

February 14, 2023

Tanya Marione, PP, AICP

Director

1 Jackson Square,
2nd Floor,
Jersey City, NJ 07305

Re: Visual Impact Statement – Proposed Mixed-Use Multi Family Building – 558
Communipaw Ave, Jersey City, NJ

Property Description and Location:

The subject property is identified as Lot 8, Block 18602, located at the intersection of Communipaw Ave and Crescent Ave with Street Frontage on Communipaw Ave, Crescent Ave, and Harrison Ave. The lot area is 3,875 Square Feet. The subject property is currently Vacant.

The proposed building location is 2 blocks away from Grand Street and approximately 2,500 Feet away from MLK Drive Light Rail Station which is ideal for commuting using public transportation. The site is also located across the street from Lincoln High School and near multiple places of worship.

Project Description:

The objective of this project is to construct a Mixed-Use Building composed of 1 Retail Store at the ground floor and 20 Residential Units with Roof Deck for Tenants Only.

Zoning:

The subject project is in the Jackson Hill Redevelopment Plan – Zone 1 – Neighborhood Mixed Use. The purpose of this zone is to continue the existing pattern of main street type commercial buildings and ground floor retail uses throughout the corridor, while providing for new construction and increased housing and employment opportunity on larger lot sizes.

Building Materials:

The building materials being used for the exterior cladding system of the building is composed of Brick and Composite Panels Cladding System with integrated Solar Energy Capability.

Visual Impact Assessment

Positive Criteria:

The building exterior design is a contemporary design which will elevate the street atmosphere and will complement the recent developments in Communipaw Ave such as the neighboring development in 503 -509 Communipaw Ave. The Proposed Retail on the ground floor with frontage on 3 streets will brighten the sidewalk and bring life and sense of security specially to the students and staff of Lincoln High School.

Negative Criteria:

Granting an approval on this application will not result in a substantial detriment to the general welfare based on the previously stated. The proposed mixed-use multifamily dwelling is consistent with the bulk of the dwellings in the surrounding area. Based on the shadow study presented herewith, this building has no negative impact in terms of blocking sunlight on its neighboring context. It is efficient in terms of its orientation and placement on the site and aims to capture as much sun light and energy according to how it is situated and positioned. The solar panels on the facade are also an addition to the building's sustainability and performance with the goal of reducing its energy waste, its contribution to pollution, and its environmental degradation. The intent of the building is to foster aspects of the surrounding and to be an additive to its proximity environment through offering retail space, providing housing which is in line with the objective of the Neighborhood Mixed-Use Zone.

Conclusion:

The proposed development meets the purpose and standards for Zone-1 and the therefore the variances/waivers requested can be granted. The applicant reserves the right to supplement the foregoing reasons with expert testimony at the Jersey City Planning Board Hearing.

We trust the foregoing will be of service. Should you have any questions, please don't hesitate to contact us.

Sincerely,

Integra Consultants

Efram Ghobrial, AIA



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