

CITY OF JERSEY CITY

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



Interdepartmental Memorandum

DATE: March 18, 2024
TO: Planning Board
FROM: Cameron Black, PP, AICP, Principle Planner
SUBJECT: Section 31 - Staff report P2024-0018, 921 Bergen Avenue

PROPOSED ACTION

Kindle Education Foundation (“the applicant”) seeks to develop a charter school in the existing building located at 921 Bergen Avenue (aka 35 Journal Square). The school will occupy approximately 15,500 SF of space in the third and fourth floors of the existing twelve (12) story building. The building is located on Block: 12104 and Lot: 2 within the Journal Square 2060 – Preservation Zone.



Picture A- Site Photo Taken March 1, 2024

Excerpt from the Journal Square 2060 Plan’s Preservation Zone for the Board’s consideration:

“1) Permitted Uses:

(b) New uses shall be considered by the Planning Board on a case by case basis, guided by adjacent uses only. Because historic buildings in this zone are scattered throughout the Plan Area, and are situated in a variety of land use areas, the permitted uses in this zone must be contextual to the site.”

STAFF COMMENTS

Applicant’s experts shall provide testimony regarding the applicant’s compliance with the Preservation zone of the Journal Square 2060 plan, the Master Plan, and the Historic Preservation department’s staff comments.

STAFF RECOMMENDED CONDITIONS FOR VOTING INFAVOR OF COMPORTING WITH THE MASTER PLAN:

- 1) All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding;
- 2) No change to the site design, including materials as well as any changes that may be required by the Construction Code Official, shall be permitted without consultation and approval by the Planning staff.
- 3) Applicant shall comply with all the conditions listed in the Jersey City Historic Preservation Department’s Memo dated March 18, 2024