

CITY OF JERSEY CITY

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

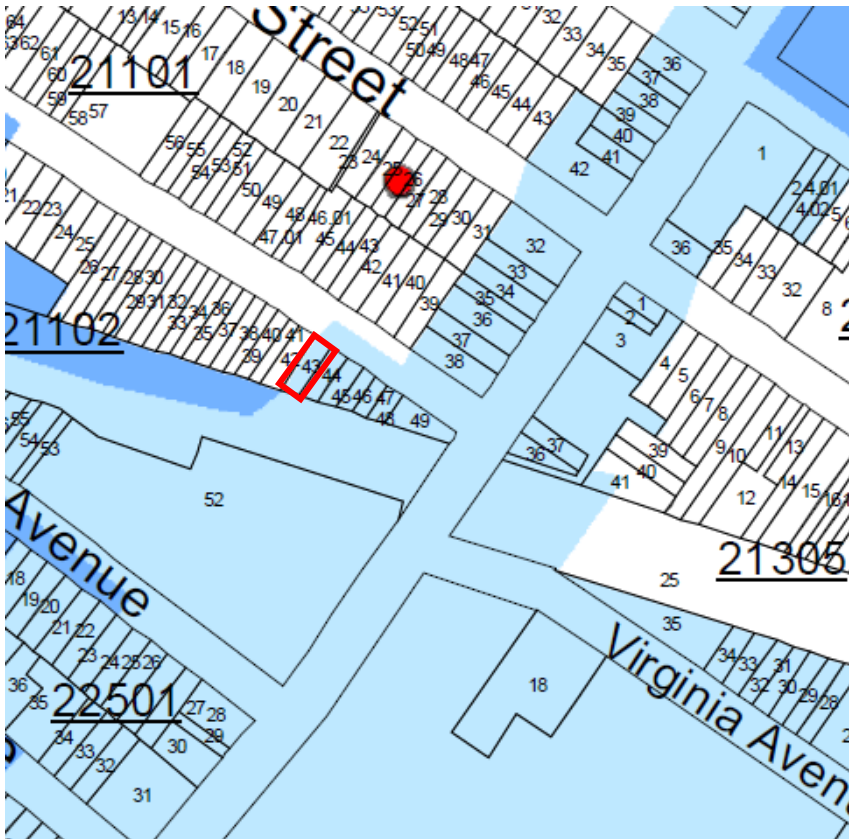


Interdepartmental Memorandum

DATE: 10.18.19
TO: Planning Board Commissioners
FROM: Cameron Black, AICP, Senior Planner & Matt Ward, AICP, PP, Principal Planner
RE: Case #P19-133 Block: 21102 Lot: 43
67 Virginia Avenue Minor Site Plan

BACKGROUND

The applicant's site is a 1,583 square foot irregular lot (22'x68.02') in the Neighborhood Mixed Use zone with the Transit Station Overlay of the Jackson Hill Redevelopment Plan. The applicant is proposing to construct a 4-story (42') 4-family residential building. Unit 1 through 4 are two bedrooms (846 square feet each). No parking is proposed or required.



Applicant's Site 67 Virginia Avenue Highlighted in Red



Applicant's Site: Photograph Taken on 10.18.2019

STAFF RECOMMENDED CONDITIONS

In the event a motion is made to approve this application, staff recommend the following conditions:

1. 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.
2. 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.
3. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
4. 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.