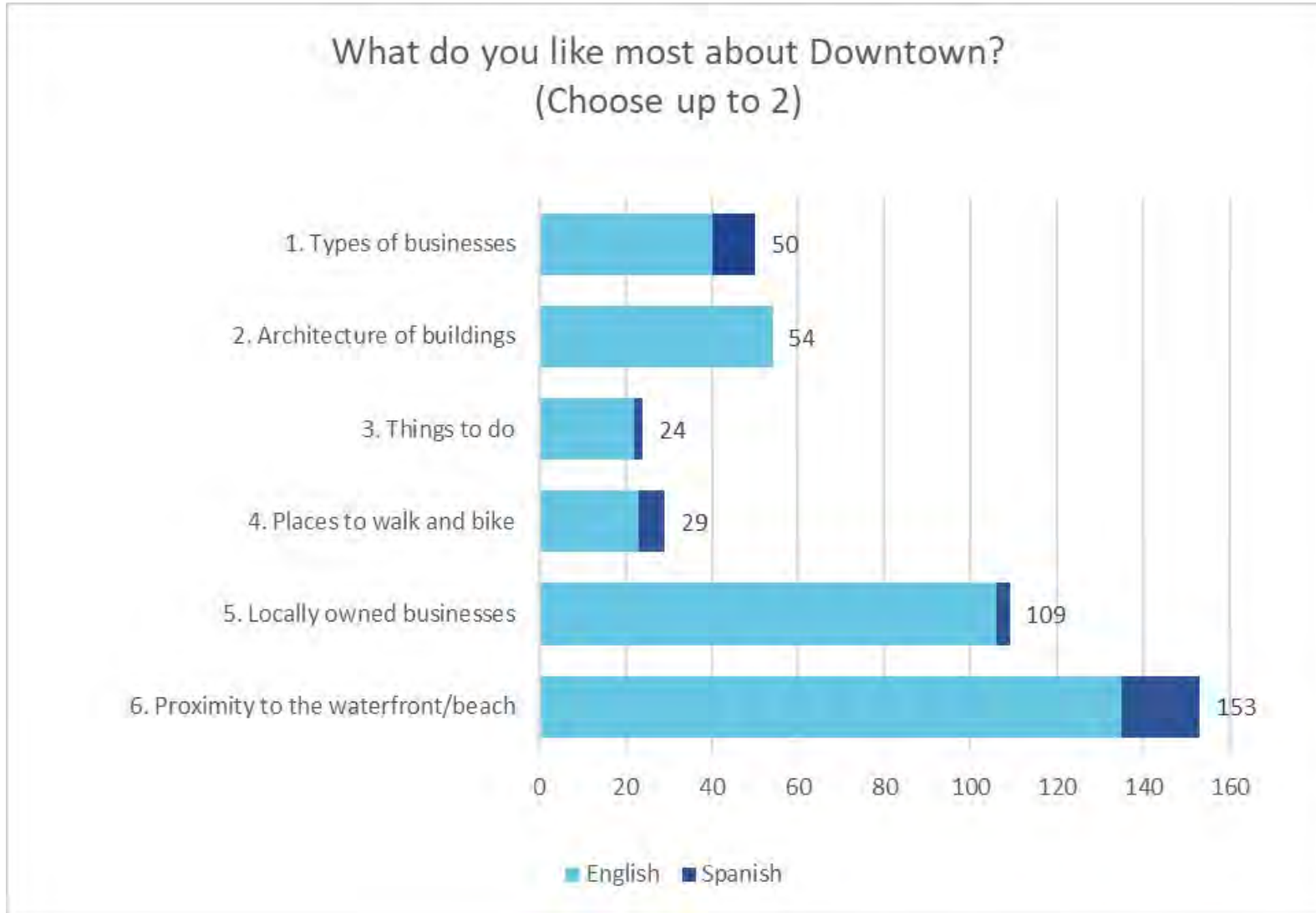
What most needs improvement in Downtown Perth Amboy?  
(Choose up to 3)



("Other" write-in responses excluded.)



