

Principal Points Statement  
9 Monitor Street (Block 20302, Lot 28)  
Jersey City, Hudson County, New Jersey

An application has been filed for the above noted property with the Jersey City Planning Board for Minor Site Plan approval; and approval of bulk deviations for front yard setback, side yard setback, minimum rear yard setback, and minimum number of parking spaces. The subject property is located within the Residential (“R”) District of the Morris Canal Redevelopment Plan (“Redevelopment Plan”).

The subject property at 9 Monitor Street is identified as Lot 28 on Block 20302. The subject property is located midblock with 20 feet of frontage on Monitor Street, a lot depth of 100 feet, and a lot area of 2,000 square feet. The subject property is currently an undersized vacant lot. The lot width of 20 feet and lot area of 2,000 square feet are both existing nonconforming conditions where 25 feet and 2,500 square feet is required in the R District.

The purpose of this application is to develop the vacant subject property with a new 3-story, 2-unit building. The project is proposing a 3-bedroom unit that will be split between the first and second floors, with an internal staircase, and a 3-bedroom unit on the 3<sup>rd</sup> floor. There will be a compact garage containing 1 parking space with direct access to the first/second floor unit. The project is also proposing a rear yard for the first/second floor unit and a roof deck for the third-floor unit.

The requested bulk deviations can be granted where the purposes of the redevelopment plan would be advanced by the deviations and the benefits of the proposed project would substantially outweigh any detriments. The proposed project will redevelop a vacant residential property with a new permitted residential use.

*Minimum Front Yard Setback:* The project proposes a 15-foot front yard setback where the predominant front yard setback on the blockfront is 17 feet. Adjacent to the southwest of the subject property is a corner lot containing a multi-family building with a 0-foot setback on Monitor Street and a parking area directly abutting the property line. Adjacent to the northeast of the subject property is a 2-unit residential building with an approximate 15-foot setback on Monitor Street and a driveway directly abutting the property line. The blockfront predominantly contains townhomes with a 17-foot front yard setback, triggering the 17-foot front yard setback requirement. Overall, the proposed 15-foot setback is consistent with the blockfront and meets the intent of the front yard setback requirement.

*Minimum Side Yard Setback:* The project is proposing a side yard setback of 0 feet on both sides, where the minimum side yard for one side is 2 feet and 5 feet for both sides are required where adjacent buildings are detached in the Residential Zone. It should be noted that 0-foot side yard setbacks would be required if the adjacent buildings were attached. As mentioned, abutting one side of the subject property is a parking area and abutting the other side of the subject property is a driveway. Therefore, the proposed 0-foot side yard setbacks would not impact

light, air, or open space to the adjacent buildings. Furthermore, the proposed 0-foot side yard setback is a better design alternative as the subject property is undersized and narrower than the standard and required R District property. The proposed lot line building is also consistent with the intent of the side yard setback requirements and the character of the blockfront, which contains predominantly attached townhomes.

*Minimum Rear Yard Setback/Combined Front and Rear Setback:* The project is proposing a rear yard setback of 15 feet, where a minimum of 20 feet is required. The project is proposing a combined front and rear yard setback of 30 feet, where a minimum of 35 feet is required. The proposed rear yard setback will allow for light, air, and open space interior to the block. Overall, the proposed building footprint complies with the maximum building coverage requirement and is consistent with the scale of residential buildings in the surrounding area.

*Minimum Number of Parking Spaces:* The project proposes a 1-car parking garage on the ground floor that measures 10 feet 10 inches wide and 20 feet deep. The R District requires either,

*“[t]wo parking spaces under the dwelling units, which spaces may be stacked; or parking may be permitted as in the R-1 zoning district of the Municipal Land Development Ordinance.”*

The R-1 zoning district of the Municipal Land Development Ordinance would not require any parking spaces as the subject property is less than 50 feet. Where parking is provided the minimum garage dimensions are 13 feet wide by 44 feet deep and the garage is required to comprise at least 50% of the ground floor interior space. Technical deviations are required as the project only provides 1 parking space and does not meet the minimum garage dimensions, albeit intended for stacked 2-car garages. The proposed garage will provide adequate space for 1 car. The project is meeting the minimum front yard landscaping requirements by minimizing the impervious driveway area. The project proposes a staircase to reach the main entry of the building on the second floor consistent with predominant blockfront building type.

The granting of the deviations will advance the purposes of the Municipal Land Use Law and promote the general welfare. Granting the requested deviation 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 the provision of an appropriate 2-unit building. The project is also proposing a density that is consistent with goals of the Redevelopment Plan and therefore promotes 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 visual environment through creative development techniques consistent with N.J.S.A. 40:55D-2.i. by developing the currently vacant lot with a permitted residential use that is in scale with the surrounding area and will improve the streetscape.

The granting of the deviation will not result in a substantial detriment to the general welfare. The project will develop the vacant property with a 3-story, 2-unit building consistent with the surrounding residential neighborhood. The proposed building will provide adequate light, air, and open space and meets all building codes.

Granting the deviation will likewise not result in a substantial impairment to the zoning ordinance or zone plan. The proposed project is consistent with the purpose of the Residential Zone which is,

*“To protect and preserve the residential character of the Lafayette neighborhood through due consideration of scale, streetscape, setback, design, and impact.”*

The proposed project promotes the goals of the Redevelopment Plan. The proposed redevelopment of the property advances several goals of the Jersey City Master Plan including,

*“Ensure the City’s available housing is balanced and 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 Planning Board hearing.