

# CITY OF JERSEY CITY

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



## Memorandum

DATE: September 22, 2020

TO: Planning Board Commissioners

FROM: Matt Ward, AICP, PP, Principal Planner

RE: Case P19-187  
316 15<sup>th</sup> Street et al  
Blocks/Lots: 6903/1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4 and 7002/1  
Preliminary Major Site Plan Amendment, Preliminary and Final Major Site Plan  
Staff Comments

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### APPLICATION SUMMARY

The Applicant is back before the Board proposing amendments and requesting major site plan approvals for the phases II, III and IV of the Emerson Lofts also known as the Statco building complex. Among the numerous amendments, the Applicant is proposing to increase the parking and unit count as permitted under the zoning. The applicant is also proposing façade and floor plan changes, changes to phasing of the project and delivery of community benefits, inclusion of Emerson Park and relocation of utilities. Phases II, III and IV combined include 749 dwelling units, roughly 19,000 square feet of retail, 202 off-street parking spaces and 7 loading spaces. Phase 1 of the project inclusive of Coles Street Park is currently under development.

The Applicant's site in the Jersey Avenue Park Redevelopment Plan and more specifically within the Emerson District of the Plan. The Emerson District zoning requires a number of community benefits, which are detailed in the memo below. This application now maxes out the full amount of permitted residential dwelling units, so it is important that the Planning Board review and approve the phasing of the required community benefits in concert with the future development phases.

### REDEVELOPMENT PLAN EXCERPTS

The following (in italics) is an excerpt from the Jersey Avenue Park Redevelopment Plan regarding the zoning of the Emerson District. In addition there are numerous maps regarding the Emerson District which are attached to this memo listed as exhibit "A."

#### *X.D. Emerson District*

2. *The redeveloper(s) will be required to fulfill certain performance standards, including but not limited to the obligation to provide community benefits for the successful implementation of the objectives of the redevelopment plan. These performance standards shall be memorialized in a Redeveloper's Agreement with the Jersey City Redevelopment Agency, which shall be fully executed prior to site plan approval and which shall be in recordable form. The Agreement shall be undertaken on a project by project basis. This requirement may be waived at the Redevelopment Agency's discretion for minor projects. Nothing herein*

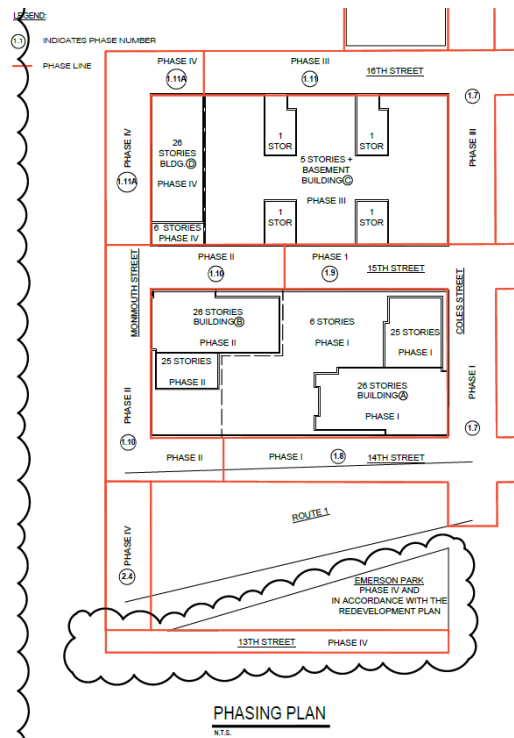
*shall be construed to deprive or dispossess the Redevelopment Agency of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq., including the designation of a redeveloper under the Act. These benefits to the community include, but are not limited to:*

