

**RESOLUTION OF THE PLANNING BOARD  
OF THE CITY OF JERSEY CITY  
APPROVING MINOR SITE PLAN  
SUBMITTED BY KONTOS CONSTRUCTION CO LTD  
67 VIRGINIA AVENUE, BLOCK 21102, LOT 43  
(CASE # P19-069)**

**WHEREAS**, The Planning Board has considered the above matter at its regular meeting on October 29, 2019, as more fully set forth herein; and

**WHEREAS**, it appears that due notice of a hearing on the application for Minor Site Plan before the Planning Board of the City of Jersey City was provided as prescribed in the Land Development Ordinance of the City of Jersey City, the Municipal Land Use Land, and the Jackson Hill Redevelopment Plan; and

**WHEREAS**, the Applicant appeared before the Board on October 29, 2019, represented by Chris J. Murphy, Esq. of Murphy Partners LLP; and

**WHEREAS**, the Applicant has submitted proof that it has complied with the applicable procedural requirements, including payment of fees and public notices; and

**WHEREAS**, the Planning Board considered the application, application exhibits, Staff recommendations, comments from members of the public and legal argument of legal counsel and other evidence; and

**WHEREAS**, the Planning Board considered the comments of Applicant's counsel, Applicant's architect Patrick Lesbirel, AIA, Applicant's licensed engineer Jonathan Istranyi and Staff, all of which were recorded in the record of the hearing, there being no comments on the application from members of the general public;

**NOW, THEREFORE**, the Planning Board of the City of Jersey City, having considered the foregoing and the entire record in this matter, makes the following findings of fact:

1. In advance of the public hearing and during the hearing, Applicant submitted documents and other materials which were incorporated into the hearing record and are also incorporated by reference within this Resolution as if set forth at length.
2. Applicant is the owner of the lot which is subject of this application.
3. The subject lot is located in the Neighborhood Mixed Use zone with a Transit Station Overlay of the Jackson Hill Redevelopment Plan (“Redevelopment Plan” or “Plan”).
4. The 1,583 square foot irregular lot (22’ x 68.02’) is currently undeveloped, vacant land.
5. Applicant intends to construct a 42-foot, four-story residential structure consisting of four, two-bedroom units (846 square feet each), one on each floor, including an ADA compliant bathroom on the ground floor level.
6. Applicant intends to use Nichiha fiber cement, timber and sandstone material on the façade of the structure, and a modern glazing system and a modern front door.
7. The newly constructed building will align with all the existing structures on Virginia Avenue.
8. Applicant intends to upgrade the frontage along Virginia Avenue (approximately 22 feet wide), which will include installing a new sidewalk, new curbing, and one (1) tree pit per the forestry standards.
9. Applicant has proposed locating trash disposal and HVAC in the rear of the building.
10. All utilities will come from Virginia Avenue, with water and sewer being installed per Jersey City Municipal Utilities Authority (JCMUA) regulations.
11. Applicant will install eight (8) LED light sconces along the building, with two (2) located along the front and additional sconces located along the sidewalk going around the back of the building.

12. Applicant is seeking a design waiver for lighting along the building frontage and is proposing a 1.9 foot-candle, to which the project engineer has testified will be adequate lighting to illuminate the main entrance and will be consistent with resident expectations.
13. The Board has determined that such a waiver is reasonable and within the general purpose and intent of the provisions of site plan review.
14. Staff testified that the project meets the Redevelopment Plan's objectives to construct new buildings on vacant land.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Board of the City of Jersey City, for the foregoing reasons, as well as those stated on the record which are incorporated by reference herein, approves the Application for Minor Site Plan with the following conditions:

- A. Applicant shall comply with the conditions outlined in the Staff Report, dated October 18, 2019.
- B. The architect of record shall submit an affidavit to Planning Division that the building was constructed as approved by this Board, prior to a Certificate of Occupancy being issued.
- C. The engineer of record shall submit an affidavit confirming that the building was constructed as approved by this Board, prior to a Certificate of Occupancy being issued.
- D. All materials and color selections shall be shown on Final Plans. No change to the façade or 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.
- E. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
- F. All trees and landscaping shall be installed in accordance with the Development Ordinance and the City's Forestry Standards, prior to the issuance of a Certificate of Occupancy.

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OF THE CITY OF JERSEY CITY  
APPROVING FINAL MINOR SITE PLAN  
SUBMITTED BY KONTOS CONSTRUCTION CO LTD  
67 VIRGINIA AVENUE, BLOCK 21102, LOT 43  
(CASE # P19-069)**

DATE OF HEARING:

October 29, 2019

VOTE:

9-0-0

VOTING IN FAVOR:

Christopher Langston, Chairman  
Joyce Watterman, Councilwoman  
Edwardo Torres, Commissioner  
John Seborowski, Commissioner  
Dr. Vijay Desai, Commissioner  
Allison Solowsky, Commissioner  
Harkesh Thakur, Commissioner  
David Cruz, Commissioner  
Vidya Gangadin, Commissioner

VOTING AGAINST:

None

ABSTAINING:

None



CHRISTOPHER LANGSTON, Chairman  
JERSEY CITY PLANNING BOARD



MATTHEW WARD, Secretary  
JERSEY CITY PLANNING BOARD  
*Cameron Black*

APPROVED AS TO LEGAL FORM:



SANTO ALAMPI, ESQ.

DATE OF MEMORIALIZATION:

November 12, 2019

