

Statement of Principal Points
853 Jersey Avenue (Block 6005, Lot 10)
Jersey City, Hudson County, New Jersey

An application has been filed for the above noted property with the Jersey City Planning Board for approval of bulk deviation for minimum sidewalk width. The subject property is located in the Mixed Use District of the Jersey Avenue Park Redevelopment Plan.

The subject property is identified as Lot 10 on Block 6005 and is located at the northwest corner of Jersey Avenue and 18th Street. The property has a total lot area of 60,985 square feet (1.4 acres). For purposes of zoning conformance, the area of the subject property is based on the Applicant's lot size prior to the dedication of a portion of 18th Street to the City. The lot size prior to the dedication is 93,654 square feet (2.15 acre). The subject property is bounded by 18th Street to the south, Jersey Avenue to the east, and Coles Street to the west. Currently, the subject property is a vacant parcel comprised of mainly lawn with some shrubs, trees, and fencing.

The purpose of this application is to develop the subject property with a mixed-use development including one 13-story residential tower and one 19-story residential tower with retail on the ground floor. The development also includes a 2-level integrated parking garage. In total, the development includes 322 residential units, approximately 3,256 square feet of retail space, and 164 parking spaces. Of the total 322 residential units, there are 32 studio units (9.9%), 191 1-bedroom units (59.3%), and 99 2-bedroom units (30.7%). Of the total 164 off-street parking spaces, 161 spaces are proposed for the residential use and 3 spaces are proposed for the retail use. Of the total 166 bicycle parking spaces, 161 spaces are proposed for the residential use and 5 spaces are proposed for the retail use.

Positive Criteria: The requested bulk deviation can be granted pursuant to N.J.S.A. 40-55.D-70.c.(1) where by exceptional and undue hardship upon the applicant by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property and/or pursuant to N.J.S.A. 40:55D-70.c.(2), wherein the benefits would substantially outweigh any detriments.

Minimum Sidewalk Width: A minimum sidewalk width along 18th Street and Coles Street of 15 feet is required, where 11 feet (18th Street) and 12 feet (Coles Street) are proposed. As stated, a portion of the subject property was previously dedicated to the City for the 18th Street to right-of-way. The proposed sidewalk widths are consistent along both 18th Street and Coles Street. The proposed widths allow for sufficient space to accommodate pedestrians and streetscape improvements.

The granting of the deviation will advance the purposes of the Municipal Land Use Law and promote the general welfare. Granting the requested deviation 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. 40:55.D-2.a. through the provision of an appropriate mixed-use building consistent with the surrounding mixed-use neighborhood. The proposed sidewalk has been designed to encourage the location and design of transportation routes which will promote the free flow of traffic

while discouraging location of such facilities and routes which result in congestion or blight consistent with N.J.S.A. 40:55.D-2.h. The proposed addition will match the materials of the existing building improving the streetscape and promoting a desirable visual environment consistent with N.J.S.A. 40:55.D-2.i.

Negative Criteria: Granting the requested deviation will not result in a substantial detriment to the general welfare. The proposed project will still provide for sufficient space for pedestrians to safely travel along 18th Street and Coles Street. Approximately 15 street streets will be provided along 18th Street with an additional 3 along Coles Street. Foundation landscaping at the base of the proposed building along 18th Street and Coles Street has also been provided to enhance the overall streetscape.

Granting the requested deviation will likewise not result in a substantial impairment to the intent and purpose of the zone plan and zoning ordinance. The proposed project is consistent with the purpose of the Mixed Use District requirements and the Jersey Avenue Park Redevelopment Plan. The proposed sidewalks comply with the minimum width (20 feet) along Jersey Avenue. The proposed project advances the following objectives of the Jersey Avenue Park Redevelopment Plan:

- *Encouragement of the elimination of vacated, deteriorated and obsolete structures including unused industrial buildings, which adversely affect the feasibility of amenable neighborhood physical change and further development of an emerging commercial and residential area.* (II.B. pg. 1) The proposed project will develop a currently vacant parcel within the Jersey Avenue Park Redevelopment Plan area with a permitted mixed-use development including a 13-story and 19-story residential tower, and integrated parking garage with retail use.
- *Encouragement of conservation and preservation of selective structures, including those with historical or architectural significance, by providing opportunities for adaptive reuse which will give an economic life comparable to newer structures.* (II.F.) The proposed project will construct a mixed-use development while maintaining surrounding natural features.
- *Provision of site improvements for the beautification of the Jersey Avenue Park Redevelopment Plan Area and surrounding neighborhoods.* (II.I.) The project will redevelop a large vacant and underutilized parcel of land into a new residential and commercial development in the Mixed Use District and will significantly improve the streetscape.
- *Creation of major new employment and housing opportunities for the residents of Jersey City.* (II.M.) The proposed residential buildings with a mix of studio, one-bedroom, and two-bedroom units will provide a variety of housing opportunities for Jersey City residents.

The project also further promotes the purpose of the Mixed Use District:

- *Mixed Use District is intended to provide for the development of a mixed-use neighborhood, utilizing “New Urbanism” planning and design principals...* As stated, the proposed project is consistent with the requirements

of the Mixed Use District and will construct a mixed-use development on an existing vacant property to enhance and liven this neighborhood utilizing planning and design principals.

The proposed project addresses the following goals, objectives, and recommendations of the 2021 Master Plan:

- Prioritize connectivity between neighborhoods. (pg. 46 Goal 2). The proposed project will provide connectivity with the surrounding developed neighborhoods through the construction of a mixed-use development on a currently vacant parcel of land, which will activate the streetscape.
- *Accommodate population growth and changing needs.* (pg. 64 Goal 3). The scale of the proposed project is consistent with the Redevelopment Plan objectives and existing and future development in the surrounding area.
- *Adapt the City for increased resilience.* (pg. 70 Goal 2). The project will be constructed with compliant flood elevations and stormwater management systems.

The requested deviation necessary for the proposed project 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 forgoing reasons with expert testimony at the Planning Board hearing.