

Statement of Principal Points
55 Hudson Street (Block 14505, Lot 1)
Jersey City, Hudson County, New Jersey

An application has been filed for the above-noted property with the Jersey City Planning Board for Amended Final Major Site Plan approval; and approval of a deviation for the number of retail parking spaces pursuant to N.J.S.A. 40:55D-70.c. The subject property is located in the Mixed Use District of the Colgate Redevelopment Plan ("Redevelopment Plan").

The subject property at 55 Hudson is identified as Lot 1 on Block 14505. The subject property is located on Hudson Street to the east, Morris Street to the south, Greene Street to the west, and Sussex Street to the north. The subject property has a total lot size of 80,586 square feet (1.85 acres). Lot 1 is currently a surface parking lot. The purpose of this application is to increase the number of retail parking spaces from 31 to 62 spaces and decrease the parking spaces for residential use from 347 to 276 spaces.

The requested bulk deviation can be granted pursuant to the Redevelopment Plan and N.J.S.A. 40-55.D-70.c.(2) where the benefits of the proposed project would substantially outweigh any detriments and the purposes of the Redevelopment plan would be advanced.

Retail Parking Spaces Deviation: The amended project proposes 62 parking spaces for retail use, where a maximum number of 31 spaces is permitted in the Redevelopment Plan. The parking areas will still be accessed through two driveways along Sussex Street. Given the anticipated user of the retail space, the demand for retail parking to serve the greater downtown Jersey City neighborhood is generally larger than the demand residential-only parking for future residents. With an increase of 31 commercial spaces and a decrease of 71 residential spaces, the total number of parking spaces proposes a net decrease from the previously approved 378 to 338 spaces. The decreased number of parking spaces will also increase open space for the property. The amended project is still benefits from other modes of transportation, which includes two PATH Stations to the north and south of the property, and pedestrian and bicycle accommodations from the previously approved project.

Purposes of MLUL: The granting of the variance will advance the purposes of the Municipal Land Use Law. 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 the provision of an appropriate multi-family building in the neighborhood. The amended project will also provide sufficient parking spaces to accommodate a commercial use that is consistent with the goal of providing sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; consistent with N.J.S.A. 40:55D-2.g. The amended project will still encourage the location

and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight; consistent with N.J.S.A. 40:55D-2.h

Negative Criteria: Granting the requested deviation will not result in a substantial detriment to the public good or the general welfare. The amended project does not proposed any substantial changes to the buildings mass and, as such, will not have substantial impact on light and air to the adjacent properties. The only change to the project is the retail parking spaces, and there are no additional changes to the use and overall height of the previously approved mixed-use development, thus will remain consistent with the Redevelopment Plan. The amended Traffic Impact Study remains with the previous conclusion that the changes in the number of parking spaces will not have substantial changes to the traffic study during peak hours. The amended project will also maintain the pedestrian and bikeway accommodations that will promote the use of alternative modes of transportation.

Granting the requested deviations will likewise not result in a substantial impairment to the intent and purpose of the zone plan or zoning ordinance. The amended project promotes the purpose of the Mixed Use District,

“This district is intended to provide for a range of intensive development activities at locations suited to high-rise structures. Buildings are encouraged to reinforce streetwall design and develop active ground floor uses. Design standards are provided to encourage transitional elements harmonious with residential areas to the west.”

The amended project will also advance several of the Redevelopment Plan Objectives including,

C. The improvement of the functional and physical layout of the project area for contemplated new development.

E. Creation of a new multifaceted waterfront development with housing, employment opportunities and recreation within an area that is currently underutilized, contains substandard and obsolete structures and has physical impediments, all of which prevent sound development unless undertaken on a broad and comprehensive scale.

H. Creation of major new employment and housing opportunities for the residents of Jersey City.

The proposed redevelopment of the property advances several goals of the 2021 Jersey City Master Plan including,

- 1. “Ensure the City’s available housing is balanced and meets the needs of all current and future city residents.”*
- 2. “Strengthen neighborhood-oriented commercial area.”*
- 3. Promote the development of diversified economy.”*

Overall, the benefits of the proposed number of retail parking spaces outweigh the detriments. The Applicant reserves the right to supplement the foregoing reasons with expert testimony at the Planning Board hearing.