

CITY OF JERSEY CITY

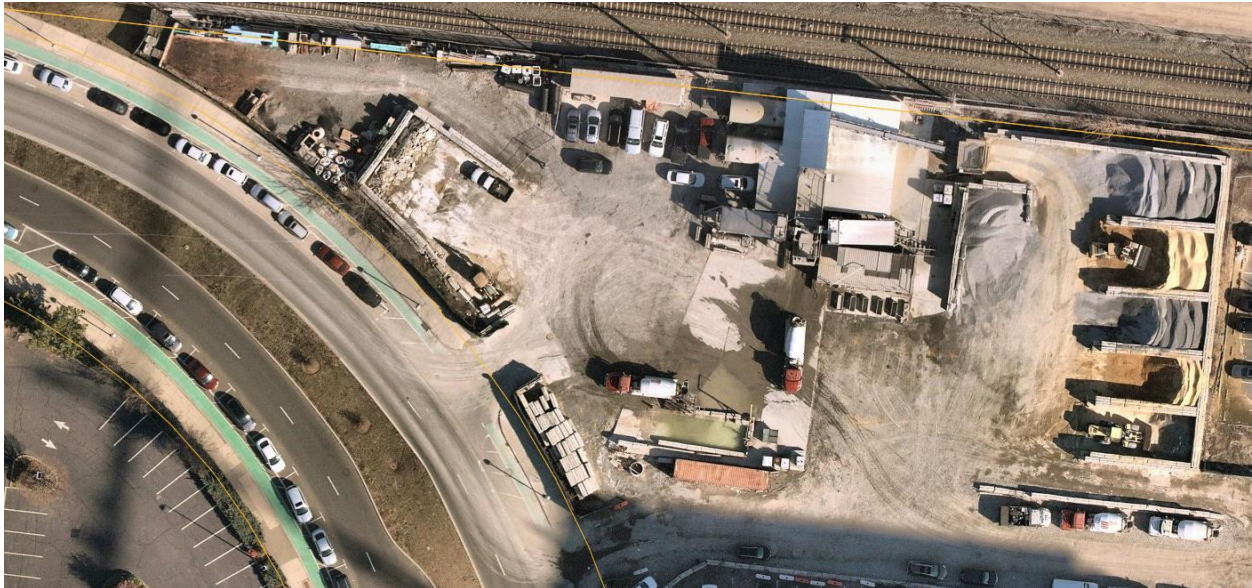
Department of Housing, Economic Development & Commerce
Division of City Planning
Interdepartmental Memorandum



DATE: May 11, 2023
TO: Planning Board Commissioners
FROM: Cameron Black, AICP, PP
RE: Case # P23-053
Address: 770 Washington Blvd
Block: 7302 Lot: 3.11
Interim Use Preliminary and Final Major Site Plan Extension

Application Background and Proposal:

The subject property, known as Block 7302, Lot 3.11, is located at 770 Washington Blvd. The property is located in the Residential District of the Newport Redevelopment Area. The proposed operation will occupy an area of approximately 54,800 square feet. The applicant is seeking to have the proposed concrete plant approved as an interim use for 3 more years from the date of the memorialized resolution. The original Interim use was approved on May 19th of 2020 (case P20-004). The applicant will utilize the interim concrete plant for new projects in the area subject to the requirements of section VII.H of the Newport Redevelopment Plan.



Map A - Near Map Aerial from March 2023



Photograph A - Taken 5.17.2023

Staff Comments:

1. Interim uses may be allowed subject to Planning Board approval. The duration of such interim uses shall also be determined and approved by the Planning Board at the time of approval.
2. This proposal does not require deviations.
3. Comments provided in Memos from Jersey City Engineering dated May 13th, 2020 shall be addressed by the Applicant.

Staff Recommended Conditions:

1. An effective dust suppressor and deterrent shall be employed.
2. No change to the site shall be permitted without consultation with and approval by planning staff.
3. All comments on engineering plans shall be addressed and resubmitted for review agent approval prior to final signature plans being released.
4. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.