



# CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION ("GDA")



1 Jackson Square, 2<sup>nd</sup> floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@jcnj.org

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

220-30

Date Validated as an Application for Development:

Date Deemed Complete:

## 1. SUBJECT PROPERTY

Address: 680 Grand StreetBlock & Lots: 17204; 12.01Ward: F

## 2. BOARD DESIGNATION

☐ Planning Board☒ Zoning Board of Adjustment

## 3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input checked="" type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input checked="" type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input checked="" type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input checked="" type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in)

## 4. PROPOSED DEVELOPMENT

Name &amp; Nature of Use (describe project)

The Applicant was approved to build a new five (5) story mixed use building with sixty (60) units and sixty-five (65) parking spaces utilizing stackers, and two (2) retail spaces. Applicant is proposing an amendment to reduce commercial space on the ground floor to accommodate a transformer room, to add an elevator, and make several other layout / material changes.

## 5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

Use; maximum height (stories/feet).

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

The benefits of granting relief outweigh the substantial detriments. See Principal Points Statement for additional reasoning.

## 6. APPLICANT

**Myneni & Sons, LLC**

Applicant's Name

**201-424-4409 201-332-1652**

Phone

Fax

**682 Route 440**

Street Address

**Jersey City, New Jersey 07304**

City

State

Zip

**myneni@aol.com**

e-Mail address

7.  
OWNER

Same.

Owner's Name

Street Address

Phone

Fax

City

State

Zip

e-mail address

8.  
APPLICANT'S  
ATTORNEY

Charles J. Harrington III

Attorney's Name

Connell Foley, LLP

Firm's Name

201-521-1000 201-521-0100

Phone

Fax

Harborside 5, 185 Hudson St., Suite 2510

Street Address

Jersey City New Jersey 07311

City

State

Zip

charrington@connellfoley.com

e-mail address

9.  
PLAN  
PREPARERS

Robert L. Costa #34702

Engineer's Name & License Number

Costa Engineering Corporation

Firm's Name

201-487-0015 201-487-5122

Phone

Fax

325 So. River St., Suite 302

Street Address

Hackensack New Jersey 07601

City

State

Zip

e-mail address

Valery Braginsky #43217

Surveyor's Name & License Number

Braginsky Surveying, LLC

Firm's Name

732-326-9090 866-464-8910

Phone

Fax

2 Austin Avenue

Street Address

Iselin New Jersey 08830

City

State

Zip

e-mail address

Edward V. Kolling #3068

Planner's Name & License Number

Dresdner Robin

Firm's Name

201-266-5657

Phone

Fax

1 Evertrust Plaza, Suite 901

Street Address

Jersey City New Jersey 07302

City

State

Zip

ekolling@dresdnerrobin.com

e-mail address

Raul Cabato 21A101463700

Architect's Name & License Number

RA Design & Consultants, LLP

Firm's Name

201-513-4983 908-222-8386

Phone

Fax

5 Drift Road

Street Address

Watchung New Jersey 07069

City

State

Zip

e.raul@cabatoarchitecture.com

e-mail address

**10.**  
**SUBJECT**  
**PROPERTY**  
**DESCRIPTION**

Site Acreage (square footage and dimensions):  
**15,401** <sub>sf</sub> **150'** <sub>x</sub> **95.76'** (dimensions)

Zone District(s): R-1, One & Two Family

Present use: Vacant Land

Redevelopment Area:  
Historic District: N/A

Check all that  
apply for present  
conditions:

- ☐ Conforming Use  
☐ Conforming Structure  
☒ Vacant Lot

- ☐ Non-Conforming Use  
☐ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?: **AE+**

Check all that Apply:

☒ Application for a new building on  
undeveloped tract

☐ Application for new use of  
existing building

☐ Application for use of a  
portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?  
☐ yes ☒ no

Is demolition proposed? ☐ yes ☐ no If yes, is building 150+ years old? ☐ yes age: \_\_\_\_\_ ☒ no

Number of New Buildings: One (1)

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	N/A		5	53.73'
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	43,666	sf
Retail	675.95	sf
Office	0	sf
Industrial	0	sf
Parking Garage	10,042.66	sf
Other	9201.67	sf
TOTAL:	63,586	sf

