



PRINCIPAL POINTS STATEMENT
42 – 46 COTTAGE STREET, JERSEY CITY, NJ
BLOCK 7902, LOTS 51 - 54

Please be advised pursuant to N.J.S.A. 40:55D-12 that an application has been filed by Cottage JSQ Lofts, LLC with the Jersey City Planning Board for Preliminary and Final Major Site Plan approval, and for approval of variances pursuant to 40:55D-70(c) with regard to the property located at 42 – 46 Cottage Street, Jersey City, NJ, also known on the Jersey City tax maps as Lots 51 - 54 in Block 7902. The parcel has frontage on Cottage Street; with a lot size of 9045.36 SF. The property is located within the jurisdiction of the Journal Square 2060 Redevelopment Plan, Zone 4, Neighborhood Mixed Use Zone. The parcel is currently vacant.

The purpose of the application is to construct a residential building consisting of 45 residential units. As part of this application, the Applicant is seeking the following variances, waivers, and/or exceptions from the zoning requirements:

1. To permit relief from the ground floor non-residential height requirement, where 15' minimum is required, and 14'-6" is proposed.
2. To permit relief from the ground floor non-residential height requirement within 30' of a rear lot line, where 12' maximum is required, and 14'-6" is proposed.
3. To permit relief from the drive aisle width requirement, where 22' is required, and 18'-3" is proposed.
4. To permit relief from the encroachment into the required front yard, where 227.52 SF is permitted, and 668.75' is proposed.
5. To permit relief from the back up generator location, where they must be located on the interior, and the second-floor rear deck is proposed as the location.

The Applicant is seeking a variance from the ground floor non-residential height requirement. The 6" deviation is de minimis and will not be discernible to the naked eye. The proposed height meets the intent of the ordinance.

The Applicant is also seeking a variance from the ground floor non-residential height requirement within 30' of a lot line. The proposed height is 2'-6" taller than permitted, but this allows structured parking to meet the parking requirement on the given lot size.

The applicant is seeking a variance/site plan waiver from the drive aisle width requirement, with a deviation of 3'-9". The proposed deficiency is only at the entrance/exist driveway, and more than enough space exists for 2 cars to pass each other in this location, given that an RSIS parking space is 9' wide, and the proposed drive is more than twice that. It should be noted that the back up aisle for parking is 23'-6", which exceeds the width requirement of 22'.

The applicant is also seeking a variance from the encroachment into the front yard. Permitted enclosed encroachment ratio: For every one (1) linear of lot frontage, three (3) square feet of habitable floor area is permitted to encroach into a required front yard. For example, on a lot that is twenty-five feet (25') wide, a total of seventy-five (75) square feet of habitable floor area is permitted within the



required front yard setback area. The lot is 75.84', so therefore 227.52 SF of encroachment is permitted, and 668.75 SF is proposed. The encroachment is only at the upper levels, and does not impede at the street level. The upper floors undulate to create an interesting and aesthetically pleasing façade, with no detriment to the intent of the ordinance.

Lastly, the applicant is seeking a variance from the required generator location. The backup generator is proposed to be located on the roof of the common deck and will be surrounded by a sound attenuation screen, mitigating any potential noise impacts.

The purpose of the Journal Square 2060 Plan is to foster the redevelopment of Journal Square, Jersey City's central business district, by providing for transit-oriented development of new housing, offices, commercial, and public open spaces within walking distance to the Square and transit facilities, returning Journal Square to a flourishing central business and shopping destination. The applicant meets this purpose as a mixed-use development is proposed, with new housing, commercial, and office development.

The purpose of Zone 4 is to provide for new housing, office space, and other uses on parcels within a 10-minute walk of the Journal Square Transportation Center. This zone continues the existing pattern of mixed land uses and building types while providing for increased height limits on corner lots. The applicant also meets this purpose as a mixed-use development is proposed, with new housing, commercial, and office development.

The applicant also promotes the following Redevelopment Plan Objectives:

- 4) Promote a pattern of mixed and multiple-use development. New buildings within the Area should appropriately combine residential, commercial, and entertainment uses and encourage a balance of jobs-to-housing.
- 5) Make walking and biking an easy, safe, desirable, and convenient mode of transport.
- 6) Encourage local quality retail within the greater Journal Square area.
- 7) Reduce automobile dependency by encouraging high density development in close proximity to mass transit with low automobile parking ratios and with bicycle parking requirements.
- 12) The overall improvement of traffic circulation through the development of new and improved vehicular and pedestrian circulation systems which provide for separation of vehicular and pedestrian traffic and the maximum use of public transportation.
- 21) To promote the principles of "Smart Growth" and "Transit Village" development, including a variety of housing choices, providing wider sidewalks, minimize automobile use by maximizing the appeal of mass transit, encourage reduced parking and shared use parking solutions, and creating a livable community with convenient access to commercial facilities.
- 22) Maintain and improve pedestrian access to the Journal Square PATH Station from the surrounding communities.
- 23) To maximize the use of rooftop open space for recreation and/or green roofs.

The proposed development of the property is an appropriate development of the property that will benefit the immediate neighborhood and will promote the general welfare, promote appropriate population densities, and a desirable visual environment. The development will promote the general welfare by bringing the building into conformity with today's fire and safety codes. The proposed project's variances will not substantially affect any surrounding properties or uses in the neighborhood,



nor will the proposed variances result in an impairment to the intent and purpose of Jersey City's Master Plan, as the proposed development promotes the purpose of the Journal Square 2060 Redevelopment Plan.

The applicant reserves the right to supplement its reasoning through expert testimony at the hearing.