

- **Existing Approval:** P19-192 approved new six-story (6) building containing 48 dwelling units
- **Proposed Amendment:** The Applicant proposes to amend the approved site plan to increase the unit count to 57 units, reconfigure the interior, relocate utility rooms, redesign the façade, reduce the front yard setback, remove the cellar, and enlarge the amenity rooftop.
- **Variations & Deviations:** None

III. STAFF COMMENTS

The original site plan for this development was approved in 2018, and amended and extended several times since then. Since the original approval, the Journal Square 2060 Redevelopment Plan was amended to change the location from Zone 4 to Zone 4a. However, under the New Jersey Municipal Land Use Law's "time of application" rule, a Site Plan Amendment is adjudicated under the zoning and land use regulations that existed at the time of application. This application qualifies as a Site Plan Amendment and not a new Site Plan Application, because neither the number of units nor the height in stories is changing by more than 20%. This application is fully as of right.

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 conditions from previous resolutions of approval shall apply to this approval.
4. 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.
5. 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).
6. 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).