

Statement of Principal Points
232-238 Sip Avenue (Block 10502, Lots 15-18)
Jersey City, Hudson County, New Jersey

An application has been filed for the above-noted property with the Jersey City Planning Board for an Amended Site Plan approval; amended approval of bulk deviations for rear yard (maximum extension from a right of way above the ground floor), and minimum nonresidential ground floor floor-to-ceiling height; approval of bulk deviations for minimum setback above adjacent buildings, maximum percentage of non-active uses along Sip Avenue, and maximum consecutive linear footage of non-active uses along Sip Avenue; and approval of design waivers for minimum drive aisle width, and parking garage access on a main traffic-oriented street. The subject property is located in the Neighborhood Mixed-Use Zone ("Zone 4") of the Journal Square 2060 Redevelopment Plan ("Redevelopment Plan").

The subject property at 232-238 Sip Avenue is identified as Lots 15-18 on Block 10502. The subject property is a corner lot with approximately 101 feet of frontage on Sip Avenue, 100 feet of frontage on Van Wagenen Avenue, and a total lot area of approximately 10,038 square feet. The subject property is currently occupied with a surface parking lot and surrounded by chain link fencing. A prior application (P17-012) for the project on the subject property received approval on April 25, 2017, and was memorialized on May 30, 2017. The prior approval was for a 14-story, mixed-use building residential/commercial building with 129 units, ground floor retail, and two floors of commercial office space. The project utilized the Corner Lot A Bonus and Office Space Bonus. The project received deviations for rear yard (maximum extension from a right of way above the ground floor), minimum ground floor floor-to-ceiling height for non-residential uses, maximum ground floor storefront bulkhead height, and maximum front cantilevered balconies projection.

The purpose of the amended site plan application includes increasing the number of units from 129 units to 151 units, removing the overhang into the right-of-way, and the addition of a cellar parking garage. The amended unit mix will consist of 85 studio units, 44 one-bedroom units, 19 two-bedroom units, and 3 three-bedroom units. The project will continue to utilize the Corner Lot A Bonus and the Office Space Bonus. The retail space will decrease from approximately 1,590 square feet to 640 square feet, and the office/retail services space will increase from approximately 15,900 square feet to 17,510 square feet. The project will maintain a building height of 14 stories but will be adding a cellar level for parking.

The cellar of the building will consist of a 14-space parking garage including 1 ADA van space, bicycle parking area, and mechanical rooms. The ground floor will consist of an office lobby and 640-square-foot retail space on Sip Avenue, residential lobby at the corner, residential amenity rooms in the rear of the building, and mechanical and trash rooms. The 2nd and 3rd floors will consist of office space on the 2nd floor and retail service space on the 3rd

floor as permitted by the Office Space Bonus of the Redevelopment Plan. The 4th through 11th floors will each consist of 8 studio units, 4 one-bedroom units, and 2 two-bedroom units. The 12th through 14th floors will each consist of 7 studio units, 4 one-bedroom units, 1 two-bedroom unit, and 1 three-bedroom unit. The roof will consist of a 1,043-square-foot enclosed amenity space and a 4,173-square-foot outdoor roof deck.

As mentioned, the prior application (P17-012) received deviations for rear yard (maximum extension from a right of way above the ground floor), minimum ground floor floor-to-ceiling height for non-residential uses, maximum ground floor storefront bulkhead height, and maximum front cantilevered balconies projection. The current amended application has removed the deviations for maximum ground floor storefront bulkhead height and maximum front cantilevered balconies projection. The previously approved deviations for rear yard (maximum extension from a right of way above the ground floor), minimum ground floor floor-to-ceiling height for non-residential uses will remain with the amended site plan application.

The amended bulk deviations can continue to be granted, and the new bulk deviations and design waivers can be granted whereby reason of exceptional topographic conditions affecting a specific piece of property and/or where the benefits of the proposed project would substantially outweigh any detriments and the purposes of the redevelopment plan would be advanced. The proposed project will redevelop the property and replace the existing nonconforming surface parking lot with a new 14-story, mixed-use building that will contribute to the revitalization of Journal Square area consistent with the Redevelopment Plan.

Rear Yard (Maximum Extension from a Right-of-Way Above the Ground Floor): The 4th through 14th residential floors will extend 82 feet from Sip Avenue and 70 feet from Van Wagenen Avenue where a maximum of 70 feet is permitted. Therefore, the building complies with the maximum extension from Van Wagenen Avenue but exceeds the maximum extension from Sip Avenue. The proposed 82-foot building extension of the residential floors from Sip Avenue remains the same building extension and 12-foot of relief as previously granted in the prior Application (P17-012). As such, the amended site plan application relies on the original approval and continuation of the same deviation for the rear yard (maximum extension from a right of way above the ground floor).

