

Principal Points Statement

75 Crescent Avenue
Block 16902, Lot 29

An application has been filed for the property located at 75 Crescent Avenue, also known as Block 16902, Lot 29 on the official Jersey City Tax Maps (the “Property”), with the Jersey City Zoning Board of Adjustment for Minor Site Plan approval for the construction of a new four (4) story multi-family building with seven (7) dwelling units and four (4) off-street parking spaces (the “Project”).

The subject Property is in the R-1 One and Two Family Housing Zoning District (“R-1 Zone”). Therefore, the Applicant is seeking a use variance pursuant to N.J.S.A. 40:55D-70.d.(1) and variances for relief from height, if necessary, and stories, if necessary, in the R-1 zone pursuant to 40:55D-70.c. All other bulk standards and criteria are subsumed within the d.(1) use variance application.

The subject Property is located along Crescent Avenue and between Astor Place and Brinkerhoff Street. The Property is an approximately 4,994 square foot lot that is currently vacant.

The proposed Project consists of the construction of a four (4) story multi-family residential building with seven (7) dwelling units and four (4) off-street parking spaces. The ground floor/first floor will contain a 109 square foot lobby, four (4) parking spaces, and 427 square feet of a duplex dwelling unit. The second floor will contain three (3) dwelling units, one being the rest of the duplex with two (2) bedrooms, another being approximately 968 square feet with two (2) bedrooms, and the last being 1,009 square feet with two (2) bedrooms. The third floor contains four (4) duplex dwelling units, one three-bedroom duplex unit of approximately 1,206 square feet with 968 of those square feet on the third floor and with two dwelling units on the third floor, another one-bedroom duplex unit of approximately 701 square feet with a living room and kitchen on the third floor, a third one-bedroom duplex unit of approximately 603 square feet with a living room and kitchen on the third floor, and lastly a fourth three-bedroom duplex unit of approximately 1,257 square feet, with 1,009 of those square feet and two dwelling units on the third floor. The fourth will contain the top floors of the four duplex units on the third floor and will have one bedroom for each of these duplex units on the fourth

floor. The fourth floor will also have four (4) balconies and three (3) roof areas. The Project will have four (4) parking spaces.

In terms of the use variance, the subject property is particularly well suited to accommodate the proposed Project. First, the Project comports with the R-1 Zone requirements in that it turns a vacant, unused property into a residential use. In addition, the 4-story building is similar to the heights of other surrounding buildings, which also upholds the R-1 Zone requirement of maintaining the low-rise character of the area. In addition, although the subject property is located in the R-1 Zone, the area does not fully display the typical townhouse or dwelling characteristics of an R-1 Zone as much of its buildings in the immediate vicinity are comprised of multi-family residential buildings and townhomes, a high school, and an elementary school. As such, the use variance can be granted because the Project can accommodate the proposed uses, the surrounding area is not typical of an R-1 Zone, and the benefits will outweigh any detriments. 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.

The subject Property is located approximately 0.6 miles (according to Google Maps) by foot from the MLK Drive Light Rail Station. The Property is also surrounded by numerous bus stops, some of which are: Monticello Ave at Brinkerhoff St., which is approximately .1 miles (according to Google Maps) by foot and is the 97 line to Journal Square; Communipaw Ave at Martin Luther King Drive, which is approximately .2 miles (according to Google Maps) by foot and is the 1 line to Exchange Place; and Summit Avenue at Clifton Place, which is approximately .2 miles (according to Google Maps) by foot and is the 6 line to Journal Square. Moreover, this proximity to public transportation makes this Property uniquely suitable for the increased density associated with a multi-family building.

As such, the Property is befitting for the proposed use given the variety of surrounding land uses, the non-R-1 Zone character of the surrounding neighborhood, access to public transportation, and the size and location of the Property.

In terms of the positive criteria, the proposed Project will construct an aesthetically pleasing residential building on a vacant lot and thus will not require any demolition. Moreover, the

Project will be compatible with the character of the surrounding area and allow the property to be utilized for residential use, 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:

- Although multi-family buildings of more than two dwellings are not permitted within the R-1 Zone, the proposed Project is consistent with the surrounding area, and will allow a vacant lot to become utilized, and 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 will be a similar height to many of the surrounding multi-family residential buildings, townhouses, and schools within the immediate vicinity of the Property, and is also in the immediate vicinity of vacant lots, and thus ensures that adequate light, air, and open space is provided; both consistent with N.J.S.A. 40:55D-2.c.
- The subject Property provides sufficient space in an appropriate location for the multi-family use; consistent with N.J.S.A. 40:55D-2.g.
- The proposed Project will also develop an unused and vacant lot along Crescent Avenue and will promote a desirable visual environment; consistent with N.J.S.A. 40:55D-2.i.

The granting of the requested variances 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 and the availability of public transportation in the area, including proximity to the Martin Luther King Drive Light Rail Station, and a multitude of bus routes surrounding the Property, will further support the increased density. The

granting of the variances will likewise not result in a substantial detriment to the intent and purpose of the Zone Plan.

The use variance may also be granted because the Project will advance the goals of the Zone Plan by turning an unused, vacant property, into one that is utilized for residential purposes and requires no demolition. Moreover, the oversized Property can accommodate the additional dwelling units associated with the Project and granting the variance will advance the purposes of the Jersey City Master Plan and the R-1 Zone plan.

The height and stories variances of the Project, if necessary and not subsumed by the use variance, are aligned with other buildings in the immediate vicinity and are supported by an oversized property. Thus, the height of this building will not stand out from the rest of the neighborhood and this location is uniquely suited to accommodate the slightly taller building. As such, the height and stories variances, if necessary, will not pose a substantial detriment to the intent and purpose of the Zone Plan and the benefits of granting these variances outweigh any detriments. Moreover, granting the variances will advance the purposes of the JC LDO and the Jersey City Master Plan. For these reasons, the use variance and height and stories variances, if necessary, may be granted.

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