

CITY OF JERSEY CITY

Department of Housing, Economic Development & Commerce
Division of City Planning
Interdepartmental Memorandum



DATE: 01/16/24
TO: Planning Board Commissioners
FROM: Xunru Huang
Matt Ward, AICP PP
RE: 675-695 Grand Street
Case #P2023-0053 Block 17301 Lot 3 & 9
Preliminary and Final Major Site Plan – Interim Use

I. BACKGROUND

PSE&G proposes to continue utilizing the site as a Contractor's laydown site. PSE&G's temporary use of the Site will continue to support various electrical substation projects in the City of Jersey City area. The continued use includes placement of temporary construction trailers and guard shack, an electrical panel, and space for contractor parking and equipment.

The site is in the Mixed Use E / Residential Zone of the Morris Canal Redevelopment Plan.



Map 1 – Aerial Photo (Nearmap 2023)



Pic 1 – Google map 2021

II. DOCUMENTS REVIEWED:

- Engineering Plans prepared by PS&S revised 12/7/2023
- PSE&G Cover Letter from Noreen Merainer revised 12/7/2023

III. STAFF COMMENTS

1. Applicant shall provide testimony regarding the following:
 - a. Site improvement and maintenance regarding landscaping to be done
 - b. Construction of temporary structures as depicted in the provided document to be done
 - c. Proposed use of the site
 - d. Hours of operation

IV. STAFF RECOMMENDED CONDITIONS

In the event a motion is made to approve this application, staff recommends the following conditions:

1. No change to the facade and site design, including materials as well as any changes that may be required by the Office of Construction Code, shall be permitted without consultation with and approval by planning staff.
2. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
3. Applicant and Owners shall comply with all conditions of approval set forth on the record by the planning board and/or the Division of City Planning staff.