

Waiver Request
665-669 GRAND STREET
JERSEY CITY, NEW JERSEY

An application has been filed for the above noted property with the Jersey City Planning Board for preliminary and final site plan approval with two C Variances/Deviations for minimum lot area and minimum parking requirement pursuant to NJSA 40:55d-70(c).

The Property is in Zone MU-E of the Morris Canal Redevelopment Plan and located on the south side of Grand Street mid-block between Westervelt Pl and State Street

The Purpose of the Application is to develop the Property with a new four-story mixed use building with commercial space on the ground floor and 23 dwelling units above the ground floor. No parking spaces are proposed.

Waiver Request:

Traffic Impact Study pursuant to 345-17

345-17 requires a traffic impact assessment for all preliminary site plan approval applications. The same section also permits the director of the Division of City Planning to waive the requirement. No parking is proposed as part of the application.

The granting of the waiver request will not result in a substantial detriment to the intent and purpose of the Morris Canal Redevelopment Plan, the Municipal Land Use Law or the Jersey City master Plan. The Application is consistent with the goals and purposes of the surrounding community and will promote the intent and purpose of the Morris Canal Redevelopment Plan, the Municipal Land Use Law and the Jersey City mater Plan rather than result in a detriment.

The Municipal Land Use Law (MLUL)

The Application advances the general welfare and public good of the State of New Jersey and the City of Jersey City in accordance with purpose A of the MLUL by advancing the redevelopment of the site into a permitted use, providing 23 dwelling units and ground floor commercial space.

The Application provides sufficient space in appropriate locations for a variety of uses in order to meet the needs of all New Jersey citizens in accordance with purpose G of the MLUL by providing 23 dwelling units and ground floor commercial space; and

The Application promotes a desirable visual environment through creative development techniques and good civic design and arrangement in accordance with purpose I of the MLUL through the new construction of a 23 dwelling unit, four-story building on a non-conforming lot; and

Morris Canal Redevelopment Plan

The Application provides opportunities for the growth of neighborhood level retail, services and community consistent with the goals of the Morris Canal Redevelopment Plan by providing more than 5700 SF of ground floor commercial space on Grand Street

Jersey City Master Plan

The Application provides a range of housing densities appropriate to the character of existing neighborhoods (e.g., promote low and medium density housing in addition to high density high rise housing) consistent with the land use objectives of the Jersey City Master Plan by proposing a new 4 story mixed use building.

The Application strengthens commercial districts consistent with the land use objectives of the Jersey City Master Plan by providing for dwelling units above commercial use in a commercial zone