

Principal Points Statement
214-216 Palisade Avenue
Block 6001, Lot 8

An application has been filed for the property located at 216 Palisade Avenue, also known as Block 6001, Lot 8 on the official Jersey City Tax Maps (the “Property”), with the Jersey City Zoning Board of Adjustment for Preliminary and Final Site Plan approval for the construction of new five (5) story mixed-use building with twenty (20) residential units, second floor medical office space and twenty-four (24) parking spaces (the “Project”).

The subject Property is in the Medical Zoning District (the “Medical Zone”). The Applicant is seeking a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) to permit a mixed use building in the Medical Zone. The Applicant is also seeking variances for building and lot coverage pursuant to N.J.S.A. 40:55D-70(c).

The Property is located on Palisade Avenue between Jefferson Avenue and Waverly St. and is a large lot of approximately 6,639.6 square foot lot, and currently consists of a two story commercial building and surface parking lot.

The proposed Project consists of the development of a five story (5) building with twenty (20) residential units, second floor medical space and twenty-four (24) parking spaces. Although not required as part of the application, the Applicant is proposing three (3) affordable housing units, two (2) of which are moderate income units and one (1) low income unit. The ground floor/first floor will contain a lobby and parking garage. The second floor will contain a medical office and three (3) dwelling units, one of approximately 810 square feet, one of approximately 750 square feet, and the other of approximately 700 square feet. The third and fourth floors will contain six (6) dwelling units with of approximately 885 square feet, 810 square feet, 765 square feet, one 750 square feet, and two units of a 700 square feet. Lastly, the fifth floor will contain five (5) dwelling units of approximately 810 square feet, 782 square feet, 750 square feet, 700 square feet, and 693 square feet. The Project will include ten (10) one-bedroom units, six (6) one-bedroom plus den units, and four (4) two-bedroom units.

The first floor will contain a residential lobby and parking garage totaling 6,639.6 square feet. The garage will contain twenty-four (24) parking spaces and fourteen (14) bicycle spaces and will be approximately 5,352 square feet.

The second floor will contain a medical office and three (3) dwelling units with private terraces. The medical office will encompass approximately 2,383 square feet.

The upper roof will contain approximately 400 square feet of amenity space, a 2,008 square foot roof deck, and 1,230 square feet of space for a green roof. In addition, the bulkhead will contain approximately 766 square feet of additional green roof area.

In terms of the use variance, the subject property is particularly well suited to accommodate the proposed Project. Although there is no lot size requirement for properties in the Medical Zone, the Property, at approximately 6,639.6 square feet, is large in relation to many of its neighbors in the immediate vicinity. This lot area makes the Property particularly well-suited for the residential use in addition to the permitted medical office use. Further, the area in the immediate vicinity of the Property is populated by a mix of medical office uses and multi-family uses. Both the Property itself and the surrounding neighborhood can accommodate the proposed use.

There are several examples of multi-family buildings in the surrounding neighborhood that provide context for the proposed building and support the notion that this neighborhood can accommodate the Project.

- 236 Palisade Avenue, Block 6001, Lot 15. This building is a 3 story, 3-unit residential building located in the Medical Zone.
- 238 Palisade Avenue, Block 6001, Lot 16. This building is a 3 story, 3-unit condominium building located in the Medical Zone.
- 146 Oakland Avenue, Block 5901, Lot 1, the Laidlaw Lofts. This building is a 95-unit residential building located in the R-1 Zone just outside of the Medical Zone.

Although two of the example buildings are smaller than the Project, they are of similar height and are in the immediate vicinity of the Property. These examples demonstrate that the Property's neighborhood, although in the Medical Zone, comprises many residential buildings akin to the Project and does not solely consist of medical offices. In fact, the immediate vicinity to the Property contains a significant number of residential buildings in addition to some medical buildings as well. The taller building allows for the Project to accommodate a ground floor parking garage and a second floor medical office that supports the intent of the Medical Zone. This neighborhood, and the Property specifically, are particularly well-suited for the proposed use, which further demonstrates that the benefits of the project outweigh any potential detriments.

In addition, although the Laidlaw Lofts residential building at 146 Oakland Avenue is not located in the Medical Zone, it is only approximately .2 miles from the Property and further demonstrates that the immediate vicinity not only encompasses residential buildings, but also maintains much larger buildings than the Project. As such, the Project is in-tune with its surrounding area.

