

DEVELOPMENT APPLICATION REVIEW | STAFF REPORT

DATE : 02.06.2024
TO : Planning Board Commissioners
FROM : Matthew da Silva, Senior Planner
Matt Ward, PP, AICP, Supervising Planner
CASE : P23-0082
PROJECT : 681 Newark Ave.
Preliminary and Final Major Site Plan with 'c' deviation

I. DOCUMENTS REVIEWED

- General Development Application Form, revised 12.19.2023
- Architectural Plan Set by Min W. Kil, R.A. of Hampton Hill Architecture, revised 11.30.2023
- Civil Plan Set by Edwin A. Reimon, P.E, revised 12.18.2023
- Principal Points Statement by Dresdner Robin, dated 12.20.2023
- Visual Impact Assessment and Shadow Analysis by Dresdner Robin, dated 12.05.2023
- Traffic Engineering Evaluation by Klein Traffic Consulting, LLC dated 11.28.2023
- Stormwater Management Report by Edwin A. Reimon, P.E., dated 06.2023
- Boundary and Topographic Survey by Miroslav Rehak of First Sight Surveying LLC, dated 02.22.2019

II. APPLICATION BACKGROUND + PROPOSAL



- **Existing Conditions:** Three 3-story mixed-use buildings containing apartments and ground floor commercial space.
- **Proposed Conditions:** 5-story mixed-use building with 40 dwelling units and 5,143 square feet of ground floor retail space.
- **Variances & Deviations:** 'c' deviation for rooftop structure height

III. STAFF COMMENTS

Staff concurs with the applicant's Principal Points Statement that this development substantially advances multiple goals in the Journal Square 2060 Redevelopment Plan. The proposed development will increase residential density near public transit while providing for a widened sidewalk, improved landscaping, and providing a pedestrian-oriented retail frontage along Newark Ave.

This project will involve the demolition of three existing 3-story masonry and frame mixed-use buildings. In a memo dated May 16th, 2022, historic preservation staff determined that the existing buildings on the site do not appear to possess historical significance or integrity which would prevent their demolition.

This project requires a 'c' deviation for rooftop structure height due to its 14-foot-tall elevator bulkhead. The habitable portion of the proposed rooftop structure conforms with the 10-foot rooftop structure height required of all new developments in the Journal Square 2060 Zone. The elevator will ensure that all units in the building are compliant with the Americans with Disabilities Act and provide residential access to a rooftop amenity space. Aside from the elevator bulkhead deviation, this project is fully as of right and compliant with the bulk, use, and design standards of Zone 4 of the Journal Square 2060 Redevelopment Plan. Staff supports the applicant's request for this deviation.

STAFF RECOMMENDED CONDITIONS

The staff recommends the applicant be bound by the following the conditions to receive site plan approval:

1. All testimony given by the Applicant and their expert witnesses in accordance with this application shall be binding.
2. The Applicant shall address and/or comply with all comments and recommendations of municipal review agents and will submit revised plans to the Division of City Planning if necessary.
3. 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 and approval by planning staff.
4. The Applicant shall provide an affidavit from the architect of record representing that the constructed project is consistent with final approved plans prior to the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO).
5. 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).