- a. Restoration and adaptive reuse of the original 1920's, 5-story Structure with no apparent change to the building's height;*
  - b. The provision of public uses in the district to help administer public services to a growing neighborhood and greater Jersey City;*
  - c. The construction of Monmouth Street, a 60'-70' right-of-way between 13th and 16th Streets;*
  - d. The construction of the 15th Street right-of-way between Coles and Monmouth Streets;*
  - e. The improvement of the 16th Street right-of-way between Coles and Monmouth Streets;*
  - f. Dedication of 30'-40' of land on the west side of the property between 14th and 16th Streets for the reopening of Monmouth Street;*
  - g. Dedication or public easement and construction of a 60' wide section of land between Monmouth and Coles Street for the reopening of 15th Street;*
  - h. The dedication of publicly accessible open and recreational land south of 14th Street for the Emerson Park after the expiration of its current use.*
  - i. The detailed reconstruction of the Art Deco Entrances at the corners of 14th Street, 15th Street and Coles Street at the base of the new southern structure; and*
  - j. Construction and dedication of a Public Use Facility as further outlined in this district; and*
  - k. Construction of the Coles Street Park in accordance with the Design Objectives and Requirements for Improved Open Space of the Jersey Avenue Park Redevelopment Plan, at such time when the land required to construct the Coles Street Park has been dedicated conveyed and accepted by the City of Jersey City*
  - l. Construction of the Emerson Park in accordance with the Design Objectives and Requirements for Improved Open Space of the Jersey Avenue Park Redevelopment Plan after the expiration of its current use.*
- 3. In connection with any development within this district, there shall be a master site plan application filed with the Division of City Planning which shall include all of the properties and phases of the entire Emerson District and the Coles Street Park as depicted on Circulation, Bikeways, and Open Space Map of this plan. The Planning Board shall approve the phasing of the sites in the district and phasing of community benefits. The open space provisions, traffic circulation objectives and other community benefits must be constructed as part of the first phase of development, unless noted elsewhere within this Redevelopment Plan, subject to the discretion of the Planning Board to permit portions of the community benefits to be deferred to later phases so as to be constructed contemporaneously with adjacent improvements.*
- 9. Permitted Intensity of Development – The maximum permitted units for the entire Emerson District shall not exceed 1,100 residential dwelling units. The maximum permitted number of units may be distributed among the development parcels or phases, such that permitted units not used on one parcel may be transferred to another parcel.*

## **STAFF COMMENTS:**

### **Regarding Phasing:**

1. Applicant shall provide testimony regarding the phasing and construction timeline?
2. The Planning Board has the discretion to review and amendment the phasing of the sites in the district and phasing of community benefits.
3. Phasing proposed by the Applicant is shown on the first page of the Civil plans in the upper right.
4. Staff recommends that the Planning Board amend the following phases:
  - a. Phase 2 to include:
    - i. 13<sup>th</sup> Street improvements regarding sidewalks, curbing as well as any associated road improvements to be done in Phase 2. Recommended to improve pedestrian environment in an area rapidly developing with residential dwelling units.
    - ii. Portion of Monmouth Street labelled 2.4, which is listed as Phase IV shall be completed in Phase 2. Recommended to deliver the connection of 13<sup>th</sup> Street to 14<sup>th</sup> Street on Monmouth Street earlier in this project.
    - iii. Portions of Coles street listed as Phase 3 shall be completed in Phase 2 to ensure that Coles Street is raised to the appropriate elevation alongside the development of Coles Street Park and the portion of Coles street adjacent to the Park.
  - b. Phase 4 to include:
    - i. Prior to any building permit issued for the Phase 4 building (Block 6903 Lot 3.03), the Applicant shall return before the board with an application for Preliminary and Final Major site plan approval regarding the development of Block 7002 Lot 1 as a public park also known as Emerson Park. Recommended to ensure delivery of the required community benefits.
    - ii. Construction of the public park (also known as Emerson Park) at Block 7002 Lot 1 shall be completed by the Applicant prior to the issuance of any certificate of occupancy for the Phase 4 Building at Block 6903 Lot 3.03. Recommended to ensure delivery of the required community benefits.



