

CITY OF JERSEY CITY

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

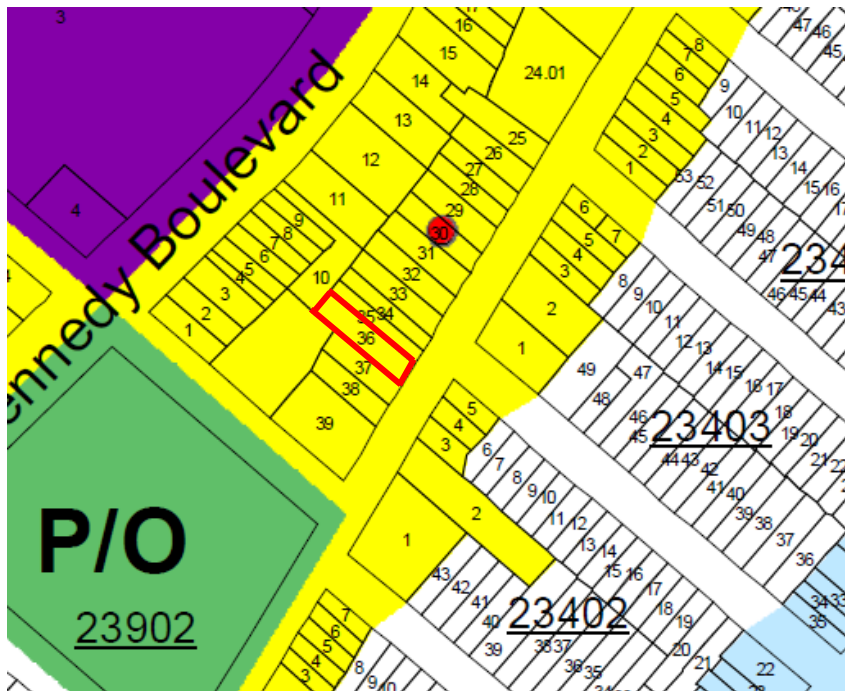


Interdepartmental Memorandum

DATE: 11/18/20
TO: Planning Board Commissioners
FROM: Cameron Black, Senior Planner, AICP, PP
RE: Case # P20-104
145 Bergen Avenue, Block: 23001, Lot 36
Minor Site Plan

APPLICATION SUMMARY

The applicant proposes to construct a 4-story (42') 4 family home with 9,804 square feet of gross floor area on a vacant lot in the R-3 Zone. The new building will have four 4-bedroom units with spacious layouts averaging 2,000 square feet. Each unit will have a terrace or balcony and the 4th unit will have access to a 460 square foot roof deck. No parking is proposed or required.



Applicant's lot is outlined in red



Photograph A – Site Photo Looking Southwest from Bidwell Avenue



Google Street View Photo from July of 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.