

Statement of Principal Points  
344 2<sup>nd</sup> Street (Block 11107, Lot 6)  
Jersey City, Hudson County, New Jersey

September 5, 2023

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; and approval of a bulk “c” variance for minimum rear yard setback and maximum rooftop appurtenance coverage pursuant to N.J.S.A. 40:55D-70.c.

The subject property at 344 2<sup>nd</sup> Street is identified as Lot 6 on Block 11107 in the City of Jersey City. The subject property has an approximate lot size of 2,144 square feet (0.05 acre), with approximately 21 feet of frontage along 2<sup>nd</sup> Street and an approximate lot depth of 97 feet. To the rear of the subject property is a public alley that is connected between Coles Street and Monmouth Street. Currently, Lot 6 is developed with a 4-story, 4-unit multifamily residential building. The subject property is in the Neighborhood Commercial (NC) District and the Restaurant Overlay Zone.

The purpose of this application is to demolish the existing 4-story, 4 unit building and to construct a new 5-story, mixed-use building, with a ground-floor commercial use and 7 residential units on the second through fifth floors. The ground floor will consist of a 1,235 square foot commercial space with separate residential and commercial entrances. The second through fourth floors will each provide 2 one-bedroom units with 1 bathroom and a den space. The fifth floor will provide a two-bedroom unit with 2 bathrooms and access to a patio area with a green roof at the front of the building. The proposed roof provides six “tenant spaces” for the 6 residential units from the second to fourth floors. Three green roof areas are also proposed at the front, rear, and center of the roof. Bicycle parking for 18 bikes is proposed in the cellar with elevator access.

*Positive Criteria:* The requested bulk “c” variances 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.

*Minimum Rear Yard Setback:* A rear yard setback of 10 feet (10.4%) is proposed, where a rear yard setback of 14.47 feet (15%) of the lot depth is required. The subject property is undersized, it is both narrower and shallower than the minimum lot size in the NC District. A typical 25-by-100-foot lot with conforming setbacks would allow for a building footprint of approximately 2,125 square feet. The project proposes a slightly deeper building to provide for a building footprint of 1,911 square feet. The additional depth also provides additional square footage for adequate unit sizes, including 6 one-bedroom units ranging from 644 to 720 square feet and a two-bedroom unit of 1,350 square feet.

The requested variance for 4.47 feet of rear yard setback will not be a substantial detriment to the light, air and open space of the Block. The project will provide approximately 230 square feet of open space as a paved patio

and landscaped area. Adequate light and air will be maintained to the adjacent properties, many of which have 0-foot side yard setbacks and 100% lot coverage.

*Maximum Rooftop Appurtenance Coverage:* The project proposes a rooftop appurtenance coverage of 34.4% where 20% is the maximum permitted by the Land Development Ordinance. The additional coverage allows for the elevator bulkhead and two means of egress for common use of the roof deck.

Overall, the benefits of the project substantially outweigh the detriments of the requested variances; including new ground floor commercial space in the NC District, removal of the cellar entrance from the sidewalk and a green roof.

The proposed project will advance and promote various purposes of the *Municipal Land Use Law (MLUL)*. Granting the requested variances for this project will guide the appropriate use and development in a manner which will promote the public health and general welfare pursuant to N.J.S.A. 40:55D-2.a. through the development of a new mixed-use, commercial and residential building. The project will propose adequate light, air and open space to the surrounding properties consist with N.J.S.A. 40:55D-2.c. The proposed project will promote a desirable visual environment through creative development techniques and good civic design and arrangement pursuant to N.J.S.A. 40:55D-2.i. through the new construction of the proposed building.

*Negative Criteria:* Granting the requested variances will not result in a substantial detriment to the public good or the general welfare. The proposed project is in character, in terms of use and bulk, with the existing uses and buildings within the surrounding area. The proposed project will provide newly constructed and sufficiently sized units for future residents. The proposed project will also provide a new 1,235-square-foot commercial space for future and current residents of the neighborhood.

Granting the requested variances will likewise not result in a substantial impairment to the intent and purpose of the zone plan and zoning ordinance. The project proposes a development that will promote the purpose of the NC District, *“to recognize the existence and importance of neighborhood business districts and provide ground floor commercial in mixed-use buildings to promote walkability.”* The proposed project brings the subject property into greater compliance with the NC District requirements by replacing the ground floor residential use with a commercial use. Further, the proposed project meets and will promote the Jersey City Master Plan Goals and Objectives including: *“Strengthen neighborhood-oriented commercial areas”*; *“Ensure the City’s available housing is balanced and meets the needs of all current and future city residents”*; *“Promote the development of a diversified economy”*.

As such, the bulk variances 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 foregoing reasons with expert testimony at the Planning Board hearing.