

DEVELOPMENT APPLICATION REVIEW | STAFF REPORT

DATE : 09.06.2022
TO : Planning Board Commissioners
FROM : Mallory Clark-Sokolov, PP, AICP, Senior Planner
Tanya Marione, PP, AICP, Division Director
CASE : P22-106
PROJECT : 420 Ogden Ave
Minor Subdivision

I. DOCUMENTS REVIEWED

- General Development Application Form dated 05.24.2022
- Survey by James Pica, Professional Surveyor dated 02.21.2022
- Revised Subdivision plat by Pronesti Surveying, Inc. dated 07.18.22
- Determination of No Significance #DS22-049 by Maggie O'Neill, dated 05.16.2022

II. APPLICATION BACKGROUND + PROPOSAL

- **Existing Conditions:** The site is currently a two (2) story, four (4) unit structure with a single curb cut and rear yard surface and garage parking. The site is an oversized, 5,369 square foot lot located on Ogden Avenue in the R-1 Zone. The site has almost 100% lot coverage with the exception of front yard landscaping.





- **Proposed Conditions:** The applicant proposes to demolish the existing building and subdivide the property to create two (2) conforming 25 x 109ft lots which will utilize a shared curbcut and driveway in future development.

III. STAFF COMMENTS

- **Jersey City Land Development Ordinance 345-70**
 - B. Automobile Parking Design Standards.
 1. **Curb cuts shall be limited to the minimum number necessary.**
 2. **Parking shall not be the dominant visual element of the site.**
 3. Parking which is visible from the street or other areas exposed to public view shall be screened and softened by landscaping, low screen walls or a combination of elements.
 4. Broad expanses of paving shall be broken up with landscaping.
 5. **The use of common or shared driveways which provide access to more than one site is encouraged.**

IV. 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. Revised subdivision plat shall be submitted to City Planning showing any revisions requested from the Tax Assessor's office.

2. A copy of the perfected subdivision plat shall be filed City Planning once recorded.
3. There shall be a deed restriction filed with Jersey City's Law Department that forbids the construction of two curb cuts in front of the newly proposed lots. Only one 10' curb cut and driveway may be permitted in the center of the newly created lots.