

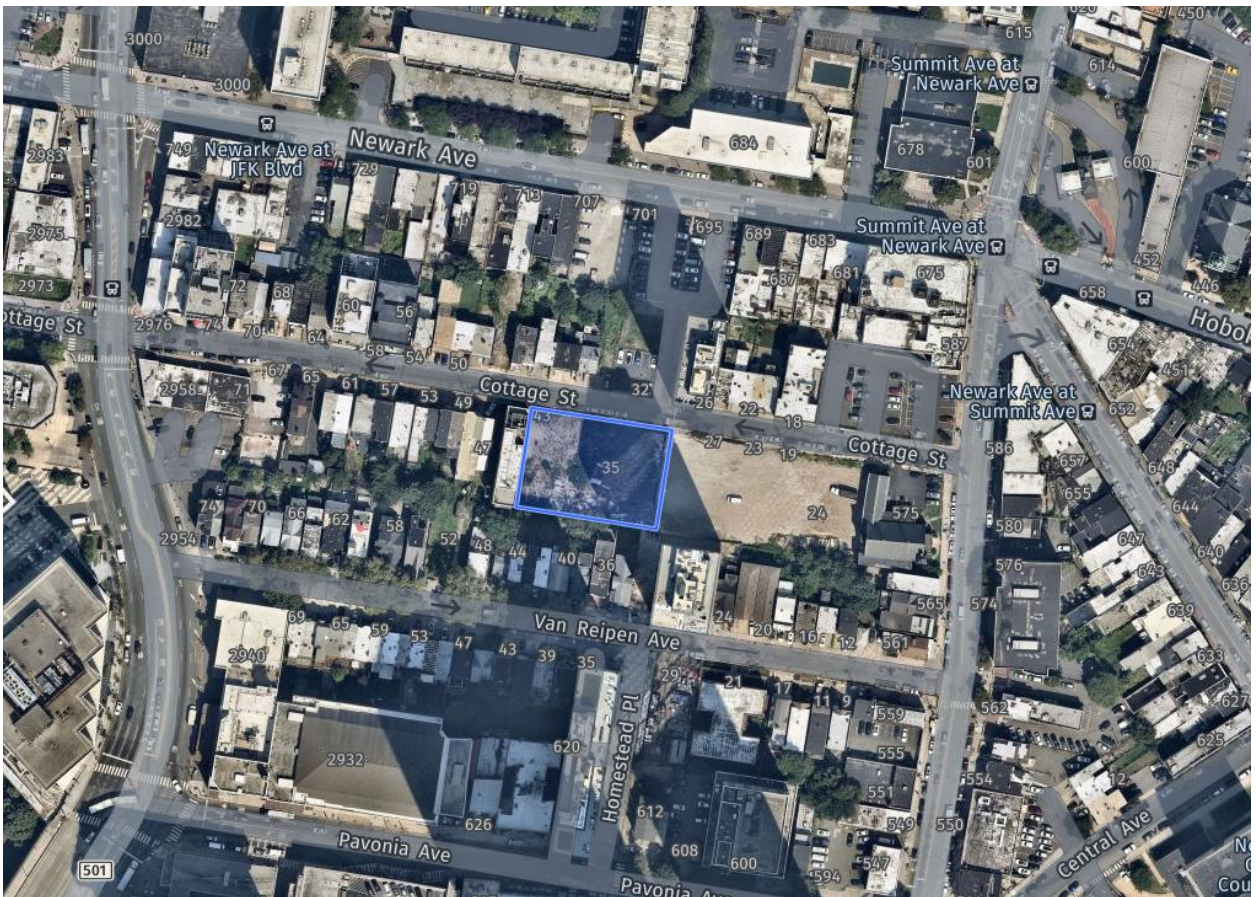
DEVELOPMENT APPLICATION REVIEW | STAFF REPORT

DATE : 10.06.2023 **REVISED 11.16.2023**
TO : Planning Board Commissioners
FROM : Matthew da Silva, Senior Planner
Matt Ward, PP, AICP, Supervising Planner
CASE : P23-104
PROJECT : 35-43 Cottage St
Administrative Amendment to Final Major Site Plan
Approval

