

1/27/2023

SECOND UPDATED ADDENDUM TO GENERAL DEVELOPMENT APPLICATION
AND
PRINCIPAL POINTS STATEMENT

**LIBERTY HARBOR NORTH BROWNSTONE
CONDOMINIUM URBAN RENEWAL, LLC**

**251-257 Grand Street, Jersey City, New Jersey,
Block 15801, Lots 23.03, 23.04 and a portion of Lot 23.01**

Property:

The Applicant, Liberty Harbor North Brownstone Condominium Urban Renewal, LLC has filed an application with the Jersey City Planning Board for property located at 251-257 Grand Street, Jersey City, New Jersey (Block 15801, Lots 23.03, 23.04 and a portion of Lot 23.01), for a preliminary and final major site plan approval with deviations for the project pursuant to N.J.S.A. 40:55D-70(c), and for a minor subdivision to reconfigure Lot 23.01, and consolidate a portion of Lot 23.01 and Lots 23.03 and 23.04 into two (2) lots.

The property is in the Liberty Harbor North Redevelopment Plan (“LHNRP”).

The property is in Block 5.1 of the LHNRP. As such, per the LHNRP - Regulatory Plan, the property can be developed under the M-Class Bonus Standard as a LEED certified 12 story building with an attic.

Site Plan Application:

The Applicant proposes a preliminary and final major site plan approval to permit the construction of a 12-story building with an attic to contain 106 residential apartment units and approximately 3,374 sq. ft. of permitted commercial space in accordance with the LHNRP. The 53 parking spaces required under the LHNRP for the proposed project will be provided in ~~a parking garage to be~~already constructed ~~on Block 15801, Lots 25, 24, and 22 pursuant to a separate site plan approval. The proposed parking garage will~~ be and operating parking garages located at 10 Regent Street, 30 Regent Street, and/or

[88 Regent Street. These parking garages are](#) located within 1,000 linear feet of the project in accordance with the requirements of the LHNRP. [These parking garages all have surplus parking that can accommodate the 53 parking spaces required for this project.](#) The 53 bicycle parking spaces required under the Jersey City Land Development Ordinance (“JCLDO”) will be provided on the ground floor of the building. The building is designed to be LEED certified. The attic of the building complies with the setback requirements of the LHNRP. Residential apartments located on the attic floor will have outdoor terraces. A number of apartments located on the interior facades of the building will have 6-foot deep balconies.

The lobby of the residential portion of the project will be located on Grove Street, while the entrance to the commercial space will be located on the northeast corner of Grand Street and Grove Street. The ground floor of the project will contain 2,104 square feet of commercial space with a mezzanine area of 1,148 square feet for a total commercial space area of 3,241 square feet. The floor to floor height of the ground floor of the commercial space will be 27.5 feet. The building will contain approximately 6,800 square feet of indoor fitness and amenity space located on the ground floor, mezzanine level, the second floor, and on the attic roof of the building. The building will also contain an outdoor amenity deck on the second floor and a complete outdoor amenity roof on the attic roof including a sun deck, a swimming pool and other outdoor amenities.

The ground floor of the building will have a dry flood barrier system and building window and door guards. The project will significantly upgrade the pedestrian experience on Grove Street and Grand Street by expanding sidewalks, providing new pavement treatments, decorative lighting, and street trees.

As part of the application for a preliminary and final site plan approval, the Applicant seeks the following deviations, variances, waivers and/or exceptions from the LHNRP: (1) maximum ground floor to floor height, LHNRP – Section V.10, limitation 20 ft; proposed 27.5 ft; (2) balcony depth, LHNRP – Section V.10 limitation 2 ft; proposed 6.0 ft.; and (3) any other deviations/variances, waivers and/or exceptions from the LHNRP or the JCLDO that the Planning Board shall deem necessary in connection with this application.

Minor Subdivision Application:

The project is to be located on the northeast corner of Grand Street and Grove Street. The property currently consists of Block 15801, Lots 23.03, 23.04, and a portion of Lot 23.01. The Applicant proposes a minor subdivision that will reconfigure and consolidate the 3 development parcels into a single lot that will be 11,771.98 square feet or approximately 0.27 acres.

LHNRP Objectives and Policy Standards:

The redevelopment objectives and policy standards applicable to the property are set forth in Section I of the LHNRP. The proposed development will promote these objectives and policy standards, and the requested deviations meet the standard under N.J.S.A. 40:55D-70(c), and will not have a detrimental effect on the zone plan.

The proposed project will redevelop Block 1508, Lots 23.03, 23.04 and a portion of Lot 23.01. Among the goals and objectives set forth in Section 1 of the LHNRP are the following:

To redevelop the Liberty Harbor North Redevelopment Project Area in a manner that will exemplify the principles of New Urbanism and implement traditional neighborhood development techniques that recognize this unique inner-city location.

