

CITY OF JERSEY CITY

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



DATE: 8/19/21
TO: Planning Board Commissioners
FROM: Cameron Black, AICP, PP, Senior Planner
RE: 483 MLK Drive
Case # P21-029 Block 19501, Lots 26
Minor Site Plan

BACKGROUND

The 785 (15'x52.75') square foot site is located in the Jackson Hill Redevelopment Plan Area Zone 1 (Neighborhood Mixed Use) and currently consists of a paved parking area. In its place, the applicant is proposing to construct a four-story (45'4") mixed-use building with 3 residential dwelling units and one retail space (668 square feet). The ground floor of the proposed building consists of the main entries to both the commercial use and residential use. The commercial space contains 375 square feet on the ground floor and 293 square feet of cellar area. The second floor through fourth floor contains 3 single bedrooms

The units are broken down accordingly:

- 3 market rate one bedroom duplex units with one bath (avg. 526 sf.)
 - Each unit has an outdoor deck area averaging 140 square feet



Applicant's Lot – Site Photo Taken 8.23.21– Red Outline Indicates Proposed Site

Zoning Map



Jackson Hill RDP Map



Applicants lot outlined in red

In the event a motion for approval is made staff recommends 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.