

Statement of Principal Points  
120 Storms Avenue (Block 15004, Lots 32-38)  
Jersey City, Hudson County, New Jersey

An application has been filed for the above-noted property (“subject property”) with the Jersey City Planning Board for Preliminary and Final Major Site Plan approval; for approval of bulk deviations for maximum building height (in feet), maximum residential floor-to-ceiling height, minimum front stepback/minimum sidewalk width, minimum side stepback, parking design standards, minimum drive aisle width, and minimum off-street parking spaces.

The subject property identified as Lots 32, 33, 34, 35, 36, 37 and 38 on Block 15004 is located at the corner of Storms Avenue and Nevin Street. The subject property has approximately 119 feet of frontage along Storms Avenue and 140 feet of frontage on Nevin Street, with a total lot area of 17,973 square feet. The subject property is currently a vacant lot surrounded by chain link fencing utilized as surface parking. The subject property is located in Zone 1 of the McGinley Square East Redevelopment Plan (Redevelopment Plan).

The purpose of this application is to develop the subject property with a new 8-story, 101-unit residential building. The project is proposing 19 studio units, 75 one-bedroom units, 5 two-bedroom units, and 2 three-bedroom units and will provide 33 off-street parking spaces. Per the Redevelopment Plan, the project will provide inclusionary housing unit per requirements at a rate of 20% for a total of 20 units. Open space is proposed on the rooftop including a 1,163-square-foot indoor lounge and 7,225 square feet of outdoor recreation space. A total of approximately 2,943 square feet of retail is proposed along the Storms Avenue frontage.

The requested bulk “c” deviations can be granted pursuant to N.J.S.A. 40:55D-70.c.(2), *wherein the benefits of the proposed project would outweigh any detriments and the purposes of land use planning are advanced*. The subject property will develop a currently vacant lot with a new 8-story, 101-unit residential building in the McGinley Square East Redevelopment Plan.

*Maximum Building Height in Feet:* The project proposes to improve the subject property with an 8-story, 93-foot building, where a maximum building height of 8 stories and 90 feet is permitted. The requested deviation is minimal for an additional 3 feet of building height. The additional height allows for a floor-to-ceiling height of 15 feet for the ground floor and floor-to-ceiling heights of 10 feet for the residential floors. The proposed building height is in scale with existing buildings in the area including a 12-story building at 111 Storms Avenue and a 9-story building at 21-27 Orchard Street. The proposed additional height will also be offset by the step backs of the building from the front and rear façades. The proposed building will have a rear stepback at the 2<sup>nd</sup> floor with rear patios where the building abuts neighboring properties. Additionally, the building will have 8-foot stepbacks from the Nevin Street façade and 9.5-foot stepbacks from the Storms Avenue façade from the 5<sup>th</sup> story through the 8<sup>th</sup> story.

*Maximum Residential Floor-to-Ceiling Height:* A 15-foot floor-to-ceiling height is proposed for the ground floor, where a maximum floor-to-ceiling height of 12 feet is permitted on residential floors. Although the ground floor will provide a lobby and amenity space for residential use, no residential units are proposed. Additionally, the upper residential floors will be compliant with 10-foot floor-to-ceiling heights.

*Minimum Front Yard Setback/Minimum Sidewalk Width:* The proposed building will provide a sidewalk width of 13 feet 8 inches along Storms Avenue, where a minimum sidewalk width of 15 feet is required. The requested deviation is for a deficiency of 1 foot 4 inches in width. A front yard setback of 2 feet is proposed, where a setback of 3 feet 4 inches is required to provide the 15-foot sidewalk width. The proposed building setback is in line with the other properties on this section of Storms Avenue, including 108-104 Storms Avenue, thus providing a continuous 13-foot-8-inch sidewalk width along the pedestrian right-of-way.

*Minimum Side Yard Setback:* The project is proposing a 0-foot side yard setback from the southern side property line, where a minimum of 10% of the lot width (12 feet) up to a maximum of 6 feet is required. The 0-foot side yard setback is mitigated by a 5.5-foot step back from the 5<sup>th</sup> story through the 8<sup>th</sup> story, allowing light and air to pass between the properties. In addition, the southeast corner of the proposed building is only 1 story in height, allowing for light and air to pass between the adjacent properties and mitigating the negative shadow impacts. While the neighboring properties along Storms Avenue are two 3-story residential buildings, the remainder of this section of Storms Avenue is improved with mixed-use buildings with 0-foot side yard setbacks. This provides a continuous streetscape along Storms Avenue which is consistent with the goals of the Redevelopment Plan.

