

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY
APPROVING AMENDMENTS TO THE PRELIMINARY AND FINAL MAJOR SITE PLAN
WITH CONDITIONS**

APPLICANT: 17-23 PERRINE AVENUE DEVELOPMENT LLC

**FOR: APPROVAL OF AMENDMENTS TO THE PREVIOUSLY
 APPROVED PRELIMINARY AND FINAL MAJOR SITE PLAN**

**PROPERTY: 17-23 Perrine Avenue
 (Block 10803, Lots 2-4)**

CASE NO. P20-096

WHEREAS, a formal application has been made by Genova Burns LLC (Gerard D. Pizzillo, Esq. appearing) on behalf of 17-23 Perrine Avenue Development LLC, (hereinafter "Applicant") to the Planning Board of the City of Jersey City (hereinafter "Board"), County of Hudson and State of New Jersey, seeking an Amendment to the Preliminary and Final Major Site Plan, previously approved under P16-050, and presently filed under case number P20-096; and

WHEREAS, the Applicant is the owner of certain real property and improvements located at as 17-23 Perrine Avenue, Jersey City, County of Hudson, State of New Jersey, more commonly known as Block 10803, Lots 2-4 (hereinafter "Property"); and

WHEREAS, the Property is located within the Journal Square Neighborhood Mixed-Use Zone (Zone 4) of the Journal Square 2060 Redevelopment Area (the "Area") and is subject to the requirements of the Journal Square 2060 Redevelopment Plan; and

WHEREAS, on January 8, 2018, the prior owners of the Property appeared before the Board and received Preliminary and Final Major Site Plan approval, under case number P16-050, memorialized by resolution on January 23, 2018, to construct a six (6) story residential structure containing forty-eight (48) residential dwelling units (the "Project"); and

WHEREAS, on March 10, 2020, under case number P19-192, the Applicant received approval of a One (1) Year Site Plan Extension of the Project, memorialized by resolution on June 23, 2020; and;

WHEREAS, Applicant now seeks to amend the Preliminary and Final Major Site Plan Approval with increased building setbacks, reduction in building footprint, construction of a stormwater detention basin, construction of transformer room and the reconfiguration of the first floor plans and units, and the installation of windows on the eastern and western elevations of the Project (the "Amended Project"); and

WHEREAS, the Applicant has submitted proof that it has complied with the Plan, the Ordinance and applicable procedural requirements including the payment of fees; and

WHEREAS, due notice of the Thursday, December 8, 2020 virtual hearing for the above-described Application was provided in accordance with the Municipal Land Use Law, the recent Executive Orders issued by Governor Phil Murphy due to the COVID-19 pandemic and as prescribed in the zoning ordinance of the City of Jersey City ("Ordinance"); and

WHEREAS, the Board has formally heard and considered the evidence presented by Applicant in support of the within application including the sworn testimony of its expert witness, Adrian Melia of MVMK Architects (Architecture), the comments of the public, and the comments and recommendations of Planning Staff; and

WHEREAS, having considered the within application, all supporting documents, the sworn testimony in support of the application, and the comments and recommendations of Planning Staff, and having heard public comment, the Planning Board of the City of Jersey City hereby makes the following findings of fact and conclusions thereon:

FINDINGS OF FACT

1. All the Recitals hereinabove set forth are incorporated herein by reference and all exhibits, drawings and documents, including Applicant's General Development Application and Supporting Documents and City planner's testimony and reports, if any, are hereby incorporated by reference.

2. The Applicant is the owner of the Property and proposes to amend the Preliminary and Final Major Site Plan by increasing building setbacks, reducing building footprint, construction of a stormwater detention basin, construction of transformer room and the reconfiguration of the first floor plans and units, and the installation of windows on the eastern and western elevations of the Project (the "Amended Project").

3. The Property is located within Zone 4 of the Journal Square 2060 Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan.

4. Adrian Melia of MWMK Architecture Architects testified as to the architectural aspects of the proposed amendment being sought by the Applicant.

5. Mr. Melia testified the Amended Project does not trigger any deviation or relief from the Plan and that the proposed upgrades and improvements are all as of right and Plan compliant.

6. Regarding the reduction in the building footprint, Mr. Melia testified that the Project was approved with building coverage at 81%, the Amended Project will reduce building coverage to 76%.