To encourage development that is compatible with the character of adjacent historic districts while providing for a mixture of uses and an intensity of development that will allow for a self-sufficient and vibrant new community serving as a model for health urban growth.

To provide a variety of market value housing types and commercial establishments through new construction of low rise, mid-rise and high rise structures.

To provide for an intensity of development suitable to support the implementation of infrastructure improvements necessary to support the dense development grid pattern and spatial form necessary to maintain consistency with the present pattern of surrounding downtown neighborhoods.

To encourage innovative mixed-use and multiple use blocks of development so

that housing demand for varying age groups, families and income levels may be met by requiring and allowing greater variety in type, design and layout of dwelling units, and by the conservation and more efficient use of open space and accessory parking ancillary to these dwelling units and uses.

To require the interconnection of uses, blocks and streets to create integrated neighborhoods and a greater sense of community through the use of design techniques that provide for a modified grid street pattern.

To establish an integrated health, vibrant, livable neighborhood, incorporating the traditional city block development and rejecting the modern clustered and sprawled development and zoning alternatives.

To extend greater opportunities for housing, commercial, and recreation facilities to all residents of the City.

To provide for a more efficient use of land and public services by directing development in a pattern that resembles traditional blocks of mixed and multiple-use development with varied housing types.

The proposed project promotes each one of the above goals and objectives.

Applicable Variance Standard NJSA 40:55(D)(c)(1) and (c)2:

NJSA 40:55(D)(c)(1) – Exception condition of property; strict application of the zoning would result in undue hardship; conditions are peculiar to the property, and other means to cure are unreasonable and impracticable.

NJSA 40:55(D)(c)(2) – Purposes of the MLUL will be advanced by the deviation; variance can be granted without substantial detriment of the public good; community benefits of the project substantially outweigh any detriment; and the variance will not impair the intent and purpose of the zone plan and ordinance or redevelopment plan.

Deviations/Variations Requested:

The requested deviation/ relief from Section V.10 of the LHNRP - the maximum ground floor to floor height limitation of 20 ft. should be granted because allowing the floor

to floor ground floor height to be 27.5 ft as proposed will allow the ground floor of the building to have a grand commercial space including a mezzanine which will enhance the visual interest and aesthetics of the proposed building from the street for the commercial component, give the ground floor a new urbanism look and feel, and it will increase the light and air on the ground floor. The deviation will not negatively impact the surrounding properties. Thus, the requested deviation is appropriate for the property and will benefit the immediate neighborhood and will promote the general welfare and the objectives and policies of the LHNRP. The development will also promote a desirable visual environment at the street level of the project. The proposed building will comply with the maximum height and story requirements of the LHNRP; therefore, the deviation will not cause substantial detriment to the public good, or impairment to the intent and purpose of the LHNRP, the Jersey City Zone Plan, or the JCLDO. As such, the benefits of granting the deviation substantially outweigh any detriments.

The requested deviation/relief from Section V.10 of the LHNRP – limitation on balcony depth at 2ft. should be granted because allowing the balconies of the building to be the proposed depth of 6.0 feet will create usable amenity and passive recreation space in those apartments located on the interior façade of the building, with increased light and air for apartments. Balconies with a 6-foot depth remain small enough that they are not conducive for storage space and the location of the balconies (interior facade) do not pose a threat or danger to pedestrian on the streets; therefore, the deviation will not cause substantial detriment to the public good, or impairment to the intent and purpose of the LHNRP, the Jersey City Zone Plan, or the JCLDO. The deviation will not negatively impact the surrounding properties. The benefits of granting the deviation which will allow for outdoor amenity space and enhanced light and air for apartments which substantially outweighs any detriments.

The proposed project and requested deviations and variance are appropriate for the development of the property and will benefit the immediate neighborhood and will promote the general welfare and the objectives and policies of the LHNRP. The project will also promote a desirable visual environment by providing for a project that is designed and maintained so as to improve the visual impact of the Jersey City skyline as viewed

from within and beyond the City's borders, which are appropriate and desired for the neighborhood. Lastly, the proposed deviations will not cause substantial detriment to the public good, or impairment to the intent and purpose of the Redevelopment Plan, the Jersey City Zone Plan, or the Jersey City Land Development Ordinance.

In light of the above, the Applicant respectfully requests that the requested deviations and variance requested be granted.

With the exception of the deviations set forth above, the project complies in all respects with the permitted use and bulk standards of the LHNRP.

The Applicant reserves the right to supplement the foregoing with testimony at the hearing.

Summary report:	
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