*Parking Design Standards – Parking Adjacent to Sidewalk/Street and Parking Level at Grade:* The proposed improvement on the subject property will provide ground-floor parking that is adjacent to the sidewalk and street frontage. The Redevelopment Plan requires that any building over 6 stories provide an active use and not allow parking adjacent to the sidewalk or street frontage. While the proposed building will have the parking level at grade, the frontage along Storms Avenue will have active uses along the streetscape. To provide ingress and egress to the parking area, a portion of the grade level is needed to provide a garage exit at Nevin Street, respectively. The northwest corner of the proposed building (corner of Storms Avenue and Nevin Street) contains the main entrance and lobby and a gym amenity space. Along Nevin Street, approximately 82 feet of the building façade is composed of the residential lobby, gym amenity, and mechanical rooms which accounts for 57% of the linear frontage. In addition, the proposed parking will be enclosed within the building and visual screened from view. Overall, the proposed project will be providing two new retail spaces and 7 new street trees, 4 trees along Nevin Street and 3 trees along Storms Avenue, which will improve streetscape along the pedestrian right-of-way. The Redevelopment Plan also requires a 5-foot setback for parking levels at grade that are not screened by an active use. The proposed building will be setback a distance of 3 feet along Nevin Street and 2 feet along Storms Avenue. Planters will be provided per the parking design standards at grade level, where the parking level is not screened by an active use.

*Minimum Off-Street Parking Spaces:* The project is proposing 33 off-street parking spaces (0.3 space per unit) where 40 spaces are required (0.4 space per unit). The subject property is in a transit-rich area and will be providing the required 51 bicycle parking spaces (0.5 space per unit). The project is located approximately 0.7 miles south of the Journal Square Transportation Center (Transportation Center) which is serviced by two PATH lines from Newark to lower Manhattan and from Journal Square to midtown Manhattan. The Transportation Center is also serviced by more than a dozen bus lines operated by New Jersey Transit and independent bus companies. According to the Redevelopment Plan, McGinley Square has access to four different bus lines:

- The Bergen Avenue Bus, running from the Bayonne-Jersey City municipal boundary line to Journal Square.
- The Montgomery Westside Bus, running from the Greenville section of Jersey City to Downtown Jersey City, connecting to two PATH stations.
- The NJ Transit #80 Bus, which connects the Greenville section with Journal Square and Exchange Place in downtown Jersey City; passing through the McGinley Square East Redevelopment Area on Montgomery Street and Bergen Avenue.
- The NJ Transit #87 Bus, running from the Greenville section to Journal Square and then on to Hoboken Station; passing through the McGinley Square East Redevelopment Area along Bergen Avenue.

In addition, one of the goals stated in the Redevelopment Plan is *“To reduce automobile dependency by encouraging higher intensity development in proximity to neighborhood services, lower automobile parking ratios, and safe convenient facilities for bicycle storage and parking.”* The proposed project will advance this Redevelopment Plan goal. The subject property is located within walking distance to a wide variety of uses and services along commercial corridors in the area including Bergen Avenue, Montgomery Street, Monticello Avenue, and the Journal Square area. The density and variety of uses and services provided within walking distance to the subject property support a more pedestrian-oriented development, which is in line with the goals of the Redevelopment Plan.

Granting the requested deviations will advance the purposes of the Municipal Land Use Law and promote the general welfare. Granting the requested deviations will guide the appropriate use and development of the property in a manner that will promote the general welfare consistent with N.J.S.A. 40:55D-2.a. through the provision of an appropriate development on a vacant subject property with a new 8-story, 101-unit building. The proposed development will promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities; consistent with N.J.S.A. 40:55D-2.e. The proposed project will promote a more desirable visual environment consistent with N.J.S.A. 40:55D-2.i. by providing infill development and new sidewalks and street trees, that will complete the streetscape and replace a surface parking lot surrounded by chain-link fencing.

*Negative Criteria:* Granting the requested deviations will not result in a substantial detriment to the general welfare. The project has been designed in an appropriate and balanced manner to mitigate impacts on the adjacent property and neighborhood where possible through architectural design and site planning.

Granting the requested deviations will likewise not result in a substantial impairment to the intent and purpose of the zone plan and zoning ordinance. The proposed 101-unit residential building is a permitted use and is consistent with the goals of the Redevelopment Plan including:

- A. To redevelop the McGinley Square East Study Area in a manner that recognizes McGinley Square's traditional position as a neighborhood center of commerce, retail, education, entertainment, and culture.*
- B. To provide a variety of market rate and workforce housing types, both rental and for sale, suitable to meet the need of varying family types and income levels.*
- C. To provide for urban amenities and activities such as transit, open space, entertainment, retail, education facilities, and housing variety that will attract a range of new residents and employers and encourage a balance of jobs and housing.*
- D. To reduce automobile dependency by encouraging higher intensity development in proximity to neighborhood services, lower automobile parking ratios, and safe convenient facilities for bicycle storage and parking.*
- E. All housing pursuant to inclusionary housing requirements are recommended to be mixed in with market rate units within each building.*

The proposed project also advances the Jersey City Master Plan by redeveloping the property, which will provide a unique, attractive, and high-quality residential area that will serve existing residents and attract new residents with a wide range of housing and life-style choices.

The requested deviations for the proposed project are justified and can be granted in that both the positive and negative criteria have been met pursuant to N.J.S.A. 40:55D-70.c. The Applicant reserves the right to supplement the foregoing reasons with expert testimony at the Jersey City Planning Board Hearing.