Minimum Nonresidential Ground Floor Floor-to-Ceiling Height: The ground floor of the building will have a floor-to-ceiling height varying from 10 feet to 14.5 feet where a minimum of 20 feet is required for nonresidential uses. The retail space and office lobby on Sip Avenue will have a floor-to-ceiling height of approximately 14.5 feet. The residential lobby and amenity spaces will have a floor-to-ceiling height of approximately 13.5 feet. The mechanical rooms along Van Wagenen Avenue will have a floor-to-ceiling height of approximately 10 feet. The subject property has topographic conditions that affect the ground floor heights. The highest point of the property is at the northeast corner of the property along Van Wagenen Avenue. The property slopes down Van Wagenen

Avenue to the corner and then further slopes down as you go west down Sip Avenue. The prior application (P17-012) received approval for a 14.5-foot ground floor floor-to-ceiling height. As such, the amended site plan application relies on the original approval and continuation of the same deviation for the office lobby and retail use. The amended deviation is for the mechanical rooms that have a reduced floor-to-ceiling height of approximately 10 feet to the topographic conditions of the property. The proposed project will maintain the approved ground floor-to-ceiling heights of the active uses along Sip Avenue. Overall, the project continues to comply with the maximum building height requirement and residential floor-to-ceiling height requirements.

Minimum Setback Above Adjacent Buildings: The project is proposing a 0-foot side setback above the adjacent building to the west where a minimum 5-foot setback to allow for windows is required. The proposed 0-foot side yard setback condition is for approximately 39 feet along the west side lot line from Sip Avenue. The remainder of the building is setback 5 feet 1 a from the west side lot line to allow for the proposed windows. It should noted that the previous approval proposed a similar residential floor layout with the exception of the reconfigured egress staircase that was added along the west side lot line triggering the additional deviation relief. The project does not propose any windows along the limited portion of the building that will be on the side lot line. As indicated. The majority of the façades will be setback to allow for windows for the proposed building creating an attractive and consistent building design from all vantage points consistent with the intent of the Redevelopment Plan.

Maximum Percentage and Consecutive Linear Footage of Non-Active Uses Along Sip Avenue: The project proposes approximately 57% and a maximum of approximately 46 consecutive linear feet of non-active uses along Sip Avenue where a maximum of 15% and 20 consecutive linear feet is permitted. The Sip Avenue frontage consists of active uses including the entrance to the residential lobby at the corner along with the retail space and office lobby. The non-active uses include the garage entrance, egress stairs, and mechanical rooms. As stated, the site slopes significantly from the corner to the west. The garage entrance along Sip Avenue takes advantage of the slope of the property by providing the entrance near the lowest point of the property to access the parking level below grade. The Sip Avenue ground floor façade design incorporates storefront windows, including the frontage where there are non-active uses to give the appearance of active ground floor.

Minimum Drive Aisle Width: The project proposes a minimum 20-foot drive aisle where a minimum of 22 feet is required for a two-way aisle with 90-degree parking. The proposed 20-foot drive aisle is limited to the driveway ramp from the garage entrance along Sip Avenue to the cellar parking level. The driveway ramp does not include any parking spaces. A 22-foot drive aisle is included throughout the cellar level providing adequate space for the 14 proposed parking spaces. As such, the proposed drive aisle width for the driveway ramp is reasonable and meets the intent of the design standards.

Parking Garage Access on a Main Traffic-Oriented Street: The project proposes the parking garage entrance on Sip Avenue, which is a main traffic-oriented street. In this case, the garage entrance would be required to be located on Van Wagenen Avenue. As stated, the placement of the garage entrance along Sip Avenue is necessary to take advantage of the slope of the property by providing the entrance near the lowest point of the property to access the parking level below grade. In addition, it should be noted that the proposed curb cut for the garage entrance is located in a similar location to the existing curb cut on Sip Avenue for the current surface parking lot. As such, the requested waiver is reasonable and will not have any substantial negative impacts.

Purposes of MLUL: The granting of the deviations will advance the purposes of the Municipal Land Use Law. Granting the requested deviations 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 a provision of an appropriate multi-family building. The proposed building is consistent with the intent of the bulk requirements and will provide adequate light, air, and open space consistent with N.J.S.A. 40:55D-2.c. The approval of this project would also promote 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 subject property provides sufficient space in an appropriate location in Journal Square for the proposed mixed-use building consistent with N.J.S.A. 40:55D-2.g.

No Substantial Detriment to General Welfare: Granting the requested deviations will not result in a substantial detriment to the public good or the general welfare.

No Substantial Impairment to Zone Plan or Zoning Ordinance: Granting the requested deviations will likewise not result in a substantial impairment to the intent and purpose of the zone plan or zoning ordinance. The proposed project promotes the purpose of Zone 4,

“[T]o provide for new housing, office space, and other uses on parcels within a 10-minute walk of the Journal Square Transportation Center.”

The proposed project will also advance several of the Redevelopment Plan Objectives including,

Objective 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.”

The proposed redevelopment of the property advances several goals of the Jersey City Master Plan including,

“Ensure the City’s available housing is balanced and meets the needs of all current and future city residents.”

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