

DEVELOPMENT APPLICATION REVIEW | STAFF REPORT

DATE : 09.08.23
TO : Planning Board Commissioners
FROM : Liz Oppen, AICP, Urban Designer
Tanya Marione, PP, AICP, Division Director
CASE : P23-062
PROJECT : 619 Marin Blvd | Block 7103, Lots 2-8,11
FOR : Preliminary & Final Major Site Plan

I. DOCUMENTS REVIEWED

- General Development Application
- Architectural Drawings
- Civil Drawings
- Landscape plans
- Stormwater management report
- Engineering report
- Affidavits
- 200' certified list
- 10% disclosure form
- Affordable Housing Checklist

II. APPLICATION BACKGROUND + PROPOSAL

- **Existing Conditions:**

The site of the proposed development is located within the Neighborhood District of the Jersey Avenue Light Rail Redevelopment Plan area. The site is comprised of eight (8) lots with various uses. Vacant lots along 16th Street have recently been used for construction staffing for the adjacent development at 612 Grove Street. Lots fronting along 15th Street are one-story industrial buildings and a doggie day care facility is located at the lot with corner frontage at 16th Street and Marin Blvd. The property is also located in the flood zone and subject to the Green Area Ratio requirements. The redevelopment plan for this area contemplates the widening of Marin Boulevard to accommodate future bicycle infrastructure, the proposal accommodates this planned widening.



▪ **Proposed Conditions:**

Applicant proposes a new fourteen (14) story mixed-use building consisting of 613 dwelling units (15% of which would be affordable), 200 parking spaces, and 5,000 square feet of ground floor retail. The proposed development is comprised of two towers with a shared podium. The main building lobby is located off of Marin Boulevard, providing access through the podium to the two residential towers above. To accommodate the required setback for the widening of Marin Boulevard, the proposal shows the cantilevers residential development over the sidewalk to the property line. The ground floor floor-to-ceiling height is ~33', accommodating the required sidewalk width as described in the language below from the Jersey Avenue Light Rail Redevelopment Plan.

J) Bicycle Circulation Implementation Requirements:

1) Upon redevelopment, the developers of the following blocks and lots are required to reconstruct the curblines to widen the right-of-way to accommodate bicycle infrastructure. Sidewalks next to curblines reconstructed pursuant to these provisions may be reduced from 15 feet to 10 feet wide as measured from the new curblines.

(a) Lots on Block 6101 fronting on Marin Blvd shall widen the cartway by 5 feet or by an amount necessary to create a 49-foot cartway as measured from curb to curb.

(b) Lots on Blocks 7103 and 7104 fronting on Marin Blvd shall widen the cartway by 9 feet or by an amount necessary to create a 49-foot cartway as measured from curb to curb.

(c) The result of these requirements shall allow for buffered bicycle lanes in both directions on Marin Blvd. The street section could consist of two 8-foot buffered bicycle lanes and three 11-foot vehicular travel lanes.

No variances are requested.

III. STAFF RECOMMENDED CONDITIONS

All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding. The staff recommends the following conditions to mitigate the negative criteria:

1. No change to the site design shall be permitted without consultation with and approval by planning staff.
2. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
3. The Applicant shall address and comply with all Jersey City Review Agent comments as part of resolution compliance.
4. All street trees/landscaping shall be installed in accordance with 345-66 and the City's Forestry Standards, prior to an issuance of a certificate of occupancy.
5. Copies of the memorialized resolutions with amended deeds 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.