**Design Requirements:**

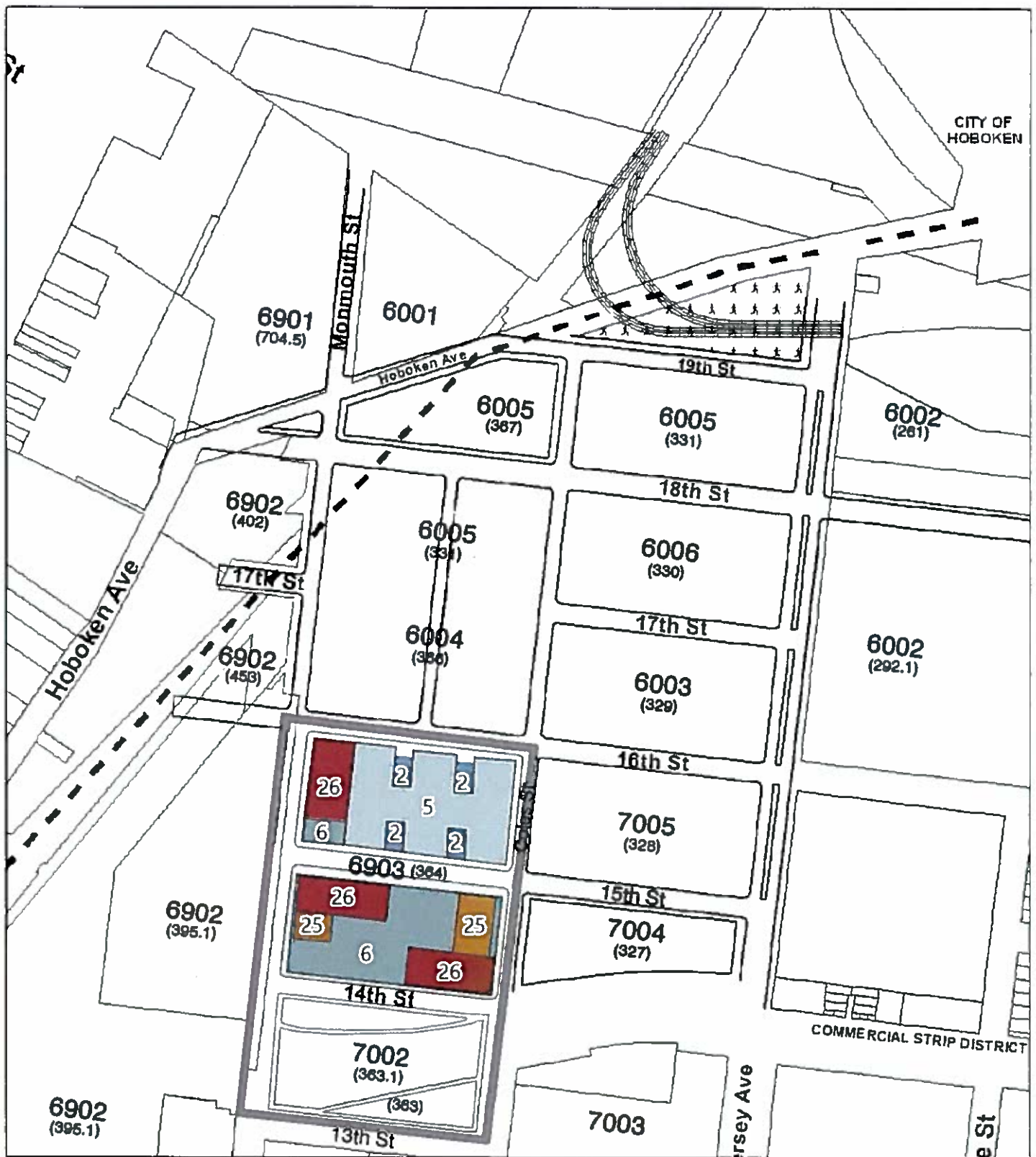
1. Applicant shall provide testimony for, but not limited to, the following: overall design, preservation means and methods, open space design, amenity space/roof deck design, unit mix, typical units, retail areas, lobby functions, access, circulation, trash removal and loading.
2. Applicant shall provide testimony regarding roadway improvements and delivery of the community benefits.
3. Applicant shall provide an update on the progress of Phase 1.

**STAFF RECOMMENDED CONDITIONS**

In the event a motion is made to approve this application, staff recommends the following conditions:

1. All conditions of approval from past application shall remain in full force and effect.
2. Prior to any building permit issued for the Phase 4 building (Block 6903 Lot 3.03), the Applicant shall return before the board with an application for Preliminary and Final Major site plan approval regarding the development of Block 7002 Lot 1 as a public park also known as Emerson Park.
3. Construction of the public park (also known as Emerson Park) at Block 7002 Lot 1 shall be completed by the Applicant prior to the issuance of any certificate of occupancy for the Phase 4 Building at Block 6903 Lot 3.03.
4. Applicant shall update the phasing of the development as recommended by Planning Staff and approved by Planning Board.
5. 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 and approval by planning staff.
6. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
7. That the applicant comply with all Jersey City review agent comments.
8. With exception of the proposed tree spacing, all street trees and landscaping shall be installed in accordance with 345-66, prior to an issuance of a Certificate of Occupancy.
9. Architects of record shall provide an affidavit confirming the development is built in accordance with the approved plans prior to the issuance of the first certificate of occupancy.
10. The memorialized resolution shall be recorded with the office of the County Registrar and made part of the deeds of the two sites. In addition, documentation of same shall submitted to the Division of City Planning prior to application for construction permits.
11. Applicant and Owners shall comply with all conditions of approval set forth on the record by the planning board and/or the Division of City Planning staff.