Number of dwelling units (if applicable):		
Studio	8	units
1 bedroom	44	units
2 bedroom	8	units
3 bedroom	0	units
4+ bedroom	0	units
TOTAL:	60	units

Number of lots before subdivision:	N/A
Number of lots after subdivision:	N/A

% of lot to be covered by buildings:	82.6	%
% of lot to be covered by buildings & pavement:	97.7	%
Gross floor area (GFA):	63,586	sf
Floor Area Ratio (FAR):	4.13 to 1	

# 11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 65 / Dimensions: 8' x 18' ("stack")  
 Number of loading spaces & dimensions: number: \_\_\_\_\_ / Dimensions: \_\_\_\_\_

Number of Signs: TBP\*  
 Height of monument and/or pylon signs: N/A

# 12. INFRA- STRUCTURE

<b><u>WATER</u></b>		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is new water service being proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b><u>SEWER</u></b>		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Will there be sewer curb cleanout?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b><u>MISC</u></b>		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No +82,120 c.y.
Are any structures being removed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**13.  
TYPE OF  
DEVELOPMENT**

<b>REQUIRED FOR ALL DEVELOPMENT APPLICATIONS</b>	<b>Total number of new residential units created</b>	<b>Total number of affordable housing units* created</b>	<b>Total number of residential units demolished</b>
<b>New structure containing residential units</b>	<b>60</b>	<b>0</b>	<b>0</b>
<b>Conversion from a non-residential structure to a structure containing residential units</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Conversion from market rate housing units to NJ COAH defined affordable housing units</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Age Restricted</b>	<b>Rental Units</b>
<b>Number of affordable housing units created*</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

<b>Use Group Description</b> (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<b>B:</b> Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	<b>0</b>	<b>0</b>
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	<b>676+/-</b>	<b>0</b>
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	<b>0</b>	<b>0</b>
<b>S:</b> Storage uses. Includes warehouses, parking garages, and lumberyards. S group includes S1 and S2.	<b>10,042 +/-</b>	<b>0</b>
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	<b>0</b>	<b>0</b>
<b>A1:</b> Assembly uses including concert halls and TV studios.	<b>0</b>	<b>0</b>
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	<b>0</b>	<b>0</b>
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	<b>0</b>	<b>0</b>
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.	<b>0</b>	<b>0</b>
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums	<b>0</b>	<b>0</b>
<b>E:</b> Schools K – 12	<b>0</b>	<b>0</b>
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	<b>0</b>	<b>0</b>
<b>R1:</b> Hotels, motels and dormitories	<b>0</b>	<b>0</b>
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	<b>0</b>	<b>0</b>



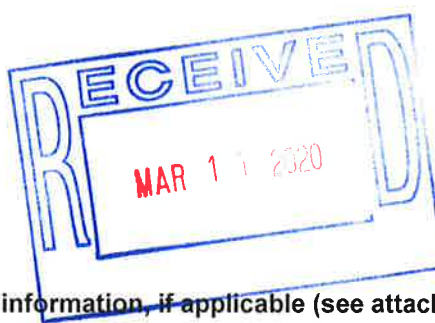
#### 14. APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none  
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	Z16-008	<input checked="" type="checkbox"/>	<input type="checkbox"/>	October 20, 2016
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

#### 15. FEES (see attached fee schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
<b>TOTAL DUE</b>	\$
Amount Paid	\$
<b>BALANCE DUE</b>	\$



#### 16. ATTACHMENTS

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

#### 17. CERTIFICATION

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

March 10, 2020



Signature of Applicant  
Patrick T. Conlon, Esq.  
Attorney for the Applicant, Myneni & Sons, LLC

Property Owner Authorizing Application if  
other than Applicant



Notary Public

#### 18. CONTACT

Jersey City Division of City Planning  
1 Jackson Square, 2<sup>nd</sup> Floor  
Jersey City NJ 07305  
P:201-547-5010  
cityplanning@jcnj.org

