



# CITY OF JERSEY CITY

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

Interdepartmental Memorandum

**DATE:** December 13<sup>th</sup>, 2022

**TO:** Jersey City Planning Board Commission

**FROM:** Timothy Krehel, Principal Planner, PP AICP

**SUBJECT:** Staff report re P22-163  
Preliminary and Final Major Site Plan with 'c' Variances  
3085 John F. Kennedy Boulevard  
Block 6304, Lot 4.02

---

## DOCUMENTS REVIEWED

- General Development Application for a Preliminary and Final Major Site Plan
- Civil Plans prepared by Stonefield Engineering and Design; dated 07.15.2022; signed and sealed by Charles D. Olivo, PE
- Architectural drawings prepared by MVMK Architecture + Design; dated 06.14.2022; signed and sealed by Anthony C. Vandermark Jr. AIA
- Survey prepared by Behar Surveying Associates, PC; dated 06.04.2020; signed and sealed by William B. Klapper, NJPLS
- Jersey City Division of Engineering comments; by Drew Banghart PE; dated 12.09.2022

## SITE & LOCATION DESCRIPTION

The applicant Chosen Square, LLC is seeking Preliminary and Final Major Site Plan approval for the property located at 3085 John F. Kennedy Boulevard which is also known as Block 6304, Lot 4.02 on the Official Tax Map of the City of Jersey City. The Property is located within Zone 4: Neighborhood Mixed Use district of the Journal Square 2060 Redevelopment Plan and is subject to its requirements.

## PROPOSED DEVELOPMENT

The applicant is seeking approvals to construct a twelve (12) story hotel consisting of two-hundred and ten (210) hotel rooms and thirty-six (36) ground floor parking spaces. No Deviations/Variations are being requested as the proposed use and bulk are compliant with the Journal Square 2060 Redevelopment Plan and the Jersey City Land Development Ordinance.



## **VARIANCE(S) / DEVIATIONS**

- None Requested

## **COMMENTS**

The proposed development of a hotel will serve as a benefit to the core of Journal Square by attracting people doing business or visiting the area. The development is in line with smart growth principles and will not act as a detriment to the intent of the Zone 4: Neighborhood Mixed Use District of the Journal Square 2060 Redevelopment Plan nor the Jersey City Land Development Ordinance. The proposed development is in line with the stated goals and objectives of 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 testimony describing each of the deviations requested and why relief should be granted for such variances or deviations.
- 3) 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 RECOMMENDED CONDITIONS UPON APPROVAL**

- 1) All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
- 2) 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 be permitted without consultation and approval by the Planning staff.
- 3) All street trees (if any) and landscaping shall be installed prior to an issuance of Certificate of Occupancy.
- 4) The Architectural and Engineering firms of record shall submit a signed and sealed affidavit confirming that the building was constructed as approved, prior to issuance of the Certificate of Occupancy.
- 5) All comments provided by the Jersey City Division of Engineering shall be addressed, prior to issuance of the Certificate of Occupancy.