



CITY OF JERSEY CITY

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

Interdepartmental Memorandum

DATE: September 22nd, 2022

TO: Jersey City Zoning Board of Adjustments

FROM: Timothy Krehel, Principal Planner, PP AICP

SUBJECT: Staff report re Z22-022
Preliminary and Final Major Site Plan with 'd' and 'c' Variances
79 Romaine Avenue
Block(s): 16202 Lot(s): 19

DOCUMENTS REVIEWED

- General Development Application for a Preliminary and Final Major Site Plan with 'd' and 'c' Variances
- Architectural Plans prepared by Inglese Architecture and Engineering; dated 04.15.2022; signed and sealed by John Inglese, RA
- Survey prepared by Pronesti Surveying, PC; dated 08.07.2019; signed and sealed by Michael Pronesti, PLS
- Jersey City Division of Engineering comments; by Lichuan Wang PE; dated 09.08.2022

SITE & LOCATION DESCRIPTION

The proposed development is located at 127 Delaware Avenue also known on the Jersey City Tax Maps as Block 16202, Lots 19. The property is located within the R-1 Zoning District.



PROPOSED ACTION

The Applicant is seeking approval to develop the property at 127 Delaware Avenue with a new five (5) story (the northern portion is 3 stories, and the building steps up to 5 stories on the southern portion), multi-family residential building containing twenty-six (26) residential units and twenty-eight (28) parking spaces, and bicycle parking spaces. The Property is located directly adjacent to Lincoln Park and is located within the R-1, One and Two Family Housing district. The Property presently consists of a two family dwelling with numerous garages lining the sides of the rear yard.

VARIANCE(S) / DEVIATIONS

'd' Variance(s)

- **Use** – to permit five (5) story multi-family residential building containing twenty-six (26) units with twenty-eight (28) parking spaces.
- **Maximum Height / Stories**

'c' Variance(s)

- **Maximum curb cut width**
- **Minimum drive isle width**

COMMENTS

The Variances requested can be directly attributed to an irregular/oversized lot. The width and depth of the lot are out of character with the common lot size within other R-1 districts. The granting of these variances would not diminish the intent of the R-1 zoning district as well as the Jersey City Land Development Ordinance. The proposed development is in line with the stated goals and objectives of 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 describing each of the deviations requested and why relief should be granted for such variances or deviations.
- 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 architectural firm 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.
- 5) All comments provided by the Jersey City Division of Engineering shall be addressed, prior to issuance of the Certificate of Occupancy.