

Principal Points Statement
9 Nevins Street (Block 15004, Lot 4)
Jersey City, Hudson County, New Jersey

An application has been filed for the above noted property with the Jersey City Zoning Board of Adjustment for Preliminary and Final Site Plan approval; approval of a use variance pursuant to N.J.S.A. 40:55D-70.d.(1); and bulk “c” variances for minimum front yard setback, minimum side yard setback, minimum rear yard setback, and maximum building coverage. The subject property is located in the One- and Two-Family (R-1) District.

The subject property is identified as Lot 4 on Block 15004 and is located along a dead-end portion of Nevins Street, east of Storms Avenue. The property has 24 feet of frontage on Nevins Street and a lot area of 2,639 square feet. The subject property is currently a vacant lot.

The purpose of this application is to develop the property with a 3-story, 6-unit residential building. The ground floor will consist of a one-bedroom and two-bedroom unit. The second and third floors will each contain 2 two-bedroom units. The one-bedroom unit will be 622 square feet and the two-bedrooms units will be 761 square feet. The cellar will contain a bicycle storage room for 6 bicycles.

In terms of the use variance, the subject property is particularly well-suited to accommodate the proposed, multi-family building. The subject property is one block away from the commercial corridor along Bergen Avenue. The increased density of the proposed multi-family building would support the commercial activity in the surrounding commercial district. Although the subject property is located in the R-1 District, it is adjacent to both the Neighborhood Commercial (NC) District and the McGinley Square East Redevelopment Plan Area. The NC District makes up the north portion of Block 15004 along Storms Avenue, Bergen Avenue, and Montgomery Street, while the McGinley Square East Redevelopment makes up the south portion of the block along Storms Avenue, Bergen Avenue, and Montgomery Street. There are only four properties on Block 15004 along the north side of Nevins Street that are in the R-1 District. The adjacent NC District and McGinley Square East Redevelopment Plan both permit multi-family buildings.

The proposed multi-family use is also consistent with the number of units and density of other multi-family buildings on Block 15004. The project is proposing a 6-unit residential building on an approximately 0.06-acre lot, which calculates a density of approximately 99 units per acre. The multi-family buildings on Block 15004 range in units from 1-unit to 31-units with densities ranging from 14 units per acre to 155 units per acre.

The requested bulk “c” variances are applicable for one- and two-family buildings and therefore are subsumed within the use variance and can also be granted pursuant to N.J.S.A. 40:55D-70.c.(2), wherein the benefits of the proposed project would substantially outweigh any detriments. The proposed project will develop a currently

vacant lot with an appropriate residential building. The project is proposing a 0-foot front yard setback where approximately 11.5 feet is required in order to match the front yard setback of the adjacent two-family residential building to the east of the subject property. Further east along Nevins Street the residential buildings are setback approximately 11.5 feet, however, they have porches, stoops, and/or steps that extend to the property line. The adjacent multi-family building to the west of the subject property has a 0-foot setback from Nevins Street. Therefore, the proposed 0-foot front yard setback will not interrupt the character of the streetscape.

The project is proposing 0-foot side yard setbacks where a minimum side yard setback of 2 feet on one side and a total of 5 feet, 1 inch for both sides is required. The west side lot is adjacent to the rear lot line of Lot 5, which is located at the corner of Storms Avenue and Nevins Street. Lot 5 is developed with a multi-family and is setback 8 feet from the west side lot line of the subject property. The proposed project will provide a window well along the east side of the building. The proposed 0-foot side yard setbacks will provide a complete streetscape along Nevins Street. The project is proposing a 34-foot rear yard setback where a total of 40 feet combined front and rear yard setback is required. The proposed rear yard setback exceeds the minimum required 25-foot rear yard setback. The proposed rear yard setback will allow for light and air into the interior of the block. The proposed setbacks are consistent with other multi-family buildings and will still allow for light and air to the existing windows on the adjacent building.

The project is proposing a building coverage of 64% where a maximum of 60% is permitted. The proposed project is under the maximum permitted lot coverage requirement where 72% is proposed and 85% is permitted. The project is proposing rear yard landscaping to help manage stormwater runoff and offset any impacts from the increased building coverage. The proposed building is in scale with the surrounding area and is providing appropriate setbacks to maintain light and air.

Parking is not required on lots that are 50 feet or less in the R-1 District, and therefore no parking is required due to the subject property having a width of 24 feet. As stated, the project will provide 6 bicycle parking spaces. As mentioned, the subject property is in close proximity to the commercial corridor along Bergen Avenue, which provides for a range of neighborhood retail and service businesses. The location of the subject property, adjacent to a commercial center, promotes walkability and reduces the need for automobile dependency. In addition, the subject property is conveniently located to other forms of transportation. The Bergen Avenue at Montgomery Street New Jersey Transit bus stop is located approximately 0.1 miles from the subject property and provides access to the #80 and #87 NJ Transit bus lines. The Journal Square Transportation Center is approximately 0.7 miles from the subject property. The proposed project will remove the existing curb cut creating 1 on street parking space.

The granting of the variances will advance the purposes of the Municipal Land Use Law and promote the general welfare. Granting the requested variances 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 a provision of an appropriate multi-family building consistent with the surrounding area. The project is also proposing a density that is consistent with other multi-family buildings located in the surrounding area, and therefore is promoting 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 environment through creative development techniques consistent with N.J.S.A. 40:55D-2.i. by developing the currently vacant property with a new residential building that will complete the streetscape.

Granting of the variances will not result in a substantial detriment to the general welfare. The proposed project will develop a currently underutilized, vacant property with a new appropriate residential building that will improve the property. The proposed project is also consistent in terms of scale and density with the surrounding area.

Granting the variances will likewise not result in a substantial detriment to the zoning ordinance or zone plan. The proposed project is consistent with the purpose of the R-1 District which includes “encouraging compatible in-fill development” and “preserving the integrity of residential neighborhoods.” The proposed multi-family use is consistent with and promotes the residential character of the surrounding neighborhood. The proposed project also advances the Jersey City Master Plan by enhancing residential neighborhoods and creating a balanced housing supply that meets the needs of all current and future city residents.

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