CC: George Garcia Esq.






# Jersey Avenue Park Redevelopment Plan

Emerson District

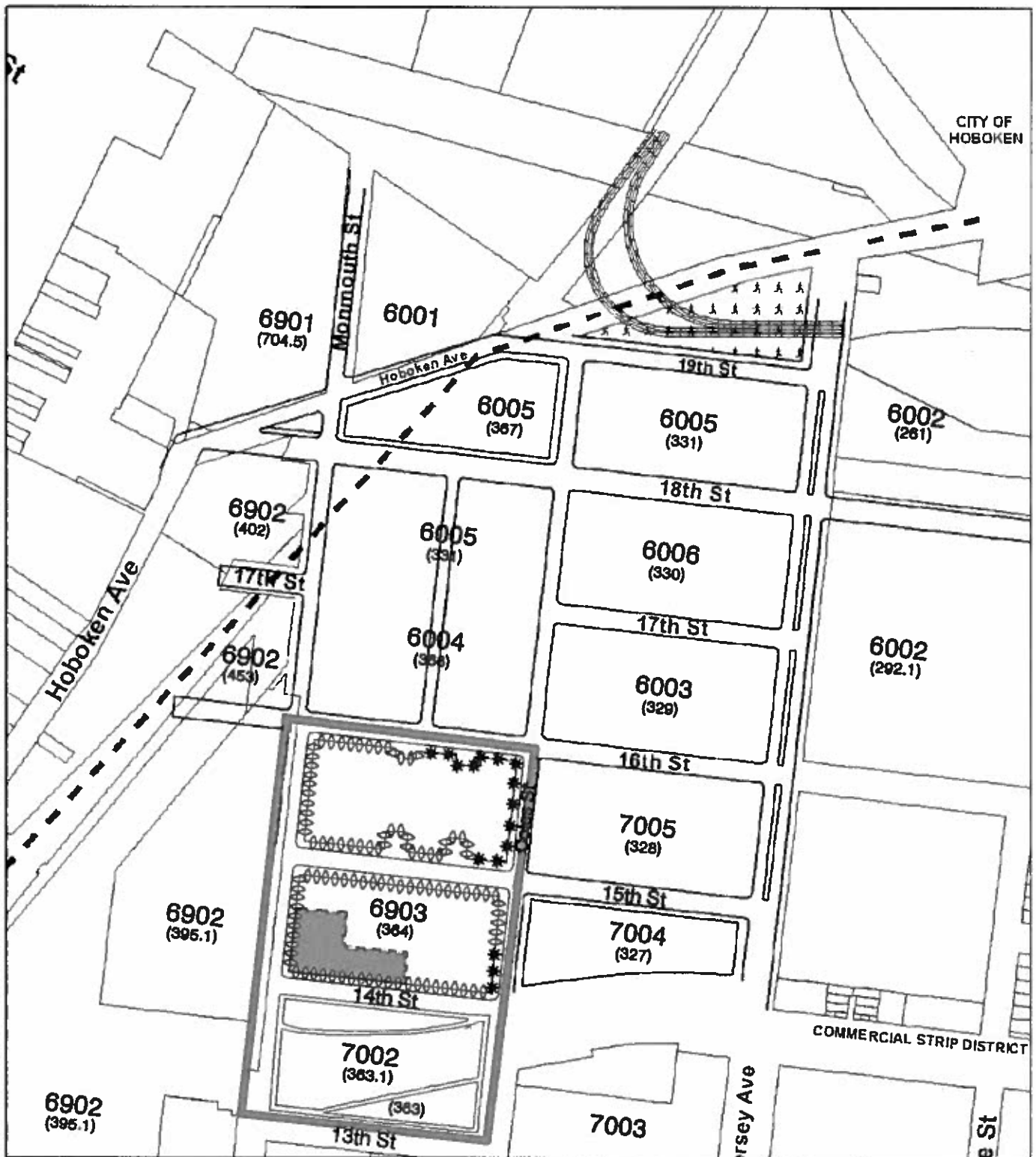
Max. Permitted Heights Map

## Legend

-  Stories
-  Palisades Preservation Overlay District
-  Emerson District

0 125 250 500 Feet

NOVEMBER 2016



