

CITY OF JERSEY CITY

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



Interdepartmental Memorandum

DATE: 2/9/2022
TO: Planning Board Commissioners
FROM: Francisco Espinoza, Assistant Planner
Matt Ward, Principal Planner, AICP, PP
RE: Case # P19-121
219-221 Columbia Avenue, Block: 603, 61 Lot
Final Minor Subdivision

APPLICATION SUMMARY

The subject property, known as Block 603, Lot 61 is located at 219-221 Columbia Avenue. The property is approximately 5,000 SF in size and is located in the Heights neighborhood of Jersey City within the R-1 district. The applicant proposes to demolish the existing structure and subdivide lot 61, 50' x 100' (5,000 sq. ft.) lot into two (2) 25' x 100' (2,500 sq. ft.) lots 61.01 and 61.02.

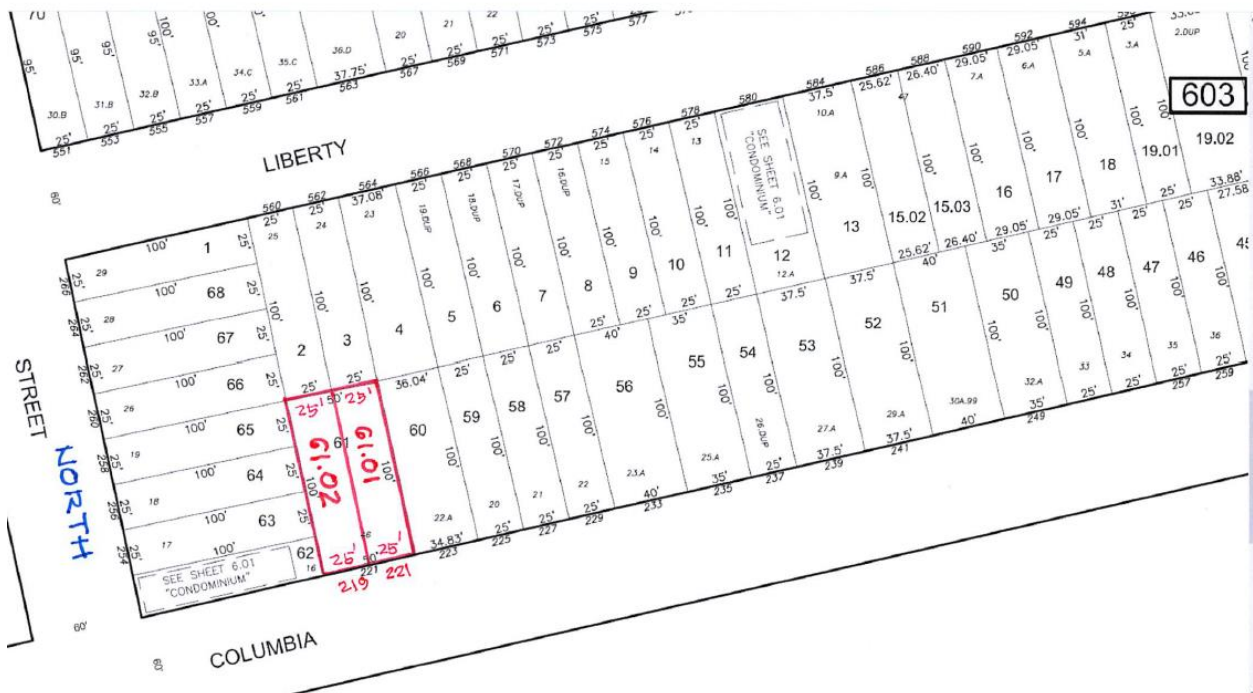


Aerial view of the Site



Current view of the Site

Proposed Subdivision:



Proposed Subdivision of the Site

REQUIREMENTS AND STANDARDS FOR CONSIDERATION

Below are Design Standards from the JC LDO and the R-1 Zoned Plan to provide guidance for Commissioners:

345-70

B. Automobile Parking Design Standards.

1. Curb cuts shall be limited to the minimum number necessary.
2. Parking shall not be the dominant visual element of the site.
3. Parking which is visible from the street or other areas exposed to public view shall be screened and softened by landscaping, low screen walls or a combination of elements.
4. Broad expanses of paving shall be broken up with landscaping.
5. The use of common or shared driveways which provide access to more than one site is encouraged.

§ 345-40

R-1:

[Amended 6-13-2007 by Ord. No. 07-101]

1. Where there is construction of two or more homes with permitted driveways on adjacent lots, new driveways shall be located so as to maximize on-street parking space; no existing street tree shall be removed to create a driveway without prior approval by the Jersey City Division of Parks & Forestry.
- a. The rear yard setback shall be added to the front yard setback (as determined above) to produce a total of not less than thirty-five (35) feet, provided however, that in no case shall a rear yard be less than twenty (20) feet. The mathematical formula for this calculation is as follows.

X = required front yard setback

Y = required rear yard setback

$X + Y$ = at least 35 feet

STAFF RECOMMENDS APPROVAL WITH THE FOLLOWING CONDITIONS:

1. All testimony given by the Applicant and the expert witness in accordance with this application shall be binding.
2. Revised subdivision plat shall be submitted showing all revisions from the Tax Assessor's office.
3. There shall be a deed restriction filed with Jersey City's Law Department that forbids the Construction of two curb cuts. Only one 10' curb cut may be permitted in the center of the newly created lots.