

CITY OF JERSEY CITY

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



DATE: September 18th, 2020
TO: Planning Board Commission
FROM: Timothy Krehel, Principal Planner, PP AICP
SUBJECT: Staff Report re P20-065 (102-104 Ege Avenue) Minor Site Plan w/ "c" Variance(s)

DOCUMENTS REVIEWED

- General Development Application (P20-065), filed on June 9th, 2020.
- Architectural Raul Cabato, Architect, dated January 4th, 2020, revised July 17th, 2020, signed by Raul Cabato, RA

PROPOSED ACTION (Minor Site Plan)

The Applicant is seeking Minor Site Plan Approval with "c" Variance(s) to construct two (2); four (4) story two-family structures on two vacant lots.

SITE DESCRIPTION (102-104 Ege Avenue)

The project site is located within Jackson Hill Redevelopment Plan (Neighborhood Mixed Use Zone). 102 Ege Avenue (Block 21102, Lot 60) is a 56.31'x22' irregularly shaped lot. 104 Ege Avenue (Block 21102, Lot 61) is a 48.8'x27.72' irregularly shaped lot. The total land area of the two lots is 2,579.82 SF and both lots are vacant.

LOCATION MAP (102-104 Ege Avenue)



VARIANCES REQUESTED

Three Variances are being sought for each property.

- Maximum Building Coverage
- Minimum Rear Yard

FINDINGS NEEDED FOR RELIEF

In order to grant relief, the applicant must demonstrate the deviations can be granted without substantial impairment to the intent and purpose of the Jackson Hill Redevelopment Plan (the “Plan”) and Section 345.45 of the City of Jersey City Land Development Ordinance (the “Ordinance”). The applicant shall provide mitigation strategies to offset any potential impacts.

Due to the irregular undersized nature of the two (2) existing vacant lots giving relief from the bulk lot requirements would be need in order to properly develop these vacant lots. Giving such relief under these circumstances would also be in line with the stated objectives and goals of the City of Jersey City Land Development Ordinance and the Jersey City Master Plan.

STAFF COMMENTS

- Applicant’s experts shall provide testimony briefly highlighting the proposed development.
- Applicant’s experts shall provide testimony about the Variances associated with the Minor Site Plan.
- Applicant’s experts shall provide a visual representation of the proposed development, create a verbal record that defines each of the Variances requested, explains how the benefits of such relief would outweigh any detriments to the community in general.

STAFF RECOMMENDED CONDITIONS UPON APPROVAL

- All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
- All material and color selections shall be shown on the final plans. No change to the façade and site design, including materials as well as any changes that may be required by the Construction Code Official, shall not be permitted without consultation and approval by the Planning Staff.
- Any revisions and or comments deemed necessary by the Jersey City Division of City Planning shall be agreed upon and addressed by the applicant prior to an issuance of a Certificate of Occupancy.
- All street trees and landscaping (if any) shall be installed prior to an issuance of a Certificate of Occupancy.
- The Architectural firm of record, shall submit a signed and sealed affidavit confirming that the building was constructed as approved, prior to the issuance of the Certificate of Occupancy.