

# CITY OF JERSEY CITY

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



## Interdepartmental Memorandum

**DATE:** June 5, 2020  
**TO:** Zoning Board of Adjustment  
**FROM:** Erica Baptiste, Senior Planner  
Matt Ward, PP, AICP, Principal Planner  
**SUBJECT:** Staff report re Z20-030, 681 Grand Street – Site Plan Amendment

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### DOCUMENTS REVIEWED

- General Development Application, filed March 11, 2020;
- Architectural plans prepared by RA Design and Consultants, LLP dated February 6, 2020 signed and sealed by Raul Cabato, AIA;
- Narrative summary of changes by RA Design and Consultants, LLP dated March 10, 2020 signed by Raul Cabato, AIA.
- Resolution (Case No. Z16-008) for Preliminary and Final Major Site Plan with “d” variances dated November 3, 2016.

### PROPOSED ACTION

Myeni & Sons, LLC (“the applicant”) seeks approval site plan amendment to approved Case No. Z16-008 to reduce the ground floor commercial space to accommodate a transformer room, add an elevator and modify the layouts and building materials, at 680 Grand Street (Block 17204, Lot 12.01) located in the R-1 (one and two family) zoning district of the City of Jersey City.

### SITE & PROJECT DESCRIPTION

The project site is located on the north side of Grand Street, bounded by Westervelt Place to the east and Ivy Place to the west. The project site’s lot area is approximately 15,401 square. The site was approved for a preliminary and final major site plan with deviations (Case No. Z16-008) to construct a five (5) story mixed-use building with sixty (60) residential units and sixty-five (65) parking spaces utilizing stackers and two (2) retail spaces.

The applicant seeks an amendment to:

- reduce one of the ground floor commercial spaces to provide space for a transformer vault on Grand Street;
- reconfigure the parking garage to accommodate a two
- reduce window size;
- new elevator/bulkhead;
- replace thin brick with regular brick for a sturdier building;
- new entrance on Westervelt Place

Additionally the applicant made slight reductions to the overall site plan including the total building coverage by 1 (one) foot and the curb cut widths were reduced by 4 (four) inches.

**STAFF COMMENTS**

Applicant's experts shall provide testimony regarding the proposed amendments.

**STAFF RECOMMENDED CONDITIONS FOR APPROVAL**

- 1) All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding;
- 2) Any changes that may be required by the Construction Code Official, shall not be permitted without consultation and approval by the Planning staff.