

Statement of Principal Points
27-29 Fayette Avenue (Block 9202, Lots 4 and 5)
Jersey City, Hudson County, New Jersey

An application has been filed for the above-noted property with the Jersey City Planning Board for construction of a mid-rise, multi-family building; approval of bulk variances for maximum front yard, minimum rear yard for upper floors, minimum side yard for both sides, and minimum off-street parking spaces, pursuant to N.J.S.A. 40:55D-70.c. The project is utilizing the provisions of the Affordable Housing Overlay ordinance (§345-59.7).

The subject property located at 27-29 Fayette Avenue is identified as Lots 4 and 5 on Block 9202 in the City of Jersey City. The subject property has a lot size of 6,850 square feet (0.16 acres), with a lot frontage of 50 feet and a lot depth of 137 feet. Currently, the subject property is vacant. The subject property is in the R-3 Multi-Family Mid-Rise District. The proposed mid-rise multi-family building is a permitted use.

The purpose of this project is to develop the existing vacant lot and construct a new 6-story, 20-unit mid-rise apartment building. The ground floor will provide a residential lobby, mailroom, trash room, bicycle rack for 10 spaces, and parking garage with a total of 12 off-street parking spaces. The second through sixth floors will provide 4 residential units on each floor, containing 2 three-bedroom units, 1 two-bedroom unit, and 1 studio unit. A roof deck is proposed for the common use of all future residents.

Positive Criteria: The requested bulk “c” variances can be granted pursuant to N.J.S.A. 40:55D-70.c.(2), wherein the benefits of the proposed project would outweigh any detriments and the purposes of land use planning are advanced.

Maximum Front Yard: The project is proposing a front yard setback of 13.4 feet, where a maximum of 10 feet is permitted for lots greater than 6,000 square feet in the R-3 District. The proposed front yard setback and the sidewalk will be constructed to match the front yard setback and sidewalk width of the adjacent residential building, therefore maintaining the characteristic of the neighborhood. To accomplish the consistent sidewalks, improvements to the public right-of-way are provided on the subject property. The proposed building will be setback approximately 6 feet from the proposed right-of-way curb line. As such, the building will be within 10 feet of the curb and provide a 6-foot sidewalk.

Minimum Rear Yard (Uppers Floors): The residential floors (second through sixth) propose a 20-foot rear yard setback, where the minimum rear yard for upper floors is equal to 25% of the lot depth (34.25 feet). The conditions of the residential floors will provide diverse and adequate residential spaces for future residents, including 10 three-bedrooms of 2,253 square feet, 5 two-bedrooms units of 988 square feet,

and 5 studio units of 600 square feet. Two of the twenty residential units proposed will be provided as affordable housing.

Minimum Side Yard: The proposed project will have a 0-foot setback from the west side property line and a three-foot setback from the east side property, where a minimum of 5 feet is required for lots 37 feet wide to 59 feet wide. The residential building adjacent to the east does not contain windows along the side yard. The industrial building adjacent to the west contains surface parking along the side yard. The proposed 0-foot setback at the ground level will not have a substantial impact on the light and air to these properties. The second to sixth floors provide a 3-foot-1-inch side yard setback that will provide the minimum setback to meet building and fire code.

Minimum Parking Standards: The required parking on lots 37 feet or greater is 0.3 spaces per bedroom units. Studios are to be counted as 1-bedroom units. The project proposes a total of 45 bedrooms including 5 studio bedrooms, 10 2-bedroom bedrooms and 30 3-bedroom bedrooms. As such, the required parking for the proposed project is 13.5 spaces, which rounds up to 14 spaces. The project proposes 12 parking spaces, where a minimum of 14 spaces are required. The subject property is within close proximity to public transit. Located 0.5 miles to the south of the subject property along Sip Avenue and 0.6 miles to the south along West Side Avenue provide access to NJ Transit bus lines #1 and #80. The Journal Square PATH Plaza is located 0.9 miles (a 15-minute-walk) to the east of the subject property.

Negative Criteria: Granting the requested variances will not result in a substantial detriment to the general welfare. The project will redevelop the subject property with an appropriate permitted use, a mid-rise apartment building. The project is utilizing the provisions of the Affordable Housing Overlay ordinance (345-59.7), thus two units are provided as affordable housing.

Granting the requested variances will likewise not result in a substantial impairment to the intent and purpose of the zone plan and zoning ordinance. The project complies with the principal use, building height, lot coverage requirements. The project is consistent with the intent and purpose of the R-3 district zone plan and advances the City's 2021 Master Plan recommendations for the City's 2021 Master Plan to *"ensure the City's available housing is balanced and meets the needs of all current and future city residents."*

The requested variances necessary for the proposed project can be granted in that both the positive and negative criteria have been met pursuant to N.J.S.A. 40:55D-70.c(2).

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