

STATEMENT OF PRINCIPAL POINTS

399-401 Halladay St

Block 15603 Lot 7

Location: The property is located on the north side of Halliday Street in Zone 1 of the Lafayette Park Redevelopment Plan.

Proposal: The Applicant has filed a general development application with the Jersey City Planning Board for Preliminary and Final Major Site Plan Approval with C Variances for (i) Height where Six (6) Stories and 64.75 feet are permitted and Six (6) Stories 65.16 feet inches are proposed; (ii) maximum building coverage where 75% is permitted and 97.9% is proposed and (iii) rear yard setback where 25 feet is permitted and the following is proposed 0' on 1ST, 25' on FLRS. 2-6

The requested bulk "c" deviations can be granted pursuant to NJSA 40:55D-70c(2) where the benefits of the application would substantially outweigh any detriments. The application would significantly improve the property by removing an existing abandoned non-conforming structure and replacing it with a new multi-family apartment building consistent with the intent and purposes of the Lafayette Park Redevelopment Plan and the character of the area. Furthermore, the application proposes two affordable dwelling units.

The application requires a deviation for rear yard setback where 25 feet are required and 0 feet are proposed. The deviation is only requested on the first floor of the building to accommodate parking for the site. Furthermore, the existing rear yard setback is 0 feet. Above the first floor a conforming setback of 25 feet is proposed. the application also requires a deviation for the maximum permitted building coverage where 75% is permitted and 97.9% is proposed. the deviation is needed only for the first floor of the building in order to accommodate parking for the site. The existing building has a coverage of 81.1%.

The application requires a deviation for maximum building height where Six (6) Stories and 64.75 feet are permitted and Six (6) Stories 65.16 feet inches are proposed. The requested variance for height is de minimus at less than one foot of added height. The added height is needed to accommodate the elevator bulkhead.

N.J.S. 40:55D -1 et. Seq. The proposed project is consistent with several of the purposes of zoning pursuant to the Municipal Land Use Law, N.J.S. 40:55D-1 et. seq.

- The granting of the requested variances will be a municipal action which will guide the appropriate use and development of this site through the development of a new multi-family building in the Lafayette Park Redevelopment Plan consistent with N.J.S. 40:55D-2.a.
- The proposal promotes the establishment of appropriate population densities by providing 24 new dwelling units including two affordable units, consistent with 40:55D-2.e.

- The granting of the deviations will promote a desirable visual environment through the new construction of a 6-story multi-family building consistent with N.J.S. 40:55D-2.i.

Lafayette Park Redevelopment Plan: The application meets the following goals and objectives of the Lafayette Park Redevelopment Plan

- The application will eliminate negative and blighting influences consistent with goal A by removing a non-conforming garage building and replacing it with a new multifamily building
- The application will provide for a variety of residential uses and housing types for both existing residents and prospective occupants in order to meet the housing needs of low and moderate income households consistent with goal B by providing two affordable dwelling units. One a three bedroom at 44% of RMI and one unit a two bedroom at 60% of RMI.

Conclusion: Both the positive and negative criteria have been met for the (c) variances. The benefits of improving this lot by adding a new multifamily development which is conforming in use and bulk, except for the height variance and the rear yard setback/building coverage on the ground floor, would substantially outweigh any detriments associated with the required variances.

In terms of the positive criteria; the 6-story height and multifamily use of the proposed building will be in keeping with the character and the plan for the area. The granting of the variance to permit the project to proceed will result in benefits to the community in terms of a significant improvement to the appearance of the lot and the aesthetics of the neighborhood; and the granting of the variance will promote several of the purposes of the Municipal Land Use Law and the Lafayette Park Redevelopment Zone.

The granting of the variances will not result in a substantial detriment to the intent and purpose of the zone plan. In fact, the proposed development will promote the intent and purpose of the plan to provide for appropriate new development and affordable housing units. The proposed development will also not result in a substantial detriment to the public good. The proposed development will provide a benefit to the community through the aesthetic improvements to the property and the neighborhood, and by improving the streetscape.

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