



CITY OF JERSEY CITY

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

Interdepartmental Memorandum

DATE: 8.22.2023

TO: Jersey City Planning Board Commission

FROM: Cameron Black, Principal Planner, PP AICP

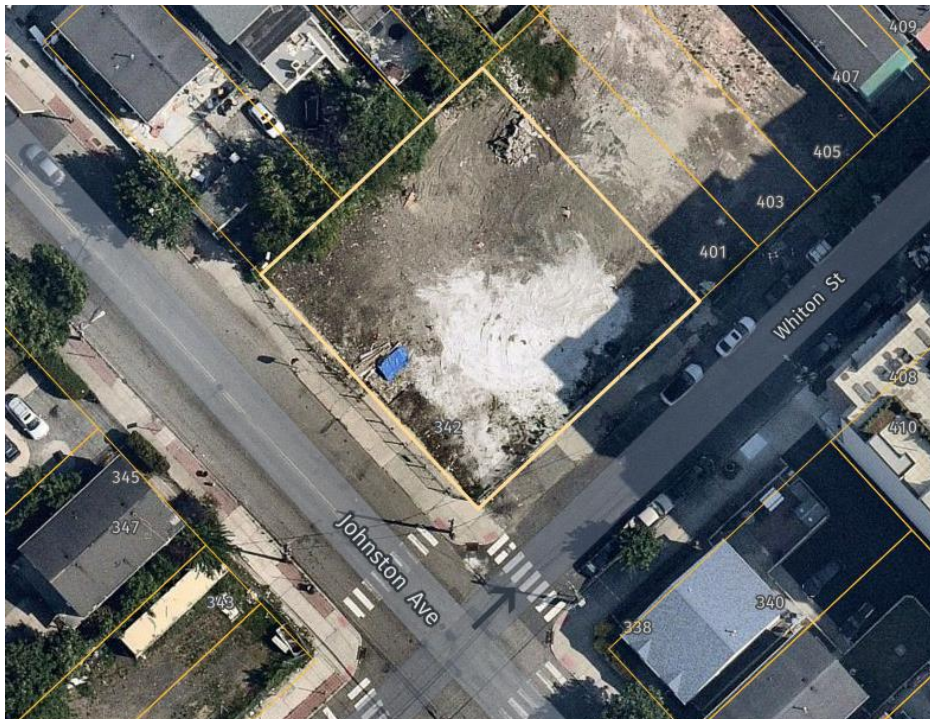
SUBJECT: Staff report re P22-211
Preliminary and Final Major Site Plan Amendment
Block: 17506 Lot: 11
Address: 342 Johnston Avenue
Applicant: 342 Johnston Equities, LLC
Zone: Lafayette Redevelopment Plan

DOCUMENTS REVIEWED

- General Development Application for a Preliminary and Final Major Site Plan Amendment
- Architectural Plans; latest revision dated 7.21.23; signed and sealed by Richard Garber

I. APPLICATION BACKGROUND + PROPOSAL

Approved: The Applicant was approved (P19-126 and P21-069) for an eight (8) story mixed-use structure containing fifty five (55) units, fourteen (14) parking spaces, fifty four (54) bike spaces, and ground floor retail. The project includes 15% of total bedrooms as affordable housing and a community resiliency room which permits a bonus of two stories and 20 feet to the permitted height, making the permitted height for this structure 8 stories 85ft.



Applicant's Lot is Outlined in Bright Orange

PROPOSED ACTION: 2 single bedroom will be changed to 2 studios, and the circulation of the garage and ground floor amenity space will be reoriented.

VARIANCE(S) / DEVIATIONS

- None Requested with the Amendments

STAFF COMMENTS

The proposed interior and façade changes to the previously approved development does not act as a detriment to the requirements of the Redevelopment Plan, the Jersey City Land Development Ordinance, nor the Jersey City Master Plan.

STAFF GENERAL COMMENTS

- 1) Applicant's experts shall provide testimony briefly highlighting the proposed development.
- 2) Applicant's experts shall provide a visual representation of the proposed site, provide samples of construction materials to be used, and create a verbal record that explains the access points as well as the design/layout of the proposed development.

STAFF RECOMMENDATIONS

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

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 and approval by planning board.
2. All testimony given by the applicant and their expert witnesses shall be binding.
3. All street trees and landscaping shall be installed in accordance with the Jersey City Forestry Standards prior to issuance of a Certificate of Occupancy.
4. The Applicant will work with staff to finalize the language for the Community Resiliency Room signage prior to signature plans
5. The Applicant shall work with OEM on logistics related to operations and security of the resiliency room as a public communal space. The applicant shall submit a written operations plan approved by OEM to City Planning prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.
6. The Applicant shall comply with the rules and regulations of the Jersey City Municipal Code, Chapter 188 – Housing Accommodations and Affordable Housing Compliance.
7. An Affordable Housing Agreement shall be executed and receive all necessary city approvals prior to a Certificate of Occupancy for the project.
8. Revised plans shall be submitted showing incorporation of the Jersey City's Division of Engineering's comments.
9. Architect of record shall submit a signed and sealed affidavit confirming that the final building was constructed as approved, prior to issuance of the Certificate of Occupancy.
10. Engineer of record shall submit a signed and sealed affidavit confirming that the final building's green roof and storm water detention was constructed as approved, prior to issuance of the Certificate of Occupancy.