The subject Property is located approximately .7 miles from the 2nd Street Light Rail Station and 1.0 miles from the Journal Square Path Station (according to Google Maps) by foot. Additionally, the Property is surrounded by numerous bus stops, some of which are: Palisade Ave at Jefferson Ave, which operates the number 84, 86, and 123 busses (to 91st Street, Union City, and New York respectively) and which is approximately 131 feet away; Palisade Ave between Beacon & Laidlaw Ave, which operates the number 123 bus (to New York) and which is approximately 466 feet away; Palisade Ave at Prospect St., which operates the number 84, 86, and 123 busses (to 91st Street, Union City, and New York respectively) and which is approximately .1 miles away. There are numerous other bus stops and a citi bike station in the immediate vicinity of the Property as well. As such, this proximity to public transportation makes this Property uniquely suitable for the increased density associated with a multi-family residential building.

Therefore, the Property is well-suited for the proposed use given the variety of surrounding land uses, access to public transportation, and the size and location of the Property.

In terms of the positive criteria, the proposed project will replace the current building and an unsightly surface parking lot on the property with an attractive residential building and commercial space that will provide both residences and a medical office that is more compatible with the character of the surrounding area and the zoning; thereby bringing the property into better conformity with the intent and purpose of the zone plan.

The proposed Project will advance the purposes of the Municipal Land Use Law and promote the general welfare:

- The existing building is a residential building with an adjacent surface parking lot. Although specific multi-family uses are not permitted within the Medical Zone, the zone permits other residential uses in the zone (assisted living; senior housing; staff housing as an accessory use), the proposed Project is consistent with the surrounding area and is more in-line with the zoning by simultaneously providing medical office space. Therefore, the granting of the variance will promote the public health, safety, and general welfare; consistent with N.J.S.A. 40:55D-2.a.
- The subject property provides sufficient space in an appropriate location for the multi-family and commercial uses being proposed; consistent with N.J.S.A. 40:55D-2.g.
- The proposed project will also create an attractive building that will help to complete the streetscape along Palisade Avenue and will promote a desirable visual environment; consistent with N.J.S.A. 40:55D-2.i.
- The proposed development will also utilize green development techniques by providing a green roof, bicycle storage and other green elements and will therefore promote the conservation of energy resources and natural resources; consistent with N.J.S.A. 40:55D-2.j.

The granting of the requested variance will not result in a substantial detriment to the public good or general welfare. The Project proposes a use that is consistent with the character of the surrounding area of other residential buildings and with the Medical Zone by providing

medical office space. In addition, the Project allows easy access to public transportation in the area, including proximity to the Journal Square Path Station and 2nd Street Light Rail Station and bus routes in the immediate vicinity. The granting of the variances will likewise not result in a substantial detriment to the intent and purpose of the zone plan. The subject Property is a larger lot and therefore is particularly well suited to accommodate a larger multi-family building and medical office.

The variances for building and lot coverage are subsumed by the use variance. Even if they are not subsumed, the variances may be granted because granting the variances will advance the purposes of the MLUL and the benefits of granting them will outweigh any substantial detriments. The Property is currently used for a 2-story commercial building and a surface parking lot. The Project will provide a stormwater detention tank as well as an extensive green roof area of approximately 1,996 square feet. For these reasons, the benefits of the proposed Project outweigh any substantial detriments. Finally, the Project will help to secure safety from flood, in accordance with purpose “g” of the MLUL listed at N.J.S.A. 40:55D-2(g). Granting these variances would advance the purposes of the MLUL and the benefits of granting them outweigh any substantial detriment. Therefore, the Zoning Board of Adjustment may grant the requested variances.

The proposed 5-story building with ground floor parking, commercial office space for a medical office, and twenty (20) residential units is a more appropriate use of this Property given the character of the surrounding area, the fact that a portion of the Property is a surface parking lot that it will replace, and the Project is consistent the Medical Zone in its provision of a medical office. Therefore, the granting of the requested variances will not rise to a level of substantial detriment to the intent and purpose of the zone plan, notwithstanding that the proposed use is not a permitted use within the district.

Moreover, there are special reasons to grant these variances because the proposed Project will replace a surface parking lot with a much more suitable use for the area and is similar in size and scale to several developments in the near vicinity. The benefits of the proposed Project include the removal of the surface parking lot, and the construction of a more compliant and suitable residential and medical structure. The proposed Project also advances several of the purposes of the Municipal Land Use Law and will utilize green

building techniques including a green roof element and bicycle storage. The granting of the variances will not result in any detriments to either the general welfare of the intent and purpose of the Zone Plan.

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