

**RESOLUTION OF THE PLANNING BOARD  
OF THE CITY OF JERSEY CITY  
CASE # P21-055**

FOR: PRELIMINARY AND FINAL MAJOR SITE PLAN WITH VARIANCES

APPLICANT: 819 WEST SIDE AVE LLC

ADDRESS: 819 WEST SIDE AVENUE, JERSEY CITY, NEW JERSEY  
BLOCK 14705, LOT 1

**WHEREAS**, as an application was made by 819 WEST SIDE AVE LLC for a Preliminary and Final Major Site Plan with Variances to obtain approval for the construction of a mixed-use 5-story, 28-unit building with ground floor commercial space at Block 14705 , Lot 1 which is commonly known as 819 West Side Avenue, in the City of Jersey City, New Jersey, County of Hudson, represented by Eugene P. O’Connell, Esq. appearing; and

**WHEREAS**, The Planning Board of the City of Jersey City held a hearing on such application at its meeting on January 4, 2022; and

**WHEREAS**, it appears that due notice of said hearing on the above application before The Planning Board of the City of Jersey City on January 4, 2022, carried from December 7, 2021 with preservation of notice, via zoom remote conference was duly served by Notice of Publication in the Jersey Journal on November 26, 2021, and by notice to property owners within 200’ on November 24, 2021 as prescribed in the Land Development Ordinance of the City of Jersey City and Municipal Land Use Law; and

**WHEREAS**, The Planning Board of the City of Jersey City considered the evidence presented and testimony of the Applicant 819 West Side Ave LLC, Attorney Eugene P. O’Connell, Architects Kirk Mitchell and Dwayne Darcy, Professional Planner Charles Heydt, and Traffic Operations Engineer Lee D. Klein on behalf of the application, and did review the plans submitted in support of the application for Preliminary and Final Major Site Plan with Variances to obtain approval for the construction of a mixed-use 5-story, 28-unit building with ground floor commercial space, with no persons from the public appearing in opposition to this application.

**WHEREAS**, The Planning Board of the City of Jersey City after careful consideration of the testimony presented by the applicant as well as the comments and recommendations of the Board’s Staff, and having made the following finding of fact, reached the below conclusions:

1. Applicant is owner of the property.
2. The site is 7,274 square feet located in the NC district.
3. Applicant seeks to reuse the existing structure composed of a 3-story mixed-use building, presently housing a non-operational restaurant and three residential units.

4. The new proposed project consists of a 5-story, 28-unit building with ground floor commercial space. The building make-up is four (4) 2-bedroom units, twenty-four (24) 1-bedroom units.
5. The adaptive reuse necessitates a variance for the ground level, rear yard setback for the second to fifth floors. The long existing basement footprint which grandfathers in setback requirements will be maintained.
6. As curb cuts are not permitted, the building will not offer on-site parking but provides for fourteen (14) bicycle parking spaces.
7. The building's façade will maintain the context of the neighborhood, the addition of large, oversized windows will provide a contemporary look. There will be no signage on the façade.
8. The building does not pose substantial impact on light and air to the surrounding area.
9. Features of the project include handicap accessible units, elevator, tenant amenity space and green roof tray system, and a gym facility.

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Board of the City of Jersey City unanimously approves the application for a Preliminary and Final Major Site Plan with Variances to obtain approval for the construction of a mixed-use 5-story, 28-unit building with ground floor commercial space, under case P21-055 for the foregoing reasons, as well as those stated on the record by Board Members which are incorporated herein by reference, subject to the following conditions:

1. All materials and color selections shall be shown on Final Plans. No change to the façade 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 planning staff or approval by planning board.
2. Applicant shall provide an affidavit from the architect of record representing that the constructed project is consistent with final approved plans.
3. Applicant will revise the site plan for signature sets to include the two (2) required street trees and associated tree planting details in full conformance with the Jersey City Forestry Standards.
4. Applicant will revise plans for signature sets to detail that the stucco material noted on elevations to be a smooth finish.
5. Applicant will address outstanding comments from the MUA or Department of Traffic and Engineering prior to signature sets.
6. All street trees and landscaping shall be installed in accordance with the Jersey City Forestry Standards prior to the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO).

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BLOCK 14705, LOT 1

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DATE OF HEARING: January 4, 2022


VOTE: 7


VOTING IN FAVOR: 6

COMMISSIONERS: Christopher Langston, Chairman  
Dr. Orlando V. Gonzalez, Vice-Chairman  
David Cruz, Commissioner  
Geoffrey Allen, Commissioner  
Vidya Gangadin, Commissioner  
Steve Lipski, Commissioner


VOTING AGAINST: -0-

ABSTAINING: 1

  
Christopher Langston (Feb 3, 2022 16:42 EST)  
Christopher Langston, Chairman  
Planning Board of the City of Jersey City

  
Cameron Black (Feb 4, 2022 12:32 EST)  
Cameron Black, Secretary  
Planning Board of the City of Jersey City

APPROVED AS TO LEGAL FORM:

  
Santo T. Alampi (Feb 3, 2022 09:43 EST)  
Santo Alampi, Esq.  
Attorney for the Board

DATE OF MEMORIALIZATION:

February 01, 2022