# Survey Summary

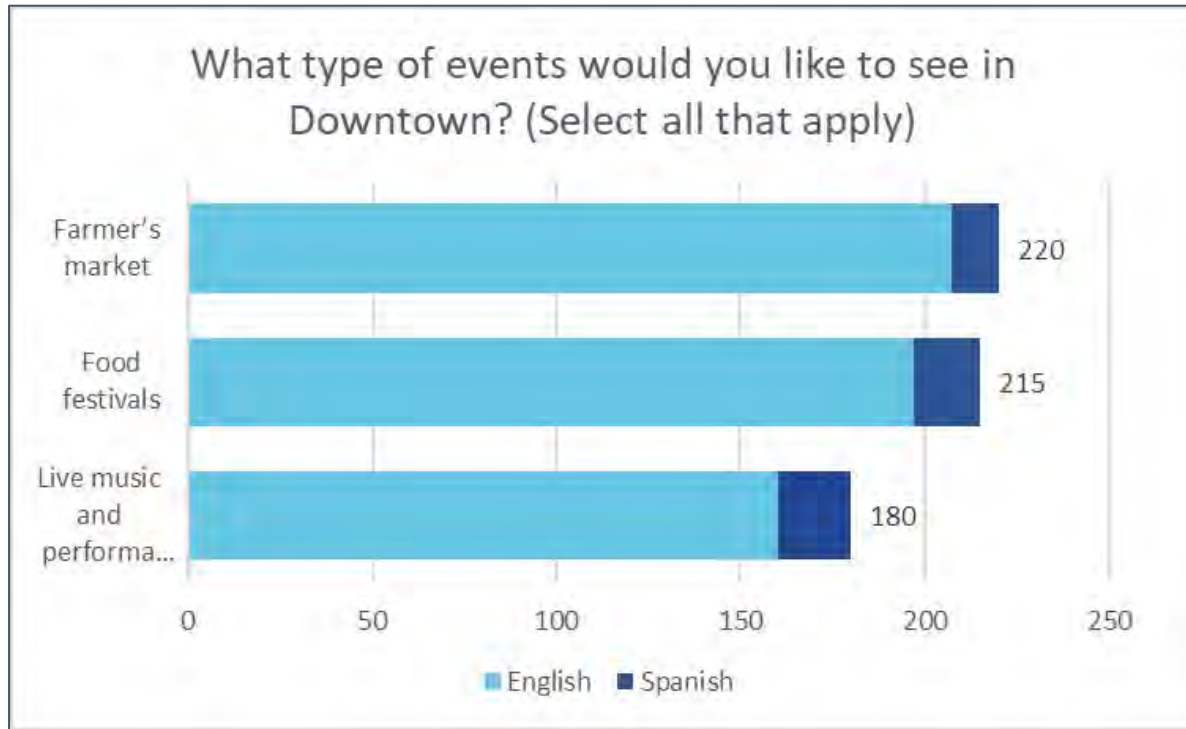


("Other" write-in responses excluded.)

## People like Downtown because...

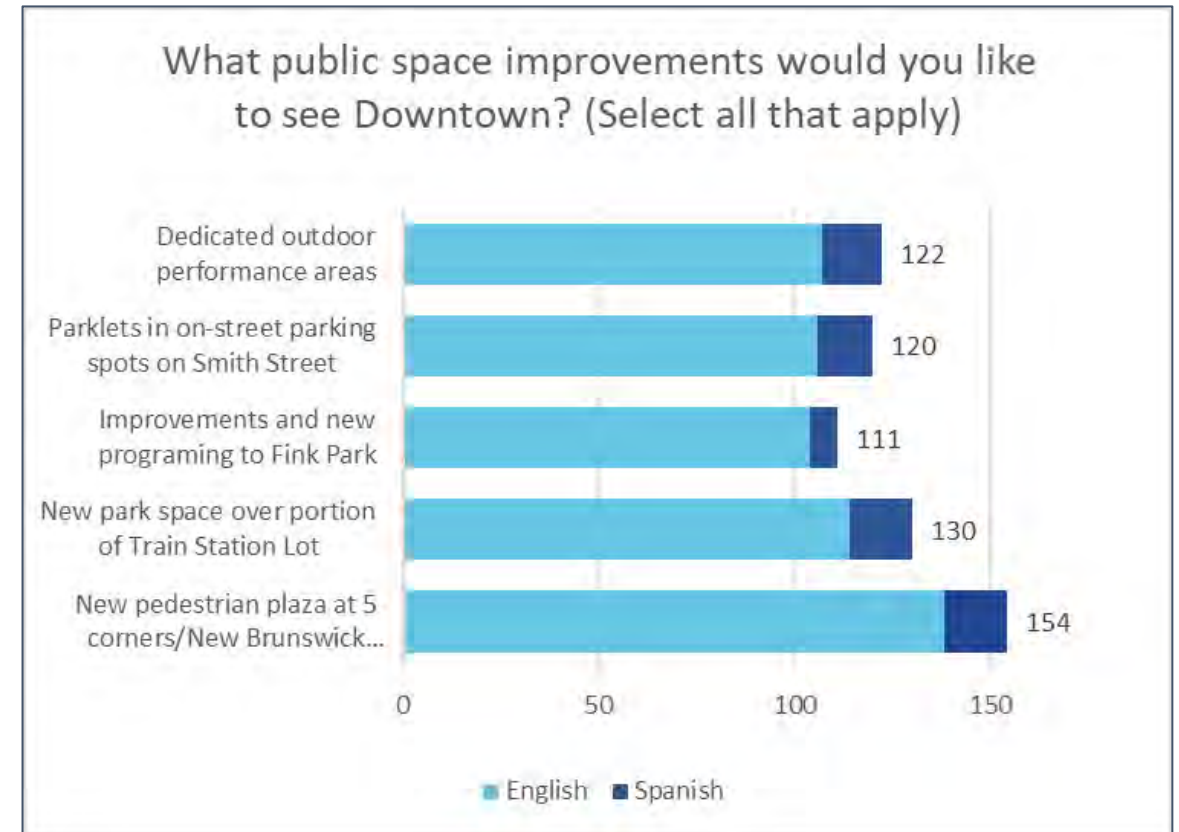
- Proximity to the waterfront
- Locally owned businesses