I. DOCUMENTS REVIEWED

- General Development Application Form
- Site and Engineering Plan Set & Narrative of Site Plan Changes by Christopher J. Collins, PE of Dresdner Robin Environmental Management, Inc. revised 4.19.2023
- Architectural Plan Set, Compared Plans & Narrative of Architectural Changes by Paul Freitas, AIA of C3D Architecture ~~revised 04.24.2023~~ **revised 11.16.2023**
- Acoustic Analysis Memo by Ambrose Tang of Cerami & Associates dated 9.21.2023
- Resolution P22-029 & Resolution P18-096 of the Jersey City Planning Board

II. APPLICATION BACKGROUND + PROPOSAL



- **Existing Approval:** P22-029 approved a site plan for a 27-story mixed use building which will include a synagogue, retail/commercial space, a pre-school, banquet assembly space, two stories of bonus office space, and 576 residential units.
- **Proposed Amendment:** The Applicant proposes to amend the approved site plan to alter the façade design, add further bicycle storage, add and relocate several utility rooms, relocate entrance doors, add a third-floor mechanical terrace with appropriate noise mitigation, alter the rooftop bulkhead to accommodate rooftop utilities and change several unit layouts (while retaining an identical unit count). The proposed profile of Cottage Street has been altered to support the approved plans for Homestead Place.
- **Existing Variances & Deviations:** Minimum nonresidential floor-ceiling height, maximum permitted height of first floor within 30 feet of rear lot line, on-site loading
- ~~**New Variances & Deviations:** Building materials requirements (EIFS)~~

III. STAFF COMMENTS

The proposed amendment proposes a building that is substantially similar in terms of density, function, bulk, mix of uses, and impact to the public realm to the pre-existing approval. The proposed changes, ~~with the exception of the above-referenced building material deviation~~, do not create any new variances or deviations and comply with the requirements, guidelines, and objectives of the Journal Square 2060 Redevelopment Plan.

The most substantial change is the addition of a mechanical terrace accommodating HVAC equipment on the southwest corner of the third floor. Staff expressed concerns about the noise impact of HVAC compressors so low to the ground adjacent to neighboring properties, but the applicant furnished acoustic analysis that demonstrated that with the proposed louvers they plan to install, noise levels are projected to be within the guidelines of the city's noise ordinance.

There are substantial alterations to the proposed façade, adding cornices and other design detailing to the second story, enhancing ground floor fenestration, enhancing ground floor lighting, and changing materials on the first two floors from beige stone facing to a mixture of limestone, ACM panels, and stucco. ~~and EIFS. While the revised design greatly enhances the public realm at the base of the tower by adding more transparency and a more varied and interesting street wall, the utilization of EIFS is a deviation from Building Materials Requirement J-1 in the Journal Square 2060 Redevelopment Plan:~~

~~*Synthetic stucco materials such as EIFS is prohibited. Any stucco material used must be fine grained with a smooth finish to reflect a more stone like appearance and qualities of light reflection.*~~

~~While a deviation to allow a small amount of EIFS on the south and west sides of the base may be appropriate and safe, staff cannot support the applicant's proposal to utilize EIFS all the way up the tower, where the height makes environmental pollution of neighboring properties and the public realm during installation likely.~~

UPDATE: After discussions with the applicant, they submitted a new architectural plan set removing all EIFS from the façade. The proposed development will now be utilizing a mixture of standard stucco and an enlarged glass curtain wall.

STAFF RECOMMENDED CONDITIONS

The staff recommends the applicant be bound by the following the conditions in order to receive site plan approval:

1. All previous conditions from the original approval P22-029 shall remain in place.
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/or comply with all comments and recommendations of municipal review agents and will submit revised plans to the Division of City Planning if necessary.
4. Prior to submission of Final Plans, the façade of the tower shall be redesigned to conform to all building materials standards and eliminate the use of EIFS. (EIFS may remain on the south and west façades of the base). **The newest edition of architectural plans address this condition.**
5. All EIFS – **if utilized** - shall be cut indoors and during installation shall be covered by protective drapes. **This likely will not be necessary but shall remain in place.**
6. 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 and approval by planning staff.
7. The Applicant shall provide an affidavit from the architect of record representing that the constructed project is consistent with final approved plans prior to the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO).
8. 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).