



CITY OF JERSEY CITY

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

Interdepartmental Memorandum

DATE: March 21, 2023

TO: Jersey City Planning Board Commission

FROM: Timothy Krehel, Principal Planner, PP AICP

SUBJECT: Staff report re P22-148
Amended Final Major Site Plan with 'c' Deviations
626 Summit Avenue
Block: 6701 Lot: 21.01

DOCUMENTS REVIEWED

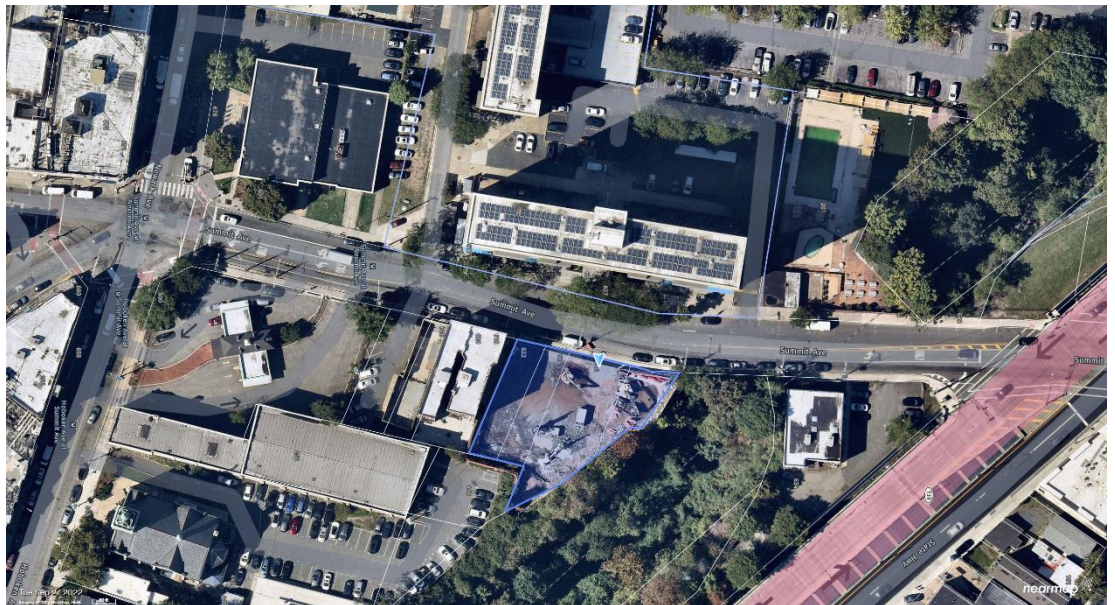
- General Development Application for an Amended Final Major Site Plan with 'c' deviations
- Site Plans prepared by Stonefield Engineering and Design; last revision dated 07.20.2022; signed and sealed by Charles D. Olivo, PE
- Architectural Plans prepared by MVMK Architecture + Design; last revision dated 06.14.2022; signed and sealed by Anthony C. Vandermark, AIA
- Division of Engineering comments prepared by Lichuan Wang, PE; dated 02.01.2023

SITE & LOCATION DESCRIPTION

The Applicant (628 Summit Ave, LLC) an Amended Final Major Site Plan approval with "c" deviations with regard to the property located at 626 Summit Avenue (f/k/a 622-628 Summit Avenue) which is also designated as Block 6207, Lot 21.01 (f/k/a Block 6207, Lots 21, 22, 23 and 24) on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Zone 4: Commercial Center district of the Journal Square 2060 Redevelopment Plan Area and is subject to the requirements of the Journal Square 2060 Redevelopment Plan and the Jersey City Land Development Ordinance.

PROPOSED ACTION

The Applicant (628 Summit Ave, LLC) is seeking amended final site plan approval to a previously approved 27 story, mixed-use building with two (2) floors of commercial space pursuant to the Office Space Bonus, ground floor retail and two-hundred and nine (209) dwelling units. Applicant proposes to increase the height to twenty-nine (29) stories to include additional tenant amenity space and a leasing office.





VARIANCE(S) / DEVIATIONS

- A deviation for relief from the requirement that the building Towers shall be setback from side lot lines a minimum of twenty (20) feet.
- A deviation for relief from the requirement that a thirty (30) foot be setback for the tower that is adjacent to a low-density zone.
- A deviation for relief from the requirement that balconies above step backs may extend no more than the width of the step back.
- A deviation for relief from the requirement that all floor levels above the ground floor shall not extend greater than eighty-five (85) feet from any right-of-way fronting the subject property.
- A deviation for relief from the requirement that all loading and parking facilities to have a head-in/ head-out design (applicable to the designated trash pickup loading area).
- A deviation for relief from the requirement that a maximum height of twenty-seven (27) stories and 293 feet is permitted (twenty-nine (29) stories and 295 feet is proposed).

STAFF COMMENTS

Due to the addition of two (2) stories and other internal reconfigurations the proposed development will require an intensification of some previously approved variances. The increase in these previously approved variances is minor and would not act as a detriment to the requirements of Zone 3: Commercial Center within the Journal Square 2060 Redevelopment Plan, the Jersey City Land Development Ordinance, nor the Jersey City Master Plan.

STAFF GENERAL COMMENTS

- 1) Applicant's experts shall provide testimony briefly highlighting the proposed development.
- 2) Applicant's experts shall provide testimony explaining the merits of the variances being requested.
- 3) Applicant's experts shall provide a visual representation of the proposed site, provide samples of construction materials to be used, and create a verbal record that explains the access points as well as the design/layout of the proposed development.

STAFF RECOMMENDED CONDITIONS UPON APPROVAL

- 1) All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
- 2) All material and color selections shall be shown on the final plans. No change to the façade and site design, including materials as well as any changes that may be required by the Construction Code Official, shall be permitted without consultation and approval by the Planning staff.
- 3) All street trees (if any) and landscaping shall be installed prior to an issuance of Certificate of Occupancy.
- 4) The architect of record shall submit a signed and sealed affidavit confirming that the building was constructed as approved, prior to issuance of the Certificate of Occupancy.