

Principal Points Statement
96-110 Tonnele Avenue (Block 9405, Lots 11 & 12)
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 Major Site Plan amendments; and approval of bulk “c” deviations for maximum driveway width, minimum loading space dimensions and vertical clearance for loading. Deviations requested for maximum non-residential first floor height with 30 feet of a rear lot line and minimum rear yard setback, where previously granted under Application P19-172. The subject property is located with Zone 4: Neighborhood Mixed Use (“Zone 4”) of the Journal Square 2060 Redevelopment Plan (“Redevelopment Plan”).

The subject property is identified as Lots 11 and 12 on Block 9405. The subject property is a 20,025-square-foot corner lot with 100 feet of frontage on Van Reipen Avenue and approximately 195 feet of frontage on Tonnele Avenue. The subject property is currently developed with a 2-story, 16-unit residential building with surface parking.

The project was approved under Application P19-172 for a 12-story, mixed-use building with ground floor retail and 202 residential units. The project also included 10 parking spaces on the ground floor. The purpose of this amendment is to increase the height of the building by 1 story while reducing the total unit count by 5 units. The proposed amendments will result in a 13-story mixed-use building with ground floor retail, office space on the 2nd floor, and 197 units with a reconfigured floor plan on the upper floors.

The ground floor will consist of three retail spaces of 1,092 square feet, 1,490 square feet, and 635 square feet (3,217 square feet) along Tonnele Avenue, a residential lobby at the corner of Tonnele Avenue and Van Reipen Avenue. The ground floor will also include a bicycle storage room for 108 bikes, along with 9 parking spaces and 1 loading space in the rear of the building along the east side with access from Van Reipen Avenue. The 2nd floor will contain 13,044 square feet of office space along with a terrace along a portion the east side of the building. The 3rd floor will contain a residential amenity space and 11 one-bedroom units. The 4th through 9th floors will each contain 19 residential units with a mix of 8 studio units and 11 one-bedroom units. The 10th through 13th floors will each contain 18 residential units with a mix of 7 studio units, 10 one-bedroom units, and 1 three-bedroom unit.

In total, there will be 197 units with a mix of 76 studio units (76%), 117 one-bedroom units (59%), and 4 three-bedroom units (2%). The project is proposing 18 affordable units (20% of total units 9th floor and above) with a mix of 7 studio units, 10 one-bedroom units, and 1 three-bedroom unit. The project is also proposing an enclosed amenity space on the roof along with various outdoor residential amenity space.

The requested bulk deviations can be granted under the Redevelopment Plan, where the benefits of the proposed project would substantially outweigh any detriments. The amended proposed project includes one floor of office space under the Office Space Bonus provision, which permits an additional story and 14 feet in building height. A total of 13,044 square feet of office space is proposed. As such, one loading space is required. To meet the need of

the proposed office space, the project is proposing an off-street loading space within the ground floor parking area, where the previous application did not include a loading space. The proposed loading space was required due to the addition of the office space, however, will also now serve as a loading space for the residential and retail uses.

Furthermore, the proposed loading space will be 12 feet wide by 26 feet deep where loading spaces are required to have a minimum width of 10 feet and minimum depth of 40 feet. The proposed width exceeds the minimum requirement. The proposed length is shorter than the requirement. The proposed loading space has been designed to accommodate delivery vehicles for the proposed office, retail and residential uses. The dimensions of the loading space will provide sufficient space so that there will be no interference with any of the proposed parking spaces or circulation with the parking area during deliveries. In addition, the proposed loading will be off-street and within the parking garage area to avoid any interference in vehicular street traffic or sidewalk pedestrian traffic. The project is proposing a vertical clearance of 13.5 feet where a minimum of 15 feet is required. Due to the topography of the subject property the ground floor height along Van Reipen is less than the ground floor height along Tonnele Avenue. The ground floor floor-to-ceiling height complies with the minimum 15-foot requirement along Van Reipen Avenue and maximum 20-foot requirement along Tonnele Avenue. Again, the proposed vertical clearance can accommodate the typical delivery vehicles for the proposed uses.

The project is proposing a driveway width of 20 feet where a maximum of 12 feet is permitted for garages with 30 spaces or less. The proposed driveway width will provide for adequate circulation for vehicles entering and leaving the parking garage. As stated, the proposed loading space is also located within the parking garage. The proposed two-way driveway provides access to the loading area, which allows the trucks to maneuver for head-in and head-out loading as required by the Redevelopment Plan. The driveway leads directly to the drive aisle along the rear of the building, which is 22 feet as required. Furthermore, the provide curb cut and driveway is along Van Reipen Avenue, which is a lesser traffic-oriented street as compared to Tonnele Avenue. Therefore, the benefits of adding a loading space where none were previously proposed and a greater driveway width to provide appropriate and safe access to the parking/loading area would substantially outweigh any detriment from the proposed deviations.

The project is proposing a ground floor height of 20 feet within 30 feet of the rear lot line where 23 feet was previously approved, and 12 feet is permitted. The subject property is corner lot with the rear lot line adjacent to the side lot line of the property to the north. As stated, the subject property slopes down from the corner of Van Reipen Avenue and Tonnele Avenue. The project is proposing a maximum 20-foot ground floor floor-to-ceiling height at the north end of the building, which complies with the maximum floor-to-ceiling height permitted. This allows for a 15-foot floor-to-ceiling height at the south end of the building, which complies with the minimum floor-to-ceiling height requirement. The proposed building will extend 190.08 feet from Van Reipen Avenue and 96.25 feet from Tonnele Avenue where a maximum extension of 95 feet from any right-of-way is permitted. The additional building extension from the right-of-way is due to the varying front lot lines and required front yard setback to

provide for the required sidewalk widths. The building footprint width on the 3rd-13th floors is approximately 76 feet from Tonnele Avenue and 58 feet from Van Reipen Avenue, which is consistent with the intent of the requirement. The amended plans decrease the footprint of the residential floor plan and, as such, create for more light and area for adjacent properties.

The granting of the deviations will advance the purposes of the Municipal Land Use Law and promote the general welfare. 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 the provision of an appropriate mixed-use building that is consistent with the intent of the Redevelopment Plan. The project is also proposing a density that is consistent with goals 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.

The granting of the deviations will not result in a substantial detriment to the general welfare. The proposed retail, office and residential mixed-use building will provide for a range of new housing, retail opportunities, and employment opportunities to the Journal Square area of Jersey City. The proposed project will provide a mixed-use building utilizing the corner lot bonus and office space bonus of the Redevelopment Plan. As part of this application the proposed project will also provide affordable housing units and improvements and restorations to the Brett Triangle Park. The proposed project will also improve the streetscape with new sidewalks and street trees and will manage stormwater runoff with a water retention tank and green roofing.

Likewise, the granting of the deviations will not result in a substantial detriment to the zone plan or zoning ordinance. The proposed project promotes the purpose of Zone 4,

“To 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 but not limited to, Objective 1: *“Re-establish Journal Square as Jersey City’s primary central business district and activity center.”*

Object 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 with a new mixed-use building advances several goals of the Jersey City Master Plan including,

Goal 1: *“Provide unique, attractive, and high-quality residential areas that will serve existing residents and attract new residents with a wide range of housing and life-style choices.”*

Goal 2: *“Concentrate cultural, entertainment, commercial, and institutional activities for residents and visitors within distinctive and highly accessible citywide and neighborhood-serving activity districts.”*

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