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**VIA HAND DELIVERY**

Division of City Planning  
City of Jersey City, City Hall Annex  
1 Jackson Square  
Jersey City, NJ 07305-3717

Re: 24 Romaine Avenue Jersey City, NJ 07306  
BLOCK: \_\_12004\_\_ LOT: \_\_47\_\_  
Zoning Board: Z20-009

June 18, 2020


To whom it may concern:

Please be advised that my office represents the applicant with regard to the above referenced General Development Application. Enclosed find the following:

- ☐ Principal Points Statement

Should you have any questions please contact my office at (201) 413-9000.

Very truly yours

  
Stephen Joseph, Esq.

6/22/20  
Pruitt

Principal Points Statement  
24 Romaine Avenue, Jersey City, NJ  
Block 12004, Lot 47

An application has been filed for the above noted property with the Jersey City Zoning Board of Adjustment for Preliminary and Final Site Plan approval; approval of a use variance pursuant to N.J.S.A. 40:55D-70.d(1); and bulk "c" variances for minimum front yard setback, minimum garage depth and maximum garage door width. The subject property is located in the One- and Two-Family Housing (R-1) District.

The subject property is identified as Lot 47 on Block 12004 and is located midblock between Sip Avenue and Stuyvesant Avenue. The subject property has approximately 32 feet of frontage along Romaine Avenue, a lot area of approximately 3,453 square feet, and is currently vacant and was previously occupied with a 2-story, 4-unit residential building.

The purpose of this application is to develop the property with a new 3-story, 3-unit residential building. The ground floor will consist of a residential lobby, a 2-car parking garage, and the lower level of a 3-bedroom unit that has an internal staircase to the upper level on the 2<sup>nd</sup> floor. The 2<sup>nd</sup> floor contains the upper level to the aforementioned 3-bedroom unit, and the lower level of a 3-bedroom unit that has an internal staircase to the upper level on the 3<sup>rd</sup> floor. The 3<sup>rd</sup> floor contains the upper level to the aforementioned 3-bedroom unit, and also another full 3-bedroom unit. In total, the project is proposing three 3-bedroom units will an average of approximately 1,353 square feet. The project is also proposing a 487-square-foot and 488-square-foot private roof decks for the two split-level 2<sup>nd</sup> and 3<sup>rd</sup> floor units, while the split-level unit on the 1<sup>st</sup> and 2<sup>nd</sup> floors will have access to a rear yard patio and grass area.

In terms of the use variance, the subject property is particularly well suited to accommodate the proposed 3-unit residential buildings. The subject property is 3,453 square feet, which is significantly larger than the required 2,500-square-foot lot size in the R-1 District. In addition, of the 49 properties that front onto Romaine Avenue between Sip Avenue and Stuyvesant Avenue the subject property is one of 6 that exceed the minimum lot size standard. A permitted two-family building on the minimum required 2,500-square-foot lot calculates a density of approximately 35 units per acre. The proposed 3 units on an 0.08-acre lot would calculate a density of approximately 38 units per acre. Therefore, although the project is proposing one additional unit greater than what is permitted in the R-1 District, given the larger lot size the proposed 3-unit building is consistent with the permitted density in the R-1 District. In addition, the proposed 3-unit building is consistent with the surrounding area that contains other multi-family buildings that range from 3 units to 63 units. Furthermore, the proposed project is compliant with all bulk requirements related to height, setbacks, and coverage and is proposing three generously sized 3-bedroom units within the building footprint permitted on the subject property.

The requested bulk "c" variances are subsumed with the use variance and can be granted pursuant to N.J.S.A. 40:55D-70.c(2), wherein the benefits of the proposed project would substantially outweigh the detriments. The project is proposing a 15-foot, 7-inch front yard setback on the ground floor that matches the two adjacent residential buildings, however, is proposing a 2-foot overhang on the 2<sup>nd</sup> and 3<sup>rd</sup> floors that encroaches on the required front yard setback area. The 2-foot front yard overhang is an architectural feature that is consistent with the proposed façade and character of the streetscape, and although a technical variance meets the intent of the zoning requirement. Parking is not required on lots that are 50 feet or less in the R-1 District, and therefore no parking is required due to the subject property's lot width of approximately 32

feet. However, the project is proposing a 2-car garage on the ground floor and 3 wall mounted bicycle parking spaces for the proposed 3 residential units. The project is proposing a garage door width of 12 feet, which exceeds the maximum garage door width of 10 feet in the R-1 District. The larger garage door width will allow for access and the safe maneuvering of vehicles to the 2 parking spaces proposed. The project is compliant with the maximum curb cut and driveway width and therefore will not have any detriment to the streetscape or pedestrian safety. The minimum garage dimensions for new two-family homes in the R-1 District are 13 feet wide and 44 feet deep and therefore are not applicable to the proposed 3-unit building and is subsumed within the use variance. In addition, the project does provide a minimum garage width of 13 feet, and the 40-foot garage depth proposed will still allow for two 18 feet deep by 9 feet wide parking spaces, which is the typical parking space dimensions in Jersey City. The subject property is also located within a half-mile walking distance from the Journal Square PATH station. The subject property is also within close proximity to various bus routes including the #1 and #80, which run along Sip Avenue, and the #10 and #119 which run along JFK Boulevard.

The granting of the variances will advance the purposes of the Municipal Land Use Law and promote the general welfare. The granting of the requested variance would be a municipal action that would *guide the appropriate use and development of this project site, in a manner which will promote the public health and general welfare* in that the proposed project is consistent with the character of the neighborhood consistent with N.J.S.A. 40:55D-2.a. Consistent with N.J.S.A. 40:55.D-2.c. the project provides front, rear and side yard setbacks which provide *adequate light, air and open space* to the adjacent properties. The project will promote *appropriate population densities and concentrations*, consistent with other multi-family dwellings in the neighborhood, per N.J.S.A. 40:55.D-2.e. The granting of the variance will also promote a *desirable visual environment* through the construction of a new building with a bulk that is contextually appropriate with the neighborhood and the replacement of the sidewalk and new street tree, consistent with N.J.S.A. 40:55.D-2.i.

The granting of the variance will not result in a substantial detriment to the general welfare. The proposed project will develop a currently vacant lot with a residential building that is consistent with the surrounding area in terms of use and density and is contextually appropriate with the neighborhood. The proposed project meets all bulk requirements related to height, setbacks, coverage, and therefore will not have any impact to light, air, and open space on the adjacent properties. In addition, the project is proposing front yard landscaping and a new street tree that will improve the streetscape and create a more pedestrian friendly environment.

Granting the variances will likewise not result in a substantial detriment to the zoning ordinance or zone plan. The purposes of the R-1 District include "encouraging compatible in-fill development" and "preserving the integrity of residential neighborhoods." The granting of the variances will not result in a substantial detriment to the intent and purpose of the zone plan. The project will advance several land use objectives of the City's 2000 Master Plan by protecting and preserving residential neighborhoods from intrusion by non-residential uses; providing consistent in-fill development, with a project that is designed to complement the existing setbacks and design of buildings on the block; and providing housing densities appropriate to the character of the existing neighborhood.

The Applicant reserves the right to supplement the foregoing reasons with expert testimony at the Zoning Board of Adjustment Hearing.