



CITY OF JERSEY CITY

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

Interdepartmental Memorandum

DATE: March 21, 2023

TO: Jersey City Planning Board Commission

FROM: Timothy Krehel, Principal Planner, PP AICP

SUBJECT: Staff report re P22-201
Final Major Site Plan Amendment
179 Academy Street
Block: 12308 Lot: 11.01

DOCUMENTS REVIEWED

- General Development Application for a Preliminary and Final Major Site Plan Amendment
- Architectural Plans prepared by Frank J. Qualtela and Uforma Architecture and Drafting; latest revision dated 11.01.2022; signed and sealed by Frank J. Qualtela, PC

SITE & LOCATION DESCRIPTION

The property is located at 177 Academy Street formerly known as portions of 175-181 Academy Street, also known as Block 12308, Lots 11.01 (formally known as Block 12308, Lots 10 and 11) on the Official Tax Map of the City of Jersey City. The property is located within the boundaries of the Journal Square 2060 Redevelopment Plan (Zone 4: Neighborhood Mixed Use) and is subject to the requirements of the redevelopment plan and the Jersey City Land Development Ordinance.



PROPOSED ACTION

The Applicant (TRG Academy, LLC) is proposing interior and façade changes to a previously approved six (6) story building consisting of fifty (50) residential dwelling units with rear yard and rooftop terraces.



VARIANCE(S) / DEVIATIONS

- None Requested

STAFF COMMENTS

The proposed interior and façade changes to the previously approved development does not act as a detriment to the requirements of Zone 4 within the Journal Square 2060 Redevelopment Plan, the Jersey City Land Development Ordinance, nor 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 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 architect 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.