# Jersey Avenue Park Redevelopment Plan Emerson District Ground Floor Frontage Map

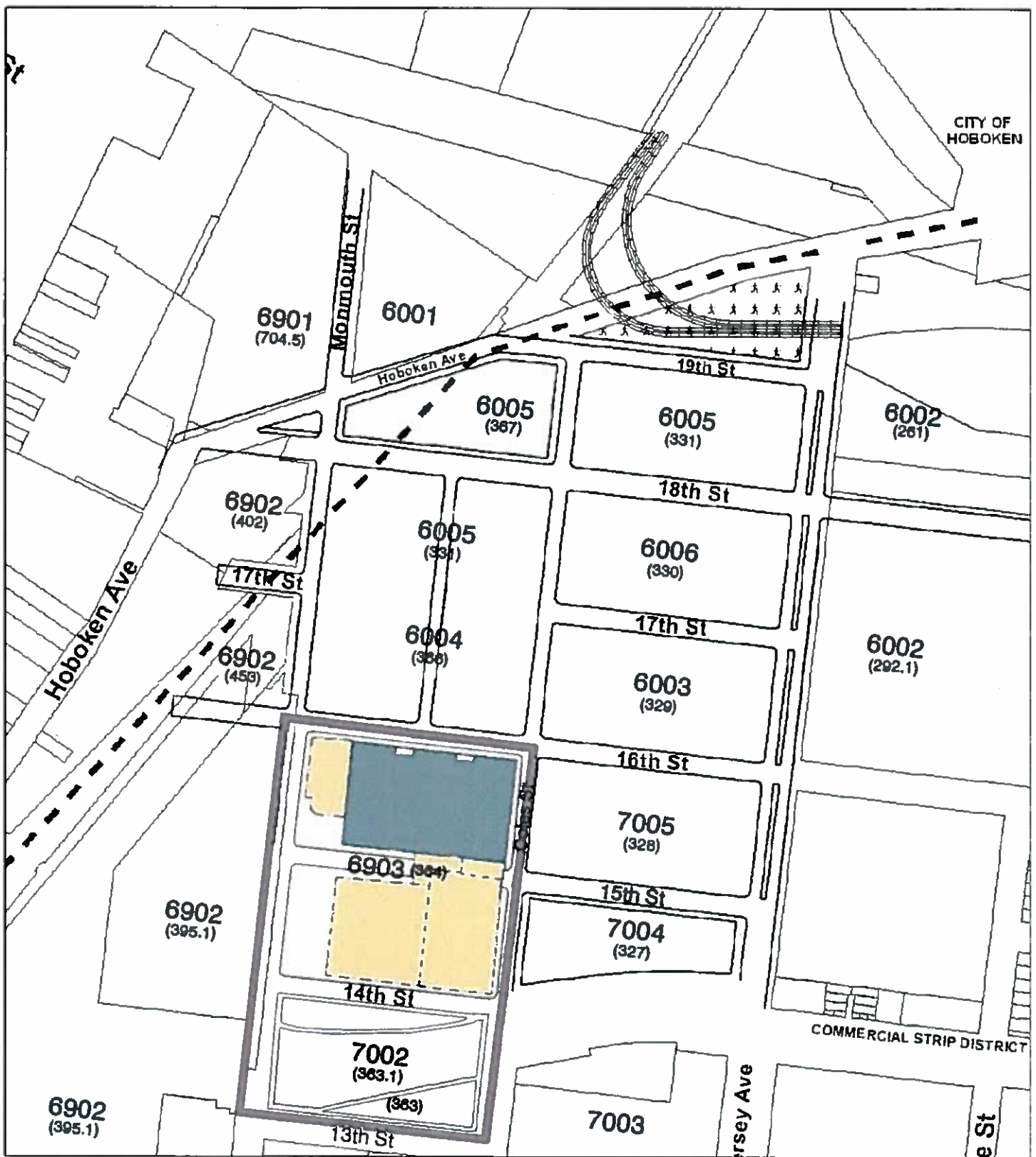
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## Legend

### Frontage

- \*-\*-\* Retail Required
- ◇◇◇◇◇ Retail Permitted
- Emerson District
- Public Use Facility