# Survey Summary



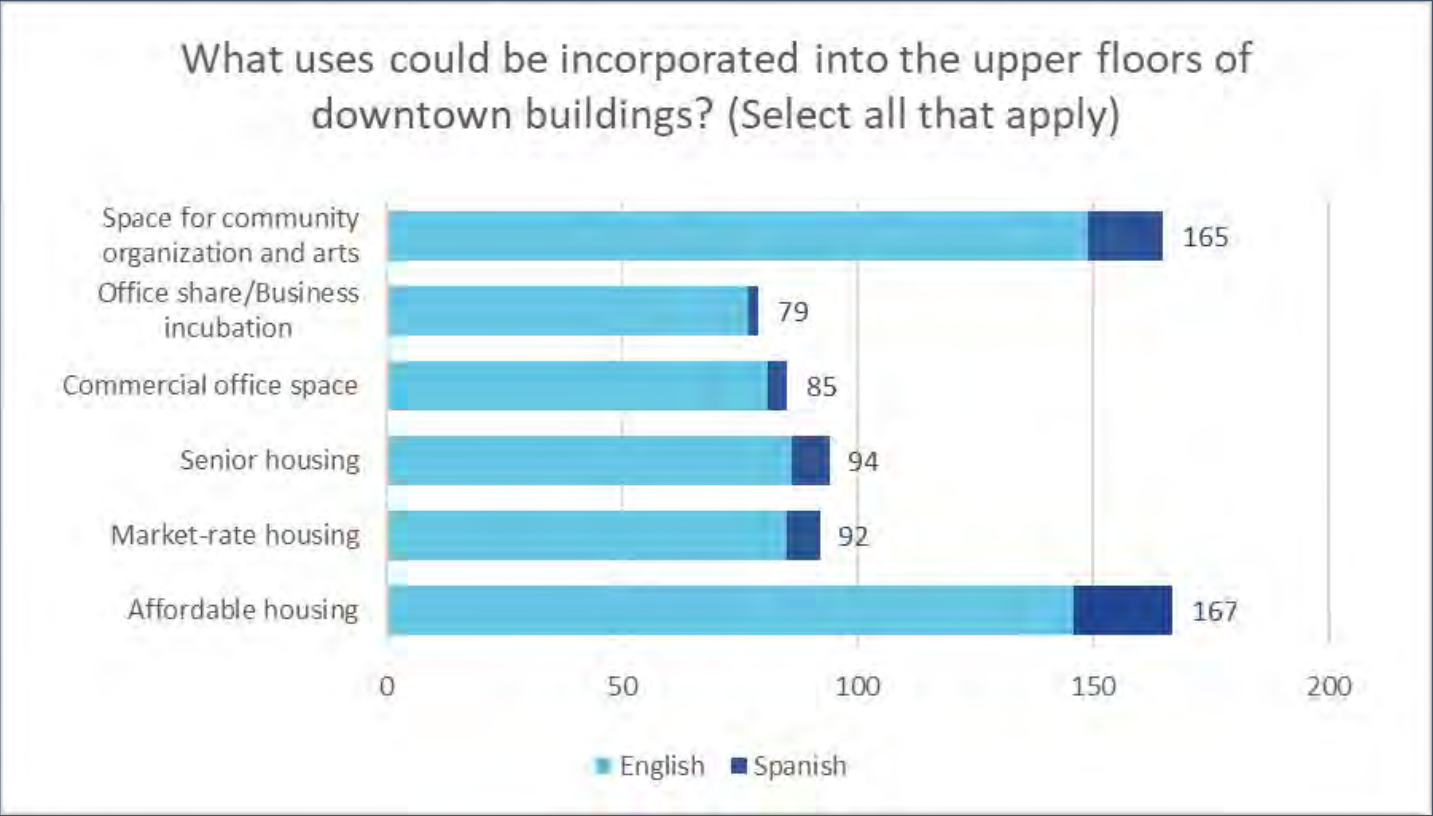
Respondents supported downtown events like **farmer's markets, food festivals, and live music.**

