



**Proposed Senior Housing**  
**216 Palisade Avenue, Jersey City, NJ**  
**Narrative on Site Characteristics to demonstrate compliance with PPOD**  
**Ordinance**  
**BE 20-270**  
**April 15, 2024**

**Documents referenced:**

- Site survey prepared by Braginsky Surveying, dated 11-21-18.
- Architectural plan set prepared by MVMK, last revised 11-14-23.
- Site Plan Drawings prepared by BE, last revised 1-5-24.
- Stormwater Drainage Calcs prepared by BE, last revised 11-13-23.
- Report of Geotechnical Investigation prepared by JZN Engineering, dated March 27, 2024.
- Section 345-60.1 of the City of Jersey City zoning ordinance

**Site description:**

Subject site is located at 216 Palisade Avenue (Lot 8, Block 6001) and consists of 6,640 SF / 0.15 AC.

The site is currently vacant and was previously developed with a two-story mixed-use building located along the north property line. The balance of the site was a paved parking lot covering all the site. The access is from the driveway on Palisade Avenue in center of frontage.

The site gently slopes down at approximately 4% from Palisade Avenue towards the east. Along the east property line is a retaining wall with Christ Hospital parking lot approximately 3.5' below. The parking lot gently slopes down to the edge of the cliff on the east that is approximately 100' away from subject property.

**Proposed Application:**

It is proposed to build a 10-story senior housing with 51 apartments. The building footprint is 4,900 SF and shall be provided with an approximately 2,000 SF cellar. An underground storm water detention system is proposed on the first floor.

The proposed will provide new access from Palisade Avenue. The proposed will maintain existing grades along the property line and most of the site will be covered by the building. The disturbance will be limited to the property and along the frontage.

The site is in Zone M "Medical District" of the City of Jersey City and senior housing is a permitted use.

The site is within the Palisades Preservation Overlay District (PPOD). This document is a narrative to illustrate how section 345-60.1 PPOD- establishments, procedures and standards applies to this application. The requirements of the ordinance are addressed as follows:

## **A. Establishment of District.**

1. *There is hereby established within the City of Jersey City an area which shall be known as the Palisades Preservation Overlay District (PPOD), in which land development and construction shall be subject to the special regulations contained in this Section.*

Subject property is located within the PPOD Overlay District, and the special regulations of the section will apply.

2. *The PPOD shall be designated on the Zoning Map of the City of Jersey City and shall run along the Palisades from Montgomery Street north to the Union City boundary line.*

It is confirmed that the subject property is located within the PPOD Overlay District as indicated on the zoning map.

3. *The PPOD shall prevail upon all land regulated under this Chapter, as well as those properties within a duly adopted redevelopment area. Redevelopment plans shall be amended, or initially written, as the case may be, to refer to or include the requirements of this Subsection.*

The subject property is within Medical District "M" of the City of Jersey City and is not included in any Redevelopment Plan Area based on the Zoning Map.

4. *All uses permitted in the zone or redevelopment plan in which the property is located shall be permitted in the PPOD, provided, however, that the setback and procedural regulations and performance standards of this Article shall apply to any such uses, whether permitted as of right, by conditional use or by use variance.*

The proposed "Senior Housing" is permitted in the "Medical District" and applicant will comply with the setback and procedural regulations and performance standards set forth for the PPOD Overlay District.

## **B. Procedural Regulations. The following information shall be submitted in addition to any information required to be submitted in the Site Plan Checklist:**

1. *A topographic map of the site at two foot contour intervals (drawn in a lighter line weight) where the slope is less than ten percent (10%), and ten (10) foot contour intervals (drawn in a heavier line weight) where the slope exceeds ten percent (10%).*

The existing site slope is 4% and a topographic map of the site is provided at one foot contour intervals. This is illustrated on the site survey as well as the grading plan of the site set.

- 2. A land form analysis which shows the location and extent of the site's major landforms including the top of the cliff, the cliff face, the side slope and the base of the slope. Any exposed cliff face shall be shown. The area in each land form category shall be calculated and shown on the land form analysis.*

A section through the site is included with this submission and extends beyond the property to illustrate the edge of cliff location. This section beyond the property line is schematic and is based on aerial maps. As illustrated the edge of cliff is approximately 100' east of the east property line and this subsection does not apply.

- 3. A physical description of the site which shall include a technical summary of site characteristics such as soils, load bearing capacity, erosion potential, depth to bedrock, etc.*

A geotechnical study was conducted by JZN Engineering, and the findings are listed in their "Report of Geotechnical Investigation" dated March 27, 2024.

Based on the report the bedrock was encountered between approximately 8 feet and 13.5 feet below existing ground surface. The report indicates conditions at the proposed building are favorable for construction of conventional reinforced concrete footing foundations and slab-on-grade.

- 4. Site grading and development data which shall include the type and location of development activity, procedures for grading, excavation, construction access and stockpiling, extent and phasing of construction and cut and fill operations.*

Referenced site plan set includes site grading and development data, construction access, stockpiling and extent of disturbance. The cut and fill operations will be associated with proposed building construction and utilities. This is illustrated on the key section referenced above and included with this submission.

### *C. Performance Standards.*

- 1. The minimum building setback line from the edge of the cliff face at the top of the cliff shall be thirty (30) feet. The minimum building setback line from the edge of the cliff face at the base of the cliff shall be sixty-five (65) feet.*

As indicated above this section does not apply to subject property as the edge of the cliff is approximately 100' away from the property line.

- 2. For purposes of preservation of the Palisades cliff face, no portion of any building or structure shall be constructed on that portion of a lot which has a grade, prior to such construction, in excess of thirty percent (30%), or on any portion of the lot, which lies within ten (10) feet of the portion having such grade.*

The site slope is 4% and is under the 30% limit. The subsection will not apply.

- 3. No portion of a building built below the Palisades within the PPOD and within four hundred fifty (450) feet of the cliff face, including all bulkheads, parapets and penthouses, shall extend into the area occupied by the top twenty-five percent (25%) of the distance between the top of cliff and the lowest portion of existing grade of a development site.*

This subsection applies to properties below the Palisades within the PPOD and within 450' of the cliff face. The subject property is above the Palisades and the subsection will not apply.

**In summary the subject property is within PPOD Overlay District. However, slopes on the subject lot are below the steep slope limits identified in the ordinance, is above the palisades and located approximately 100' away from the top edge of the cliff. The development requirements of PPOD do not apply to this application.**

**Being part of the PPOD, the administrative requirements do apply and this narrative along with referenced documents that have been included with this submission will confirm conformance.**