

CITY OF JERSEY CITY

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



Memorandum

DATE: February 14, 2022

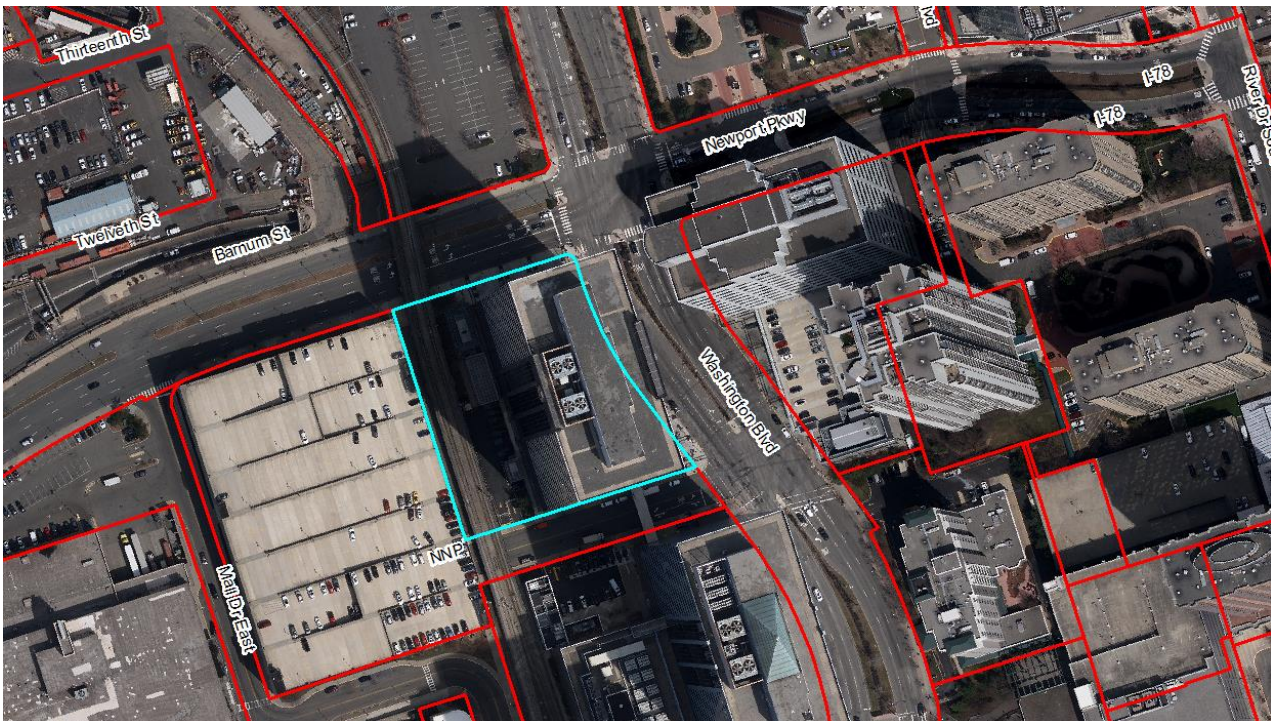
TO: Planning Board Commissioners

FROM: Cameron Black, AICP, PP, Senior Planner

RE: Case P21-084
575 Washington Boulevard Block: 7303 Lot: 5
Preliminary and Final Major Site Plan Amendment with Deviations
Applicant JP Morgan Chase Bank, N.A. c/o Tyler A. Deaton

APPLICATION SUMMARY

The site is located at 575 Washington Boulevard and also known on the Jersey City tax map as Block 7303 Lot 5. The fuel cell site is located in the rear yard parking of the property at the corner of Washington Boulevard and Newport Parkway. This project will take place in the Newport Redevelopment Plan. The Applicant (JP Morgan Chase Bank, N.A. c/o Tyler A. Deaton) is proposing the development of a fuel cell and pervious pavement parking lot.



Applicant's Site Outlined in teal



Site Photo A - Parking Area to be repaved

Information for the Board's Consideration:

§345-66.1 Green Area Ratio (GAR) Standards

A. Purpose.

1. Green Area Ratio (GAR) requirements are green infrastructure and resilient design requirements. These requirements are calculated as a Green Area Ratio (GAR) as explained below.
2. The purpose of GAR is to integrate sustainable landscape elements into site design to address environmental concerns citywide.
3. Any zone or Redevelopment Plan which includes a GAR requirement in the bulk standards of the district is subject to the requirements below. Any non-compliance with the standards below necessitates a c variance or deviation.

In the event the board makes a motion to approve staff recommends the following conditions:

1. Revised plans shall be submitted showing incorporation of the Jersey City's Municipal Utilities Authorities' Comments, and Division of Engineering's Comments.
2. Architect of record shall submit a signed and sealed affidavit confirming that the final building was constructed as approved, prior to issuance of the Certificate of Occupancy.
3. 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 with and approval by planning staff.

4. Engineer of record shall submit a signed and sealed affidavit confirming that the final building was constructed as approved, prior to issuance of the Certificate of Occupancy.
5. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
6. All street trees and landscaping shall be installed in accordance with 345-66 and the City's Forestry Standards, prior to an issuance of a Certificate of Occupancy.