**CELESTE KATISE ROBERTS**  
A Notary Public of New Jersey  
My Commission Expires 10/11/2021

**RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT  
OF THE CITY OF JERSEY CITY**

**APPLICANT:** MYNENI AND SONS, LLC

**FOR:** PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL  
WITH "D" VARIANCES  
678-682-684 GRAND STREET, 686-690 GRAND STREET,  
17-19-21 WESTERVELT PLACE AND 4 IVY PLACE  
JERSEY CITY, NEW JERSEY  
BLOCK 17204, LOTS 12, 13, 14, 15, 16, 17, 18 AND 19

**CASE NO.:** Z16-008

**WHEREAS**, the Applicant, **MYNENI AND SONS, LLC**, per **Connell Foley, LLP**, (**Charles J. Harrington, III, Esq., appearing**) made application to the Zoning Board of Adjustment of the City of Jersey City, County of Hudson and State of New Jersey, for Preliminary and Major Final Site Plan approval with variances pursuant to N.J.S.A. 40:55D-70(d) (use; maximum height stories/feet), to develop a new five (5) story mixed-use building with ground level retail, amenity space, parking garage with sixty-five (65) spaces utilizing parking stackers and with sixty (60) residential units on the upper floors on the property located at 678-682-684 Grand Street, 686-690 Grand Street, 17-19-21 Westervelt Place and 4 Ivy Place, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 17204, Lots 12, 13, 14, 15, 16, 17, 18 and 19; and

**WHEREAS**, due notice of a hearing before the Zoning Board of Adjustment of the City of Jersey City, on October 20, 2016 at 6:30 p.m., was duly published as prescribed in the Zoning Ordinance of the City of Jersey City; and

**WHEREAS**, the application was heard by the Zoning Board of Adjustment on October 20, 2016; and

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

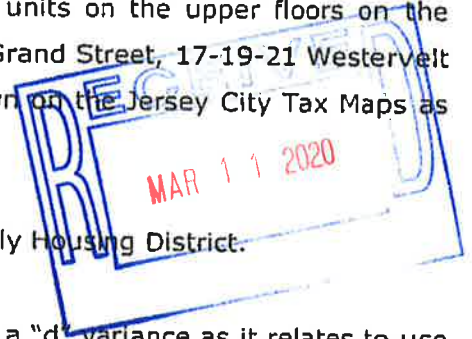
**WHEREAS**, all testimony having been formally heard for this application; and

**WHEREAS**, after consideration of the application, the testimony presented at the meeting,

and the oral and written comments and recommendations of the Division of Planning professional staff, the Zoning Board of Adjustment has made the following findings of fact:

#### **FINDINGS OF FACT**

1. The Applicant, Myneni and Sons, LLC, filed an application to the Zoning Board of Adjustment of the City of Jersey City, County of Hudson and State of New Jersey, for Preliminary and Major Final Site Plan approval with variances pursuant to N.J.S.A. 40:55D-70(d) (use; maximum height stories/feet), to develop a new five (5) story mixed-use building with ground level retail, amenity space, parking garage with sixty-five (65) spaces utilizing parking stackers and with sixty (60) residential units on the upper floors on the property located at 678-682-684 Grand Street, 686-690 Grand Street, 17-19-21 Westervelt Place and 4 Ivy Place, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 17204, Lots 12 ,13, 14, 15, 16, 17, 18 and 19
2. The parcel is located within R-1, One and Two Family Housing District.
3. As part of the application, the Applicant is seeking a "d" variance as it relates to use to permit a mixed-use building in the R-1, One and Two Family Housing District. The Applicant is also seeking a "d" variance for the proposed height in stories/feet to permit a five (5) story building in the R-1, One and Two Family Housing District. All bulk variances are considered as part of, and are subsumed under the request for the use variance.
4. The current zoning permits the following as permitted principal uses: One family dwellings; Dwellings with two dwelling units; Houses of Worship; Parks and playgrounds; essential services; Schools; Governmental uses; Conversions of 1st Floor commercial to a residential unit; Assisted living residences; nursing homes; senior housing; and public utilities (except for gas transmission lines).
5. As set forth in the Jersey City Development Ordinance and repeated in the Jersey City Master Plan, "the purpose of this district is to accommodate existing housing and encourage compatible in-fill development with detached one and two family homes that preserve the street scape, utilize on street parking where the frontages are narrow and





maintain the low-rise character of the area."

