



PRINCIPAL POINTS STATEMENT

639 STATE STREET, LLC
203 DANFORTH AVENUE, JERSEY CITY, NJ
BLOCK 28102, LOT 17

Please be advised pursuant to N.J.S.A. 40:55D-12 that an application has been filed by 639 State Street, LLC with the Jersey City Zoning Board of Adjustment for Preliminary and Final Major Site Plan approval, and for approval of variances pursuant to N.J.S.A. 40:55D-70(d)(1) (use variance) and pursuant to 40:55D-70(c) with regard to the property located at 203 Danforth Avenue, Jersey City, NJ, also known on the Jersey City tax maps as Lot 17 in Block 28102. The parcel has frontage on Danforth Avenue; with a lot size of 5,500 SF and consists of one (1) tax lot. The property is located within the jurisdiction of the R-1 Single-and Two-Family Zone. The parcel is currently vacant.

The purpose of the application is to construct a residential building consisting of 9 residential units. Nine (9) parking spaces are proposed, along with 5 bike parking spaces. As part of this application, the Applicant is seeking the following variances, waivers, and/or exceptions from the zoning requirements of the N-C and R-1 zone:

1. The applicant is seeking a d(1) use variance to permit a multi-family structure in the R-1 zone.
2. To permit relief from the minimum side yard setback, where 5' - 1" is required and 4' is proposed.

The Applicant is seeking a d(1) use variance to permit a multi-family residential structure consisting of 9 units in the R-1 zone. The proposed conversion conforms to all the bulk requirements of the R-1 Zone, with the exception of side yard setback. Furthermore, there are multi-family residential buildings in the vicinity, including 239 Danforth, 243 Danforth, 239 Old Bergen Road, and 241 Old Bergen Road. Therefore, the applicant is not setting a precedent, but rather conforming to the neighborhood.

The applicant is proposing a 4' side yard setback, which is more than adequate for access on the side of the building.

The proposed development of the property is an appropriate development of the property that will benefit the immediate neighborhood and will promote the general welfare, promote appropriate population densities, and a desirable visual environment. The development will promote a desirable visual environment by redeveloping a currently vacant property, (which previously had a home in disrepair), and promote the general welfare by bringing the building into conformity with today's fire and safety codes. The proposed project will not substantially affect any surrounding properties or uses in the neighborhood, nor will the proposed variances result in an impairment to the intent and purpose of Jersey City's Master Plan.

The applicant reserves its right to supplement its reasoning through expert testimony at the hearing.