
DEVELOPMENT APPLICATION REVIEW | STAFF REPORT

DATE :	04.25.2022
TO :	Planning Board Commissioners
FROM :	Liz Opper, AICP, Urban Designer Tanya Marione, PP, AICP, Division Director
CASE :	P22-031 P22-032
PROJECT :	P22-031: 286 and 296 Coles Street (Block 6003) P22-032: 258-282 16 th Street and 311 17 th Street and 305 Coles Street (Block 6004, 6005)
FOR :	Site Plan Amendment

I. DOCUMENTS REVIEWED

P22-031: 286 and 296 Coles Street (Block 6003)

- COLES GDA BLOCK 6003
- Planning Variance Memo dated 10.22.21
- Architectural drawings dated 02.01.22
- Civil Engineering drawings dated 01.31.22
- P19-184 resolution 286 Coles 258-282 16th St
- City Engineering memo dated 3.18.22

P22-032: 258-282 16th Street and 311 17th Street and 305 Coles Street (Block 6004+6005)

- COLES GDA BLOCK 6004 6005
- Planning Variance Memo dated 10.22.21
- Architectural drawings dated 01.28.22
- Civil Engineering drawings dated 01.27.22
- Memo Response to Jersey City _2022-02-11
- P19-183 resolution
- City Engineering memo dated 3.18.22

II. APPLICATION BACKGROUND + PROPOSAL

The site is in the Jersey Avenue Park Redevelopment Plan and more specifically within the Mixed Use District of the plan. Previous applications for these properties have been presented to the Planning Board. The applications are still utilizing bonus provisions of the redevelopment plan to increase density and bulk. The applicants are dedicating lands for the creation of Coles Street Park (which has recently opened to the public) and widening at Jersey Avenue between 16th and 17th Street.

- **Previous Applications and Approvals:**
Subdivision: P14-039, P14-040, P20-031
Site Plan: P18-030, P19-183, P19-184



- **Existing Conditions:**

See above site plan diagram for block locations. Recent completion of Coles Street Park is split between block 6004 and 6005. Block 6003 and the remainder of blocks 6004 and 6005 are vacant.

- **Proposed Conditions and Amendments:**

P22-031: 286 and 296 Coles Street (Block 6003)

Proposed conditions: 21-story mixed-use residential and commercial development with 682 units and 355 parking spaces in a 5-story wrapped parking structure.

Proposed amendments include (but not limited to): 682 units proposed vs. 670 units approved, ground floor and mezzanine levels modified reducing retail space and replacing with residential, 5th and 6th floor- 2 studios proposed in the place of approved a 2-bedroom unit, 6th floor- private terraces added fronting on amenity deck, 7th floor- removal of private terraces.

P22-032: 258-282 16th Street and 311 17th Street and 305 Coles Street (Block 6004+6005)

Proposed conditions: Two twelve-story mixed-use residential and commercial development with 465 units and 222 parking spaces. A skybridge connects to two buildings and contains parking and amenity space.

Proposed amendments include (*but not limited to*): 511 units approved vs. 465 proposed. Previously approved below grade parking now proposed above grade, programming of skybridge, minor unit change on 3rd and 4th floors, inclusion of exterior mounted removable flood barriers.

▪ **Variances**

No new/additional variances are being sought in this application. Previous approvals contained variances that were approved by the Planning Board.

Previously approved variances included: building stories, minimum square footage standards for dwelling units, minimum sidewalk width, maximum number of residential signs

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 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).
3. In response to the Engineering memo dated 3/18/2022, the Applicant shall coordinate with Engineering and revise plans accordingly. All Engineering Comments shall be addressed on signature sets.
4. All conditions of the original approval are to be upheld with the amendment.