6. The subject property is triangular in shape located on Grand Street, Westervelt Place and Ivy Place. The location, layout and configuration of this lot make it particularly suited for this development.

7. The subject is a significantly oversized corner property in the R-1 Zone totaling 15,401 +/- square feet (the typical lot size in the zone is 2,500 square feet). The substantial lot size (it is approximately six times larger than the typical R-1 lot) allows for and can better absorb the proposed use.

8. The subject parcel is also unique in that it is a corner lot located on three streets: Grand Street, Westervelt Place and Ivy Place. The property has approximately 116 +/- feet on Grand Avenue, which is an active roadway with numerous commercial properties and higher density buildings. The parcel is also located across the street from the NC-Neighborhood Commercial and near the Morris Canal Redevelopment Plan Area, which are developed with higher densities and similar buildings. In both the NC Zone and Morris Canal Redevelopment Plan Area mixed-use developments up to four (4) to five (5) stories in height are permitted. The proposed development will provide for a use that is more compatible with the existing neighborhood development and the existing mixed-use buildings in the immediate neighborhood (in the NC Zone and Morris Canal Redevelopment Plan Area). The significant frontage on Grand Street, an active roadway, and close proximity to the NC Zone and Morris Canal Redevelopment Plan Area, lend themselves well to construction of a mixed-use development at the site, and accordingly, the property is particularly suited for the proposed use.

9. The subject Property is also particularly suited for the requested use because the existing conditions and layout allow for the Applicant to provide for and accommodate appropriate residential space as well as appropriate parking using innovative parking stackers (the Applicant is proposing 60 units and 65 parking spaces). Sixty two (62) of the spots will be stacked parking utilizing mechanical stackers and three (3) parking spaces will be reserved for handicap residents. The proposed mechanical stackers will be operated with a 24/7 valet, or with an optional system that the Applicant is reviewing that would eliminate the necessity of a valet. The provided parking is a benefit for the neighborhood. As

discussed herein, the Applicant has requested to reserve the right in the future to operate the stacker parking with an automated system/motorization system. This Board approves the Applicant's request to reserve its right to utilize an automated valet system/motorized system.

10. The Applicant also is proposing to dedicate 10% (6 units) to Veterans' Housing for a period of fifteen (15) years with income constraints consistent with workforce housing (or up to 120 AMI). The project will also be providing an on-site detention system, and a green roof, both of which will alleviate drainage issues for the property and the immediate neighborhood. All of the foregoing will benefit the general welfare.

11. The proposed use of the subject Property is also consistent with the permitted and existing uses within the immediate neighborhood along Grand Street, which is developed with mixed-use and higher density developments. The proposed use of the subject Property is also consistent with the permitted and existing uses within the immediate area in the NC Zone Morris Canal Redevelopment Plan Area, which are primarily mixed-use, and the proposed use will serve to compliment these uses. It is noted as well that the proposed use is also less intrusive than what is permitted under R-1 Zoning. In that regard, assisted living residences and senior residences are a permitted use in the district and could be up to seven (7) stories and 70' on lots of this size in area. If such a structure was built at the Property, which would be permitted pursuant to the R-1 Regulations, it would be more intrusive than the use proposed. Accordingly, the proposed multi-family use will not have any substantial detriments to the public good, nor any impairments to the intent and purpose of the Jersey City Zone Plan and Zoning Ordinance.

12. The Applicant's planning expert, Robert Costa, testified as to the appropriateness of the proposed development and in support of the requested variances. In that regard, Mr. Costa testified that due to the irregular shape of property, location and proximity to the NC Zone and the Morris Canal Redevelopment Plan Area, that the property is particularly well-suited for the proposed development and more efficient use of land. Mr. Costa stated that the location of the property on Grand Street and the irregularity of the Property would not be conducive to the building of single family homes. Moreover, the large property size allows for adequate parking and therefore the proposed development is a reasonable form of development. Mr. Costa testified that the requested use and bulk of the proposed building,

with the amount of proposed parking, will not cause substantial detriments to the intent and purpose of the zone plan.

13. Mr. Costa concluded that the proposed development promotes the general welfare, provides sufficient space in an appropriate location with adequate parking, provides a desirable visual environment through good civic design and arrangement, all of which satisfy the positive criteria, and that the granting of the variances do not result in any substantial detriments to the public good nor substantial detriments to the zone plan.