7. Mr. Melia testified that the Amended Project also seeks to increase the side yard setbacks on both the eastern and western sides of the Property. The Project was approved with a 0 side yard setback on the eastern side of the Property, the Amended Project proposes a 5' setback on the eastern side. On the western side of the Property, the Project was approved with a 5' setback, the Amended Project seeks to increase that setback to 6'5".

8. Next, Mr. Melia testified that the Project did not contain a transformer room, trash chute or compacter room and as a result the ground floor plans had to be reconfigured to integrate those essential building services into the Amended Project.

9. Furthermore, Mr. Melia testified the units above located within the inner courtyard were facing each other with no windows, the Amended Project seeks to shift them to the rear to create a rear yard setback with additional usable area and the installation of windows.

10. Mr. Melia testified that the Amended Project still contains ample bicycle parking, green area and added additional outdoor area by installing PTAC instead of a split HVAC system.

11. Regarding the materiality, Mr. Melia testified that the Project including a random composition of brick, metal and siding. The Amended Project seeks to upgrade the materials and create a more uniform look with a "Hudson red" full brick extending four floors on the front and darker uniform cement board panels on the remaining two (2) floors.

12. Following Applicant's testimony, public comment was taken and the staff report of the Planning Division of the City of Jersey City was elicited. On behalf of the City, Timothy Krehel recommended approval of the amended Project.

13. The Board finds that the Amended Project and its proposed improvements will benefit *the community through the promotion of the intent and purpose the Municipal Land Use Law*. Specifically, the Amended Project meets the intent of the Plan, and, therefore, the granting of the variance will guide the appropriate use and development of this site in a manner that will promote the general welfare consistent with N.J.S.A. 40:55D-2a. The Amended Project will promote a desirable visual environment through creative development techniques and good civic design and arrangement, consistent with N.J.S.A. 40:55D-2i.

14. The Board finds that the proposed improvements will benefit the community through the promotion of the intent and purpose of the Zone in that the Property will be developed as a residential building with the improvements as part of this approval.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for the foregoing reasons, as well as those reasons set forth on the record herein, which reasons are incorporated herein by reference, public comment and the report of the staff of the Jersey City Planning Division, approves the within application, Case P20-096, for and Amendment to the Preliminary and Final Major Site Plan to increased building setbacks, reduce the building footprint, construction of a stormwater detention basin, construction of transformer room, reconfiguration of the first floor plans and units, and the installation of windows on the eastern and western elevations of to the previously approved six (6) story forty-eight (48) unit residential structure. (the "Amended Project") subject to the following conditions:

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 and landscaping shall be installed prior to an issuance of Certificate of Occupancy.
4. The architectural firm 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. The Applicant agrees to install one (1) additional street tree for a total of five (5) street trees to be installed.

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY
APPROVING AMENDMENTS TO THE PRELIMINARY AND FINAL MAJOR SITE PLAN

APPLICANT:

FOR:

PROPERTY

CASE NO.

DATE OF HE

VOTE:


VOTING IN FAVOR:
COMMISSIONERS

1. Chairman Christopher Langston
2. Vice-Chairman Dr. Orlando Gonzalez
3. Council President Joyce Watterman
4. Commissioner Peter Horton
5. Commissioner Edwardo Torres
6. Commissioner David Cruz
7. Commissioner Geoffrey Allen
8. Commissioner Vidya Gangadin
9. Commissioner Harkesh Thakur


VOTING AGAINST:

ABSTAINING:

NONE



Christopher Langston (Jan 20, 2021 14:56 EST)

CHRISTOPHER LANGSTON, Chairman
JERSEY CITY PLANNING BOARD


erica baptiste (Jan 20, 2021 09:07 EST)

ERICA BAPTISTE, Secretary
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:


Santo T. Alampi (Jan 20, 2021 10:10 EST)

SANTO T. ALAMPI, ESQ.
JERSEY CITY PLANNING BOARD

DATE OF MEMORIALIZATION:

January 19, 2021



P20 -096
VALID till - 2 years
to ~~complete~~ start construction.
Per TC with Planning Bd
on Jan 19, 2021

www.TridentAbstract.com

OUSLY
SITE PLAN