

DEVELOPMENT APPLICATION REVIEW | STAFF REPORT

DATE :	08.22.2022
TO :	Planning Board Commissioners
FROM :	Liz Oppen, AICP, Urban Designer Tanya Marione, PP, AICP, Division Director
CASE :	P22-030
PROJECT :	535 Monmouth Street
FOR :	Preliminary and Final Major Site Plan

I. DOCUMENTS REVIEWED

- 01 Application GDA_The Rampart_compressed
- 01 Letter to Liz Oppen 06-08-2022
- 02 NEWPORT-HLW-SK-A-01-Building Height Exhibit-22.05.05_2
- 02 Updated Architectural LANDSCAPE RAMPART
- 02 Updated Architectural RAMPART
- 03 Memorandum to Planning Board on Building Height Issue (6.8.22)
- 04 Proposed Notice of Hearing_The Rampart
- 05 Additional site photos
- 06 Architectural Plans with height illustration 5-24-22 HLW RAMPART-354 10th Street
- 07 Dresden Robin 5-24-22 Engineering-RAMPART-354 10th Street- Site Plan plantings
- 08 2022-05-24 Rampart Civil Plans_mneuls dsig
- 09 UPDATE GAR Worksheet RAMPART 021822
- Affidavit of publication
- GAR Affidavit
- Rampart_House_TIS_report

II. APPLICATION BACKGROUND + PROPOSAL

- **Existing Conditions:** The property is located in the Transition District of the Jersey Avenue Tenth Street Redevelopment Plan. The site is currently vacant and located at the northwest corner of Monmouth Street and 10th Street. The site is elevated, retained by embankment walls along Monmouth and a portion of 10th Street. The site slopes down towards the west. There is no sidewalk on the north side of 10th street in front of the site. The property is in the flood plain.
- **Proposed Conditions:** A new 7 story, 246 unit multi-family residential building is proposed. A surface parking lot with 222 parking spaces is located to the rear of the site. The existing stonewall embankment will be maintained on Monmouth Street and the eastern portion of the 10th Street Elevation. Minimal site excavation is proposed. A new sidewalk is proposed on 10th Street.
- **Variances:** None

III. STAFF RECOMMENDED CONDITIONS

All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding. The staff recommends the following conditions to mitigate the negative criteria:

1. 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 planning staff or approval by planning board.
2. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
3. The Applicant shall address and comply with all Jersey City Review Agent comments as part of resolution compliance.
4. The Applicant shall address comments from the Engineering memo dated 08/17/22 on signature sets.
5. 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).