14. The proposed use meets the positive criteria in that it is promoting the establishment of appropriate densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment (N.J.S.A. 40:55D-2.e). The project is providing for veterans' housing. The proposed size of the units will serve to provide additional housing for the area and is an appropriate development of the property consistent with N.J.S.A. 40:55D-2.a. The project also promotes a desirable visual environment through creative development techniques and good civic design and arrangement (N.J.S.A. 40:55D-12.i), and the property is also particularly suited for the proposed use because of the lot size and configuration. The proposed development will also promote a desirable visual environment by developing a building/use appropriate for the neighborhood. Moreover, the architectural design of the building will also be a benefit that will fill unsightly vacant lots. Accordingly, the benefits substantially outweigh any substantial detriments and relief can be granted.

15. The Applicant is also requesting a "d" variance for relief from the maximum permitted building height of a structure. The proposed height of the structure and number of stories of the project are also consistent with the existing development in the immediate area. In that regard, this property is located on the corner looking out at the NC-Neighborhood Commercial District wherein five (5) stories are permitted and there is no numerical height limitation in feet; thereby allowing taller and denser development. Moreover, the existing adjacent buildings along Grand Street and Westerly Place in the R-1 District are higher than the permitted R-1 heights and demonstrate the development scheme in this area. Therefore, the project will be consistent with these heights and their design, which will result in a desirable visual environment. The architectural design of the building is a design similar to the development along Grand and the adjacent streets, and

accordingly, the proposed structure will not have any substantial detriment to the design scheme and streetscape in the neighborhood, or the zone plan. Accordingly, the requested relief can be granted.

16. The proposed development of the Property is particularly suited for the Property, and is an appropriate development of the Property that will benefit the immediate neighborhood and will promote the general welfare, promote appropriate population densities, and a desirable visual environment. The proposed use is an appropriate use of the land and an appropriate build out of the land, and the proposed project will not affect any permitted uses in the neighborhood, nor cause any substantial detriments. The proposed project meets the required position criteria, and the proposed variances will not cause any substantial detriments to the public good, nor any impairments to the intent and purpose of the Jersey City Zone Plan and Zoning Ordinance.

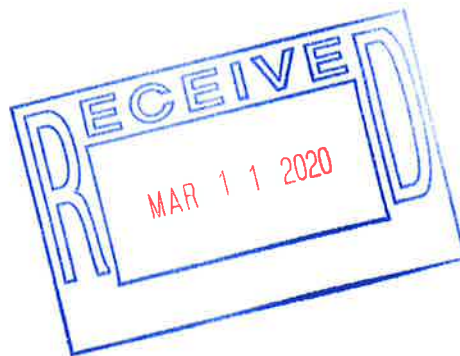
**NOW, THEREFORE, BE IT RESOLVED** that the Zoning Board of Adjustment of the City of Jersey City, County of Hudson and State of New Jersey, for the foregoing reasons, approves the within application for Preliminary and Major Final Site Plan approval with variances pursuant to N.J.S.A. 40:55D-70(d) (use; maximum height stories/feet), to develop a new five (5) story mixed-use building with ground level retail, amenity space, parking garage with sixty-five (65) spaces utilizing innovative parking stackers and with sixty (60) residential units on the upper floors on the property located at 678-682-684 Grand Street, 686-690 Grand Street, 17-19-21 Westervelt Place and 4 Ivy Place, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 17204, Lots 12, 13, 14, 15, 16, 17, 18 and 19, in accordance with the plans and testimony submitted to the Zoning Board of Adjustment of the City of Jersey City, subject to the following conditions:

1. All materials and color selections shall be shown on Final Plans. No change to the façade 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 with and approval by planning staff.
2. All street trees shall be installed in accordance with 345-66, prior to the issuance of the certificate of occupancy.
3. All testimony given by the Applicant and their expert witnesses in accordance with

this application shall be binding upon approval.

4. A copy of the memorialized resolution with amended deed shall be filed with the Hudson County Register's Office with proof of such filing to be submitted to the Division of City Planning prior to application for construction permits.