Respondents supported improvements to public space in the downtown, especially **parks at five corners and the train station.**





# Survey Summary



Respondents selected **affordable housing** and **community organizations** as the best uses for upper floors of downtown buildings.

Would you consider living in or working in a new or renovated/updated building in downtown Perth Amboy building?

Live	113
Work	130
Neither	113

Would you visit the waterfront if there were better connections to Downtown and the Train Station?

Definitely	199
Maybe	50
No	29



# What Sidewalk Features Are Most Important to You? (Select up to 3)

#1



Regular street trees and planters



Sidewalk displays and Signage

#2



Landscaped seating areas

#3a



Public art

#3b



Outdoor dining areas



Brick accent pavers



# What Should Public Space in Downtown Perth Amboy Look Like?

#1



**Flexible Plaza space**



**Natural Greenspace  
and Rain Gardens**

#2



**Pedestrian streets**



**Pocket Park (Park on narrow lots  
between two or more buildings)**

#3



**Seating areas with hardscape and planting  
areas**



**Parklets**



# What Should the Scale of Redevelopment in Perth Amboy Look Like?

#2a



3-story with varied rooflines

#2b



3-story with setback 4<sup>th</sup> story

#1



Historic facades with setback 4-5 stories

4-story with varied rooflines and facades

4-story with varied rooflines and facades

5-story with varied rooflines and facades

6 or more story with flat roof



# What Should Redevelopment in Perth Amboy Look Like? (Choose 3)



**Transitional style with accent colors and materials**



**Modern style with varied materials and details**



**Historic/Traditional street facade with Modern style behind**



**Historic facades (adaptive reuse)**



**Modern style with more uniform facade with material accents**



**Traditional style with materials and detail accents**



# Survey Summary

## Response data for visual questions

### What sidewalk features are most important to you? (Select up to 3)

	English	Spanish	Total
Regular street trees and planters	150	15	165
Sidewalk displays and signage	60	8	68
Landscaped seating areas	122	14	136
Brick accent pavers	47	5	52
Public art	101	12	113
Outdoor dining areas	104	6	110

### What should public space in Downtown Perth Amboy look like?

	English	Spanish	Total
Flexible plaza space	127	15	142
Natural greenspace and rain gardens	84	8	92
Pedestrian streets	120	14	134
Pocket parks (park on narrow lot between buildings)	50	5	55
Seating areas with hardscape and planting areas	99	12	111
Parklets	71	6	77

### What should the scale of redevelopment in Perth Amboy look like?

	English	Spanish	Total
3-story with varied roofline	52	5	57
3-story with setback 4th story	45	3	48
4-story with varied rooflines and facades	31	3	34
5-story with varied rooflines and facades	18	9	27
6 or more story with flat roof	26	3	29
Historic facade with setback 4-5 stories	112	5	117

### What should redevelopment in Perth Amboy look like? (Choose up to 3)

	English	Spanish	Total
Modern style with accent colors and materials	45	8	53
Historic/traditional street facade with modern style behind	114	14	128
Historic facades (adaptive reuse)	104	6	110
Modern style with more uniform facade and materials accents	50	3	53
Traditional style with varies facades and details	43	10	53
Transitional style with more uniform colors, materials, and details	68	10	78