Statement of Principal Points
104 Glenwood Avenue (Block 13204, Lot 50)
Jersey City, Hudson County, New Jersey

December 1, 2022

An application has been filed for the above-noted property ("subject property") for Preliminary and Final Site Plan approval with variances with the Jersey City Zoning Board of Adjustment; approval of a use variance pursuant to N.J.S.A. 40:55D-70.d.(1); and approval of a bulk 'c' variance for maximum lot coverage and location of bicycle parking, pursuant to N.J.S.A. 40:55D-70.c.

The subject property located at 104 Glenwood Avenue is identified as Lot 50 on Block 13204 in the City of Jersey City. The subject property has a lot size of 7,304 square feet, with a lot frontage of 50 feet and a lot depth of approximately 146 feet. Currently, the subject property is improved with a 4-story dormitory building. The subject property is in the University District (U).

The purpose of this project is to renovate the existing building and convert the dormitory building into a 21-unit mid-rise, multi-family residential building. The basement will provide four residential units, including a 1 two-bedroom and 3 one-bedrooms. The first floor will provide of five residential units, with 2 two-bedrooms and 3 one-bedrooms. The second through third floor will provide a total of 12 residential units, each floor consisting of 6 units, with 3 two-bedrooms, 2 one-bedrooms, and one studio unit. Landscaping in the front and rear of the building is proposed, as well as two patio areas for future residents at the front and a covered bicycle rack for 11 bike spaces at the rear.

The subject property is located in the University District ("U") currently as Henneberry Hall. St. Peters University is located to the south and across the street of the subject property, and directly across from Pope Hall and the Theresa and Edward O'Toole Library. There are also mid-rise, multi-family residential buildings that are part of the Multifamily Residential District (R-3) located along Glenwood Avenue that are not affiliated with St. Peters University. Adjacent to the west is the Holy Name Cemetery across West Side Avenue. Adjacent to the north of the subject property is the One-and-Two Family Housing District (R-1) with primarily single- and two-family residential dwellings.

Generally, the surrounding area consists of a commercial and residential neighborhood. The Neighborhood Commercial District ("NC") is to the southwest of the subject property along West Side Avenue with access to grocery stores, restaurants, and retail use. The surrounding area to the east and south is comprised with single to two family and multifamily residential homes, including residential homes within the Historic Overlay District. The subject property is located between two major north-south corridors, which are Kennedy Boulevard and West Side Avenue. The NJ Transit bus stops are accessible along these corridors, including bus numbers 10 and 119 along Kennedy Boulevard and bus numbers 1

and 80 along West Side Avenue. Furthermore, the Journal Square PATH Station is located within a 15-minute walking distance to the northwest of the subject property.

Positive Criteria:

The Zoning Board of Adjustment has the jurisdiction to grant d(1) use variances pursuant to the Municipal Land Use Law N.J.S.A. 40:55D-70.d.(1) *in particular cases and for special reasons*. Under relevant case law (Medici v. BPR Co. 107 NJ 1 (1987)), the standard for granting variances with respect to the positive criteria is that the proposed use will promote the general welfare, the property is "particularly suited" to accommodate the proposed use, and the proposed use can be reconciled with the Zoning Ordinance. Bulk "c" variances relating to the University District bulk standards are subsumed within the use variance.

d(1) Use Variance: The project proposes a 21-unit multifamily residential building, which is not a permitted use in the University District. The subject property is particularly suited for the proposed multi-family residential use.

The subject property no longer serves its former purpose as a dormitory. Further, as the existing structure on the site is considered "significant", it is not eligible for demolition to make way for another permitted use in the U District. Given the existing use and layout of the building, adaptive re-use of the structure as a multi-family residential use is appropriate.

The proposed mid-rise multi-family dwelling is consistent with the character of the Block. The north side of Glenwood Avenue consists of lots zoned either for the U District or the R-3 Mid-rise Multi-family District interspersed. Permitted uses in the R-3 District includes mid-rise multi-family dwellings up to 8 stories on lots over 6,000 square feet.

Furthermore, the subject property is large at 7,304 square feet (0.17 acres). While the U District does not have a minimum lot size for any use, the subject property exceeds the minimum lot size required for mid-rise multi-family dwellings in the R-3 District. The proposed project maintains the footprint of the existing structure. The resulting project will create a diversity of housing options, consisting of two studio units at 338 square feet, 10 one-bedroom units ranging from 503 to 883 square feet and 9 two-bedroom units ranging from 743 to 1,097 square feet.

The project proposes a slight increase in the lot coverage of the site, from 77.3% to 80% (or a 270 square foot increase). The additional coverage provides a space in the rear yard for the proposed covered bike rack which is accessible via a ramp along the east side of the building, as well as new patios in the front.

The project also proposes new landscaping in the rear yard area. While the bulk of the building will not change, maintaining the existing 32-foot rear yard setback, the new landscaping will still provide increased

buffer between the proposed multi-family use and the adjacent residential uses to the rear of the property.

The project proposes no off-street parking. The existing building is considered "significant", and as such cannot be demolished to construct a new building with parking. Eleven covered bike parking spaces are proposed in the rear yard. Additionally, the subject property is within a mile of the Journal Square Transportation Center, with several bus lines on West Side Avenue and Kennedy Boulevard providing transit service to Journal Square and other locations downtown. Services, shops and restaurants are also available in proximity to the subject property along West Side Avenue and in the McGinley Square neighborhood.

Bicycle Parking: A bulk variance is required for the location of the proposed bicycle parking, which is required to be indoors per §345-70.C. The project proposes 11 covered parking spaces in the rear yard. The existing layouts of the building do not provide appropriate space for indoor bicycle parking, as the building entrance is mid-story with stairs required to reach either the basement or the first floor.

The proposed project will advance and promote various purposes of the *Municipal Land Use Law (MLUL)*. The project encourages the appropriate use of the property which will promote the public health, safety, moral and general welfare consistent with N.J.S.A. 40:55D-2.a by adaptively reusing the former dormitory as a residential use. Granting the requested variances for this project will propose adequate light, air and open space to the surrounding properties consist with N.J.S.A. 40:55D-2.c by maintaining the existing building footprint and bulk. The project will promote a desirable visual environment consistent N.J.S.A. 40: 55D-2.i. by providing site improvements including new sidewalks, street trees and landscaping. Additionally, the project is consistent with the intent of N.J.S.A 40:55D-2.j, where the adaptive re-use of the existing structure will conserve energy and natural resources.

Negative Criteria: Granting the requested variances will not result in a substantial detriment to the general welfare. The project will adaptively re-use the existing structure which was formerly a dormitory for use as a mid-rise multi-family dwelling. The essence of the use, to house people, will not change with the proposed project. Renovation of the existing structure will bring it up to current building and fire code standards. Two new street trees are proposed along Glenwood Avenue which will improve the streetscape.

Granting the requested variances will likewise not result in a substantial impairment to the intent and purpose of the zone plan and zoning ordinance. As the subject property no longer serves a function for the University, the adaptive re-use of the property as a multi-family dwelling consistent with uses permitted in the R-3 District would not impair the intent of the zoning ordinance.

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.d(1) and N.J.S.A. 40:55D-70.c.

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