5. The Applicant shall enter into a Developer's Agreement with the City of Jersey City for the proposed Veteran's Housing to memorialize the dedication of the six (6) units to veterans' housing for fifteen (15) years, and the income limitations associated with such housing.





**APPLICANT:** MYNENI AND SONS, LLC

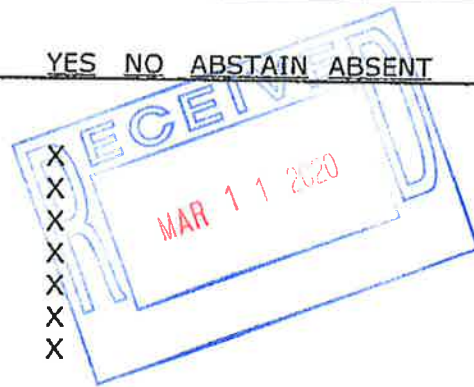
**FOR:** PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL  
WITH "D" VARIANCES  
678-682-684 GRAND STREET, 686-690 GRAND STREET,  
17-19-21 WESTERVELT PLACE AND 4 IVY PLACE  
JERSEY CITY, NEW JERSEY  
BLOCK 17204, LOTS 12, 13, 14, 15, 16, 17, 18 AND 19


**CASE NO.:** Z16-008

**COMMISSIONER:**

YES NO ABSTAIN ABSENT

Joshua Jacobs, Chairman  
Kate Donnelly, Vice Chairwoman  
Richard McCormack, Commissioner  
Glenis Polanco-Rodriguez, Commissioner  
Chester M. Rothman, Commissioner  
Ahmeed Shedeed, Commissioner  
Shani Friedman, Commissioner



  
JOSHUA JACOBS, CHAIRMAN  
ZONING BOARD OF ADJUSTMENT  
OF THE CITY OF JERSEY

  
TANYA MARIONE, SECRETARY  
ZONING BOARD OF ADJUSTMENT  
OF THE CITY OF JERSEY CITY

APPROVED AS TO LEGAL FORM:

  
VINCENT LA PAGLIA, ESQ.

DATE OF HEARING:  
DATE OF MEMORIALIZATION:

October 20, 2016  
November 3, 2016

## PUBLIC NOTICE

This notice is being provided pursuant to N.J.S.A. 40:55D-12 to advise that an application has been filed by Myneni and Sons, LLC with the Jersey City Zoning Board of Adjustment for Site Plan Amendment approval with regard to the property located at 680 Grand Street (formerly known as 678-690 Grand Street, 17-21 Westervelt Place and 4 Ivy Place), Jersey City, New Jersey, also known on the Jersey City Tax Map as Block 17204, Lot 12.01 ("Property"). The Property is located within the R-1 One and Two Family Housing Zoning District ("R-1 Zone").

The Property was approved by Resolution Z16-008 on October 20, 2016 by the Jersey City Zoning Board of Adjustment for a Preliminary and Final Major Site Plan to develop a new five (5) story mixed-use building with ground level retail, amenity space, parking garage with sixty-five (65) spaces using parking stackers, and with sixty (60) residential units on the upper floors at the Property, with variances for use, and height (the "Original Approval"). That Original Approval was memorialized on November 3, 2016.

Applicant proposes to amend the Original Approval by reconfiguring the ground floor parking and retail components to accommodate a transformer room, adding an elevator, and several other interior changes (the "Amendments").

As part of the application, the Applicant is seeking any variances, exceptions and/or waivers that the Zoning Board of Adjustment shall deem necessary in connection with this application.

Any person interested in this application will have the opportunity to address the Jersey City Zoning Board of Adjustment at the meeting on **Thursday, \_\_\_\_\_, 2020** at 6:30 p.m. at 280 Grove Street, City Hall, City Council Chambers, Jersey City, New Jersey, 07302.

Plans are available for public inspection on any working day between 9:00 a.m. and 4:00 p.m. at the Division of City Planning, City of Jersey City, City Hall Annex, 1 Jackson Square, a/k/a 360 Martin Luther King Drive, Jersey City, New Jersey, 07305.

By: Charles J. Harrington, III, Esq.  
Attorney for the Applicant  
Myneni and Sons, LLC  
201-521-1000