

## **PRINCIPAL POINTS STATEMENT**

**TEAM WALKER, INC.  
150 PACIFIC AVENUE  
BLOCK 21503, LOT 27**

The Applicant, Team Walker, Inc., has filed an application with the Jersey City Planning Board for Preliminary and Final Major Site Plan approval with variances for the property located at 150 Pacific Avenue, also identified as Block 21503, Lot 27 on the official Tax Map of the City of Jersey City (the “Property”). The Property is located within the “Mixed-Use” District of the Canal Crossing Redevelopment Plan area.

The Property is presently improved with an existing industrial building. The Applicant proposes to renovate the interior spaces of the existing industrial structure (Building B) for a Vocational School use and office space (collectively, the “Project”). Additional improvements include façade alterations, sidewalk and landscaping improvements.

The Applicant, Team Walker, Inc., is a Jersey City non-profit organization that provides academic and recreational programs to Jersey City youth. The subject Project is the future site of Team Walker’s first vocational training program that will provide in-person training to Jersey City youth aged 16-24. The proposed vocations will include automotive, culinary, carpentry, plumbing, and electrical training programs.

While schools are permitted uses per the Redevelopment Plan, the Applicant is seeking interim use approval from the Planning Board to permit the vocational school use at the subject Property.

As part of this application, the Applicant is seeking the following variances from the Canal Crossing Redevelopment Plan and Jersey City Land Development Ordinance (“JC LDO”):

1. A variance to permit signage above the first story of the structure whereas the Redevelopment Plan does not permit signage above the first story of any structure; and
2. The Applicant is requesting any additional variances, deviations, exceptions and/or waivers that the Planning Board shall deem necessary in connection with this application.

The objective of the Canal Crossing Redevelopment Plan is to encourage development with a mixture of uses, high quality building design and an intensity of development that will allow for a self-sufficient and vibrant new community serving as a model for healthy urban growth. Per Section V.D., Interim Uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall establish an interim use period up to three (3) years in duration, and the Planning Board may grant additional one (1) year renewals of interim uses upon application, review and approval.

The approval of this project will also advance the purposes of the Municipal Land Use Law:

- The approval of the project would be a municipal action that will guide the appropriate use and development of this property. The interim use and the proposed development is consistent with the intent of the Redevelopment Plan. The proposed development will improve an unsightly vacant building which detracts from the appearance and vitality of the area. As such, the proposed development will promote the general welfare and public good; consistent with N.J.S.A. 40:55D-2.a.
- The large size of this parcel demonstrates that the proposed development will provide sufficient space in an appropriate location for this type of use, and given its location in close proximity to the Light Rail Station, along with providing vocational training to residents of the community, all consistent with N.J.S.A. 40:55D-2.a.
- The granting of the variances will promote a more desirable visual environment by improving an unsightly industrial building with a modern vocational school that will serve the community consistent with N.J.S.A. 40:55D-2.i.

The Project will provide a community benefit by creating a new vocational school that will serve and benefit Jersey City youth by providing “hands-on” vocational training to students ages 16-24.

The granting of the variances will not result in a substantial detriment to the public good or the general welfare. In fact, schools are a permitted use per the Redevelopment Plan and the Applicant is proposing a similar use with this application. The site is well suited for the proposed vocational school use due to the Property’s size and location within the Canal Crossing Redevelopment Plan Area and proximity to the Light Rail Station.

The granting of the variances will not result in a substantial detriment to the intent and purpose of the Redevelopment Plan or the zone plan. The proposed development will promote the intent of the Redevelopment Plan to promote new development that will contribute to the overall vitality and redevelopment of the area.

As such, the positive and negative criteria have been met for the granting of the deviations requested, wherein the benefits of granting the requested variances will substantially outweigh any detriments.

The Applicant reserves the right to supplement its reasoning through expert testimony at the public hearing.