# Jersey Avenue Park Redevelopment Plan Emerson District Adaptive Reuse and Demolition Map

0 125 250 500 Feet

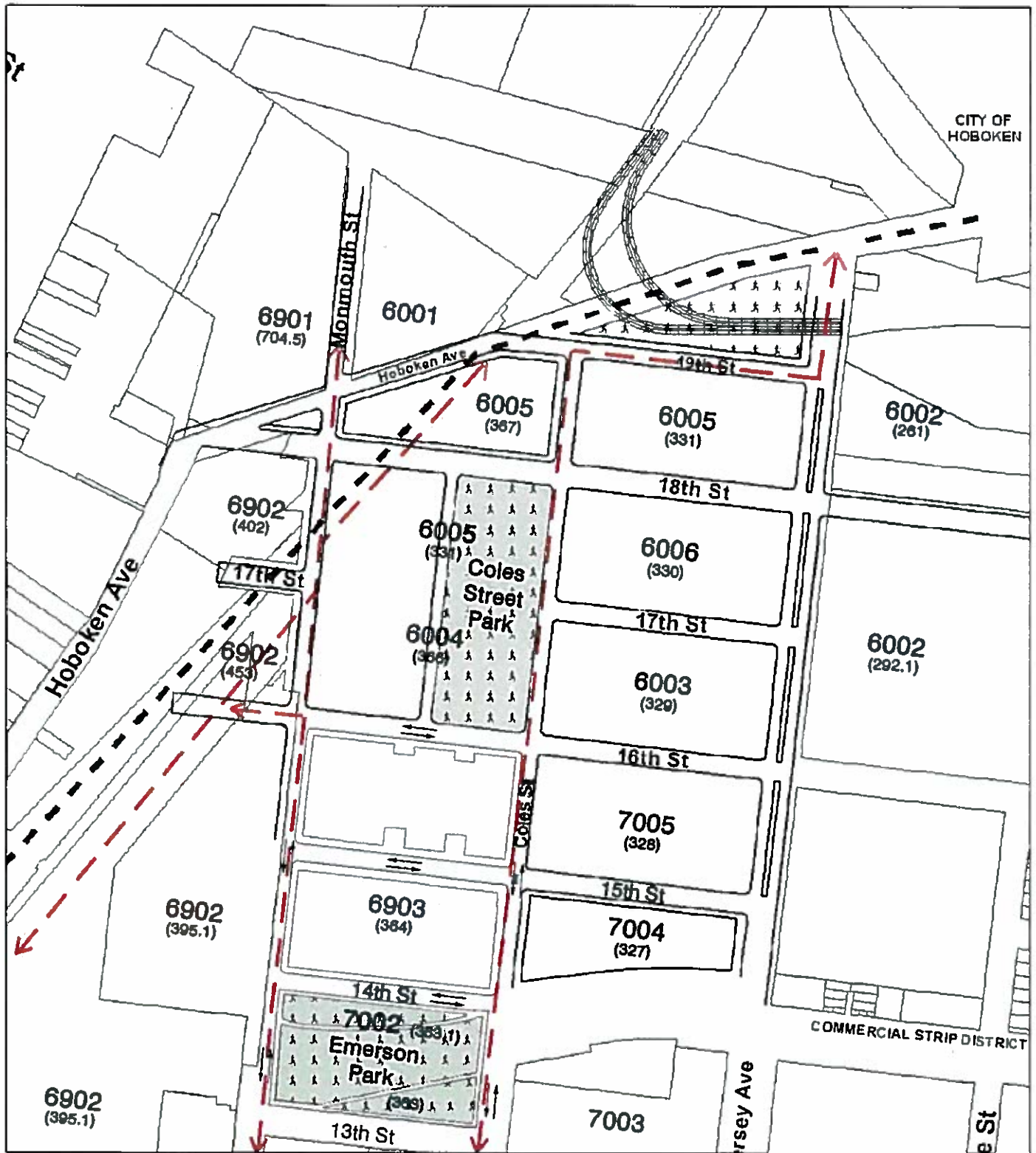
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## Legend

-  Permitted To Be Demolished
-  Adaptive Reuse to Remain
-  Palisades Preservation Overlay District
-  Emerson District







## Jersey Avenue Park Redevelopment Plan Circulation, Bikeways, and Open Space Map

### Legend

← - - - - - → Bike Pathway Alternatives

↔ Traffic Direction

Public + Recreational Open Space

\* Refer to Street Sections attached  
Bike Pathways connect to 2nd Street  
Light Rail Station



0 125 250 500  
Feet

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