

Principal Points Statement
Monticello Triangle
(Block 15005, Lots 1-16)
Jersey City, NJ

An application has been filed for the above noted property with the Planning Board for Preliminary and Final Site Plan approval; approval for variances pursuant to N.J.S.A. 40:55D-70.c for the maximum floor-to-ceiling height, the minimum off-street parking space size and aisle width to accommodate a 10-story, mixed-use development. The subject property is in the Neighborhood Mixed Use Zone of the Jackson Hill Redevelopment Plan. The purpose of this application is to redevelop the subject property with a 10-story, mixed-use building, including approximately 9,740 square feet of retail space and 304 residential units.

The property is in the McGinley Square area of Jersey City, with frontage along Monticello Avenue (CR 615), Fairmount Avenue and Fairview Avenue. The overall property is approximately 40,551 square feet (0.93 acres) in size, has a lot width of approximately 272 feet and a lot depth of approximately 182 feet. The subject property is currently vacant. Surrounding the subject property are a mix of commercial and residential properties along Monticello Avenue within the Neighborhood Mixed Use Zone of the Jackson Hill Redevelopment Plan and the R-1 One- and Two-Family District to the east. Further north is a mixed-use commercial node in the NC Neighborhood Commercial District.

As part of this application the Applicant is seeking the following variance, waiver and/or exceptions from the Jackson Hill Redevelopment plan and Jersey City Land Development Ordinance:

1. Deviation for maximum floor-to-ceiling height, where 14 feet is required, and the proposed ground floor retail space provides 17 feet.
2. Variance for minimum off-street parking space size, where 8 feet by 18 feet is required, and the proposed automated parking spaces are less than required.
3. Variance for minimum off-street parking aisle width, where 24 feet is required, and the proposed automated parking aisles are less than required.

One of the main objectives of the Jackson Hill Redevelopment Plan is to *“re-establish the Jackson Hill corridor as a vibrant neighborhood commercial district providing a wide variety of retail amenities to the surrounding area.”* The purpose of the Neighborhood Mixed Use 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.”* Generally, the

proposed redevelopment project advances the goals and objectives of the Jackson Hill Redevelopment Plan and conforms to the requirements of the Neighborhood Mixed Use Zone and Jersey City Land Development Ordinance.

The proposed ground floor provides for the appropriate space for commercial, residential, and parking elements of the building. The proposed retail space is located adjacent to the public plaza at the north of the property near the intersection of Monticello Avenue and Fairmount Avenue. The proposed floor-to-ceiling height of the commercial space is set at 17 feet, which exceeds the permitted maximum of 14 feet. The proposed floor-to-ceiling height allows for a more prominent retail space adjacent to a public gathering space. In addition, the 17 feet allows the residential lobby space to provide 9 feet from floor-to-ceiling as well as the necessary automated parking deck for the proposed off-street parking. The greater ground floor floor-to-ceiling height is integrated into the overall building height of 119 feet 11 inches, which complies with the maximum building height of 120 feet. The deviation can therefore be granted pursuant to N.J.S.A 40:55D-70.c(2) wherein the benefits of granting the variance will outweigh any detriment.

The proposed automated parking deck provides 125 parking spaces. The queuing area for vehicle pick-up/drop-off is located on the Basement 1 level with access from the first-floor level via Fairmount Avenue. The vault of the automated parking deck will be located on the Basement 2 level and demised into four levels for the automated parking. The automated parking deck accounts provides 106 double stacker spaces, 14 standard spaces and 5 ADA-accessible spaces. In terms of the requested variances for minimum parking space size and parking aisle width, the proposed automated parking deck provides an efficient way to minimize the extent of the proposed parking deck area, while also providing a sufficient number of parking spaces (125 spaces) to meet the Neighborhood Mixed Use Zone requirements of the Jackson Hill Redevelopment Plan. The variances can therefore be granted pursuant to N.J.S.A 40:55D-70.c(2) wherein the benefits of granting the variance will outweigh any detriment.

The granting of the variance will not result in a substantial detriment to the public good or the general welfare. The proposed automated parking deck is designed to current industry standards and will be managed by an independent operator. Access to the automated parking deck will be managed via three pick-up/drop-off parking bays located on the Basement 1 level of the proposed development. Patrons will process parking through kiosks located near the queuing bays. No members of the general public will have direct access to the automated parking area.

The granting of the variances will likewise not result in a substantial detriment to the intent and the purpose of the zone plan or zoning ordinance. In fact, the proposed redevelopment project advances the goals and objectives of the Jackson Hill Redevelopment Plan and conforms to the requirements of the Neighborhood Mixed Use Zone and Jersey City Land Development Ordinance.

The Applicant reserves the right to supplement the foregoing reasons with expert testimony at the Planning Board hearing.