

Principal Points Statement
16-20 Nevins Street (Block 15004, Lots 40-42)
Jersey City, Hudson County, New Jersey

An application has been filed for the above noted property with the Jersey City Planning Board for Preliminary and Final Site Plan approval; and approval of a bulk “c” deviation for minimum side yard setback. The subject property is located in Zone 1 of the McGinley Square East Redevelopment Plan.

The subject property is identified as Lots 40-42 on Block 15004 and is located along a dead-end portion of Nevins Street, east of Storms Avenue. The property has total of 71 feet of frontage on Nevins Street and a total lot area of 7,471 square feet. Lot 40 is currently developed with a 3-story, 3-unit residential building. Lot 41 is currently developed with a 3-story, 3-unit residential building. Lot 42 is currently developed with a 2-story, 2-unit residential building.

The purpose of this application is to consolidate the three lots and develop the property with a new 5-story, 20-unit residential building with a ground floor parking garage. The ground floor will consist of a residential lobby, a 13-space parking garage, and an 18-space bicycle storage room. Entry to the residential lobby and parking garage will be provided from Nevins Street. The 2nd through 5th floors will each contain 5 residential units for a total of 20 residential units. The unit breakdown for each floor consists of 3 one-bedroom units with an average of approximately 740 square feet and 2 two-bedroom units with an average of approximately 990 square feet. In total the 20-unit residential building will consist of 12 one-bedroom units and 8 two-bedroom units. The 2 units in the rear of the 2nd floor of the building will each have a private terrace above the 1st floor parking garage in the rear yard. The 3 units in the front of the 5th floor will each have a private terrace above the 4th story in the front yard. A 1,905-square-foot common roof deck is proposed for the tenants of the building.

The requested bulk “c” deviation can be granted pursuant to N.J.S.A. 40:55D-70.c.(2), wherein the benefits of the proposed project would substantially outweigh any detriments. The proposed project will significantly improve the property by consolidating three lots that are currently underutilized, and comprehensively developing the property with a new multi-family building consistent with the intent of the Redevelopment Plan. Along the west side lot line of the subject property the project is proposing a 0-foot side yard setback on the 1st floor and 0-foot setbacks on the 2nd through 5th floors. The building setback requirements for Zone 1 allow for 0-foot side yard setbacks for the 1st floor and 2nd through 4th floors, however, requires a 5-foot side yard setback on the 5th floor. The west side lot line of the subject property is adjacent to a large surface parking lot. Therefore, the proposed 0-foot west side yard setback on the 5th floor will not have an impact to the light and air on any adjacent buildings or open space areas. Furthermore, the proposed building meets all other requirements for setbacks, setbacks, and coverage. On the east side lot line, the project is proposing a 6-foot setback from the adjacent 3-story residential building to allow for light and air consistent with the Zone 1 requirements.

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. 40:55D-2.a. through the provision of an appropriate multi-family building consistent with the intent of the Redevelopment Plan. The project is also proposing a density that is consistent with goals and objectives of the Redevelopment Plan and therefore promotes 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 through creative development techniques consistent with N.J.S.A. 40:55D-2.i. by replacing the current buildings with a new multi-family building.

Granting of the deviation will not result in a substantial detriment to the general welfare. The proposed multi-family use is consistent with the Redevelopment Plan and surrounding area. The project will be adding four new street trees to improve the streetscape. As mentioned, the provided setbacks, stepbacks and coverage will allow for light and air between the adjacent buildings and yards. The proposed project is also consistent with the parking and bicycle requirements of the Redevelopment Plan.

Granting the deviation will likewise not result in a substantial detriment to the zoning ordinance or zone plan. The proposed project advances the Jersey City Master Plan by redeveloping the property, which will provide 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 proposed project will also advance several of the Redevelopment Plan Goals and Objectives.

These Goals and Objectives include:

“To encourage development of buildings with a mixture of uses, high quality building design, and an intensity of development that will fuel commercial activity throughout the McGinley Square commercial district, and to coordinate redevelopment activities to provide for a uniform and consistent attack on blight and the removal of vacant, deteriorated, dilapidated, and obsolete structures within the Area.”

“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 Applicant reserves the right to supplement the foregoing reasons with expert testimony at the Planning Board Hearing.