

Principal Points Statement  
135 Monticello Avenue (Block 16701, Lot 29)  
Jersey City, Hudson County, New Jersey

November 2, 2023

An application has been filed for the above noted property with the Jersey City Planning Board for Preliminary and Final Major Site Plan approval; and approval of a bulk deviation for the rooftop appurtenance height of the elevator bulkhead. The subject property is located within the Neighborhood Mixed Use – Zone 1 of the Jackson Hill Redevelopment Plan (“Redevelopment Plan”).

The subject property at 135 Monticello Avenue is identified as Lot 29 on Block 16701. The subject property is located midblock between Emory Street and Belmont Avenue. The subject property is an undersized lot, with a lot area of approximately 1,567 square feet (0.04 acres), has approximately 20 feet of frontage on Monticello Avenue, and a lot depth of 77 feet. Lot 29 is currently developed with a 3-story, single family residential building.

The purpose of this application is to demolish the existing 3-story single-family residential building and construct the subject property with a new 4-story, 2-unit mixed-use residential building. The proposed ground floor provides a commercial retail space including an employee lounge, a storage room, a front house storage room and a lobby. The proposed ground floor also provides a residential lobby, a sprinkler room, an under-stair storage space and 2 bike spaces. Two entrances are proposed for commercial and residential use, as well as a shared elevator with controlled access to the commercial and residential spaces. The second floor provides the retail show room, a manager’s office, and a processing room. The third and fourth floors each provide one ADA unit with two bedrooms, one bathroom, a living room, and a dining/kitchen space. The roof provides a green roof and a common roof deck for residential amenity use. Further, a new sidewalk is proposed as well as one new street tree is along Monticello Avenue.

*Positive Criteria:* The requested bulk deviation 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 the subject property with a new permitted mixed-use development consistent with the zoning of the Jackson Hill Redevelopment Plan.

*Rooftop Appurtenance Height for Elevator Bulkhead:* The project is proposing an elevator bulkhead of 14 feet, where the Jersey City Land Development Ordinance permits a maximum bulkhead height of 10 feet for building heights up to 45 feet. The elevator bulkhead is proposed at the center of the building with a slope towards the front and rear, thus minimizing the view of the bulkhead along Monticello Avenue. The proposed 23 foot - 6 inches setback of the elevator bulkhead meets the required setback standards of 15 feet – 2 inches from the front building line.

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 mixed-use building that is consistent with the intent of the Redevelopment Plan. 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 advance Municipal Land Use Law purpose i: *to promote a more desirable visual environment through creative development techniques* consistent with N.J.S.A. 40:55D-2.i. by redeveloping the current residential building along Monticello Avenue with a new mixed-use building compatible with the surrounding context that will improve the streetscape.

*Negative Criteria:* The granting of the deviation will not result in a substantial detriment to the general welfare. As mentioned, the proposed project will redevelop the existing residential building with an appropriate mixed-use building. The proposed project meets the required yard and bulk requirements providing for light, air, and open space.

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 Neighborhood Mixed Use Zone which is,

*“[t]o continue the existing pattern of main street type commercial buildings and ground floor retail uses throughout the corridor, while providing for new construction and increased housing and employment opportunity on larger lot sizes.”*

The proposed project promotes the goals of the Jackson Hill Redevelopment Plan including,

- 1) *“Re-establish the Jackson Hill corridor as a vibrant neighborhood commercial district providing a wide variety of retail amenities to the surrounding area.”*
- 2) *“Creation of additional employment, housing, educational, recreational, commercial and retail opportunities for the residents of Jersey City, which are best placed along this corridor due to its central location within the City.”*
- 3) *“Provide for increased variety and opportunity of housing types, sizes, and price points that meet the needs of Jersey City's diverse population.”*

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 areas.”*

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