

LIST OF VARIANCES AND DESIGN WAIVERS REQUESTED
From the Requirements of the Harrison Waterfront Redevelopment Plan

Variances

- Retail façade: 85% of the street level frontage shall contain retail sales/restaurant uses. Applicant proposes that 57% of the street level frontage along Angelo Cifelli Drive for Building 1 contain retail sales/restaurant uses. (p. 29)
- Retail depth: Retail space must be a minimum of 40 ft. in depth. Applicant proposes retail space depth of 10'-8" at the closest point for Building 1. (p. 29)
- Setback: A maximum setback of 10 ft. is permitted. An additional setback of 10 ft. is permitted only if the setback is used to provide a public amenity, outdoor dining or provides architectural interest to the building façade. Applicant proposes setbacks greater than 10 ft. for both Buildings. (p. 28)
- Residential: Bedroom mix standards: A maximum of 50% of all units shall be 2 and 3 bedroom units. Of the 2 and 3 bedroom units, a maximum of 10% must be 3 bedroom units. Applicant proposes that 22% of the 2 and 3 bedroom units be 3 bedroom units. (p. 29)
- Signage: The Waterfront Redevelopment Plan does not address whether or not freestanding signs area a permitted use. Applicant proposes two (2) freestanding signs – one (1) sign/clock tower and one (1) pylon sign displaying the Harrison Yards logo and name plates for retail tenants. (p.46)

Design Waivers

- Loading & Service Areas: No vehicular access to loading areas is permitted along Angelo Cifelli Drive. Applicant proposes drop-off areas adjacent to the proposed building lobbies. (p. 43)
- Streets, Utilities & Mechanical Equipment: Transformers and primary and back-up generators are required to be located interior to the building or vaulted underground within the pavement area of an adjacent street. This mechanical equipment is not permitted to be located within and upon the sidewalk, between the sidewalk and the building, or anywhere outside at grade. Applicant proposes at-grade transformers outside the building envelopes. Applicant will work to relocate the transformer outside of Building 1 within the plaza area adjacent to the PATH station to be within the Building or in a less visible location. (p. 56)
- Concourse/Sidewalk Width: Sidewalks 12 ft. in width are required along both sides of Angelo Cifelli Drive and South 5th Street. Applicant proposes sidewalks 10 ft. in width along these roadways. (p. 21)

- Parking & Circulation/Screening of parking spaces: All permanent parking spaces are required to be in structures or screened from street view. Applicant proposes parking spaces that do not meet these requirements. (p. 44)
- Architectural Standards/Maximum Building Envelope and Encroachments: Blocks fronting on public and private streets must have a minimum of 80% of their block face occupied by building face. Applicant proposes that 76% of their block face be occupied by building face. (p. 40)
- Architectural Standards/Residential Window and Doors: Doors, other than garage doors, must be or appear to be constructed of planks or raised panels (not flush with trim). Applicant proposes alternate door designs and materials (p. 42)
- Architectural Standards/Residential Window and Doors: Where masonry is used, all entryway and window openings shall have concrete, masonry, or exposed steel lintels. Applicant does not propose lintels for the doors. (p. 42)
- Architectural Standards/Roofs: Cornices are required in buildings with flat roofs and they shall include a projection beyond the building face. Applicant does not propose projections beyond the building face.

*Demonstration of satisfaction of all legal criteria will be provided by a professional planner at the public hearing.