

DEVELOPMENT APPLICATION REVIEW | STAFF REPORT

DATE : 10.19.2022
TO : Planning Board Commissioners
FROM : Mallory Clark-Sokolov, PP, AICP, Senior Planner
Tanya Marione, PP, AICP, Division Director
CASE : P22-130
PROJECT : 333 Washington Street
Conditional Use Application

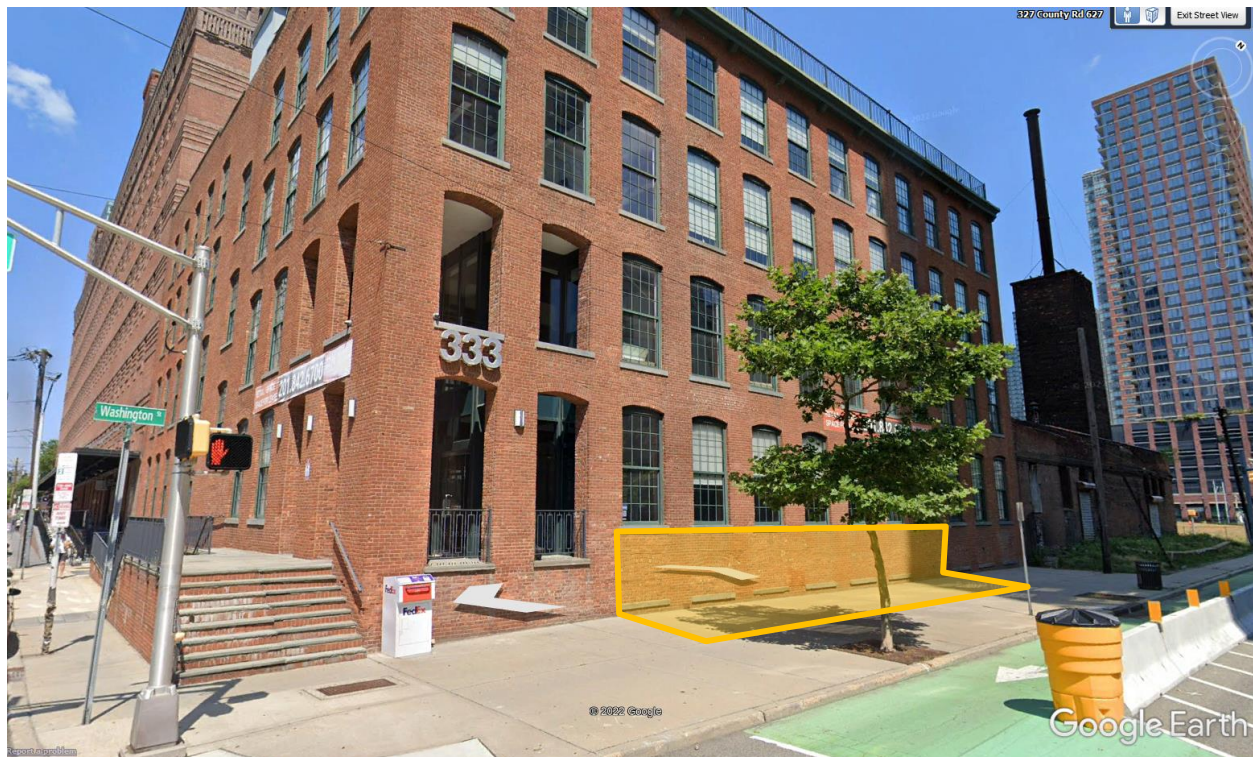
I. DOCUMENTS REVIEWED

- General Development Application Form dated 07.14.2022
- Survey by Control point Associates, Inc. dated 05.24.2022
- Landscape Architectural Plan Set by Arterial dated 09.12.22

II. APPLICATION BACKGROUND + PROPOSAL

- **Existing Conditions:** The site is currently a public sidewalk at approximately 20ft wide fronting on Washington Street in the Powerhouse Arts District Redevelopment Plan.





- **Proposed Conditions:** The applicant is proposing to construct a public parklet located on the sidewalk pursuant to Ordinance 22-031 wherein office as a principal use throughout the entire property at 333 Washington is conditioned on the implementation of a public parklet adjacent to the property. Per the Ordinance, the Applicant is required to obtain conditional use approval for the parklet.
- **CONDITIONS OF THE USE:**
 - a. The owner shall include the design of a public parklet no less than 350sf along the Washington Street frontage in a Conditional Use application to the Jersey City Planning Board
 - b. The parklet shall provide seating, landscaping/planters, and trash receptacles, and be open to the public at all times
 - c. The parklet shall be located so that there is a minimum of 10ft setback from the curb edge along Washington Street, maintaining no less than a 5ft clear, unobstructed pedestrian walkway within the sidewalk
 - d. The parklet shall include the display of a public art piece of an undetermined medium (to be coordinated with the PADNA and/or the Jersey City Arts Council). Preference in choosing an artist should be given to a Jersey City and Hudson County, NJ artist
 - e. The parklet shall be installed and maintained by the property owner, and accessible by the public so long as the building does not meet the requirements of Sections VII.A.9, VII.C, VII.H, and/or VII.I of the Plan
 - f. The parklet shall be installed and open to the public prior to the issuance of a Certificate of

Occupancy (CO) or Temporary Certificate of Occupancy (TCO) on the Medical Office or Office use in excess of 50% of the gross floor area of the building. The public art component shall be fully installed no later than 6 months from the date of receipt of a CO or TCO.

III. STAFF COMMENTS

▪ Conditions of the Use:

- The proposed parklet design meets all conditions listed above with the exception of condition f, which is still subject to be met with the implementation of office space within the structure. The applicant's expert's shall testify to the current status of the interior building fitout and coordination of the public art component within the parklet.

IV. 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. Applicant shall provide an affidavit from the architect of record representing that the constructed project is consistent with final approved plans.
3. 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).
4. The parklet shall be installed and open to the public prior to the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) on the Medical Office or Office use in excess of 50% of the gross floor area of the building. The public art component shall be fully installed no later than 6 months from the date of receipt of a CO or TCO.