

DEVELOPMENT APPLICATION REVIEW | STAFF REPORT

DATE : 08.04.23
TO : Planning Board Commissioners
FROM : Liz Opper, AICP, Urban Designer
Tanya Marione, PP, AICP, Division Director
CASE : P22-160
PROJECT : 101 Storms Avenue | Block 15003, Lot 17
FOR : Preliminary & Final Major Site Plan

I. DOCUMENTS REVIEWED

- General Development Application
- Architectural Drawings
- Civil Drawings
- Stormwater management report
- Traffic study
- Affidavits
- 200' certified list
- 10% disclosure form
- City Engineering Memo

II. APPLICATION BACKGROUND + PROPOSAL

The site is located in the Neighborhood Commercial (NC) zone. NC zoning permits a mix of uses and a maximum height of 55 feet for buildings with residential apartments above the ground floor. Ground floor residential uses are permitted under the following conditions which are met by the existing site conditions:

- i. Subject lot is not a corner lot.
- ii. Subject lot is directly adjacent to other properties with ground floor residential.

▪ Existing Conditions:

The subject lot is vacant and located mid-block near the corner of Monticello Avenue and Storms Avenue. The lot is currently being used for construction staging for new development for the adjacent lot to the south. Buildings to the north and south of the subject lot are built to the lot line with a zero-foot side yard. A new five-story building is under construction immediately to the south, and a two-story residential building (with a cellar) to the north.



▪ **Proposed Conditions:**

Five story, 14-unit residential building proposed. The ground floor lobby has a storefront appearance, contributing to the character of the NC zone. Ground floor residential is proposed and permitted as a conditional use, provided that the subject lot is not a corner lot and that the subject lot is directly adjacent to other properties with ground floor residential.

	Permitted/Required	Proposed	Complies
Min. lot size	2,500 sf	2,811 sf	Y
Min. lot width	25'	25'	Y
Min. lot depth	100'	112'	Y
Front yard setback	0'	0'	Y
Min. side yard	0'	0' with window well	Y
Min. rear yard	15' + (5' for every 10' over 100') = 21'	21'	Y
Max. building height	55'	54.77'	Y
Min. fl to ceiling	Ground floor: 11', upper: 9'	Ground floor: 11', upper: 9'	Y
Parking	None	None	Y

III. STAFF RECOMMENDED CONDITIONS

All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding. The staff recommends the following conditions to mitigate the negative criteria:

1. All materials and color selections shall be shown on Final Plans. 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 planning staff or approval by planning board.
2. All street trees and landscaping shall be installed in accordance with the Jersey City Forestry Standards prior to the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO).
3. The Applicant shall address comments from the Engineering memo dated 06/12/23 on signature sets.
4. Applicant to review tree location and viability per notes in the 06/12/23 Engineering memo.