

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY
APPROVING PRELIMINARY MAJOR SITE PLAN WITH WAIVERS AND MINOR
SUBDIVISION**

APPLICANT: **NEWPORT ASSOCIATES DEVELOPMENT COMPANY**

FOR: **PRELIMINARY MAJOR SITE PLAN APPROVAL
MINOR SUBDIVISION APPROVAL**

PROPERTY: **770 Washington Boulevard (formerly 150 River Drive)
Block 7302, Lots 3.11, 3.12, 3.16 & 3.05
(to be 3.05, 3.16, 3.17, 3.18 & 3.19)**

CASE NO.: **P21-163**

WHEREAS, application has been made by Newport Associates Development Company (hereinafter the "Applicant") to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey by Inglesino, Webster, Wyciskala & Taylor, LLC (Elnardo J. Webster, II, Esq. appearing) for Preliminary Major Site Plan Approval and Minor Subdivision Approval filed under Case No. P21-163 (the "Application") for Applicant's premises located at 770 Washington Boulevard (formerly 150 River Drive) and designated as Block 7302, Lots 3.11, 3.12, 3.16 & 3.05 (to be 3.05, 3.16, 3.17, 3.18 & 3.19) on the official Tax Map of the City of Jersey City, County of Hudson, State of New Jersey (the "Property"); and

WHEREAS, the Applicant is the owner of the Property; and

WHEREAS, the Property is located within the Residential and Community Commercial Districts of the Newport Redevelopment Area (the "Area") and is subject to the Newport Redevelopment Plan (the "Plan"); and

WHEREAS, the Applicant proposes to subdivide existing lots 3.11 and 3.12 to adjust the boundary between existing lot 3.11 (proposed lots 3.17 and 3.18) and lot 3.12 (proposed lot 3.19) to allow for a park/walking path from the waterfront walkway; and

WHEREAS, the proposed project shall consist of three multifamily residential towers containing a total of 1,114 units, 19,303 square feet of ground level retail, amenity space and open space; and

WHEREAS, the Eastern Tower (47 stories) shall consist of 571 units, 7,939 square feet of lobby space, 12,710 square feet of amenity space and 6,802 square feet of retail space; the Western Tower (38 stories) shall contain 363 units, 4,764 square feet of lobby space and 3,707 square feet of amenity space; and the Central Tower (15 stories) shall consist of 180 units with a 4,379 square foot lobby area, 56,103 square feet of amenity space, 12,501 square feet of retail space and parking facilities in the podium below; and

WHEREAS, the proposed project will include 557 off-street parking spaces in a four-story parking garage, along with 557 bicycle parking spaces located in the Central Tower; and

WHEREAS, the Applicant has submitted proof that it has complied with the applicable procedural requirements including the payment of fees under the Zoning Ordinance of the City of Jersey City (the “Ordinance”) and the Plan; and

WHEREAS, due notice of the hearing of the above-described Application before the Board, on Tuesday, June 14, 2022 at 5:30 PM, was duly published, as prescribed in the Ordinance; and

WHEREAS, the Board has heard and considered the evidence presented by Applicant in support of the Application including the sworn testimony of its five (5) duly qualified and accepted expert witnesses (Gabrielle Gornelli, Professional Engineer of Dresdner Robin; Leo Stephen Hill, AIA of Hill West; Christopher Short, AIA of Arquitectonica; Giovanni Diaz of Weintraub Diaz, Landscape Architect; and Charles Heydt, Professional Planner of Dresdner Robin), and the comments and recommendations of Jersey City’s Planning Staff, Jersey City Municipal Utilities Authority and Jersey City Engineering Department; and

WHEREAS, the Board formally has heard and considered the comments and recommendations of Planning Staff; and

WHEREAS, having considered the Application, all supporting documents, the sworn testimony in support of the Application, and the comments and recommendations of Planning Staff and City Engineering, the Planning Board of the City of Jersey City hereby makes the following findings of fact and conclusions thereon:

FINDINGS OF FACT

1. All the Recitals hereinabove set forth are incorporated herein by reference and all the exhibits, drawings and documents, including the Applicant's supporting documents, the City Planner's testimony and the City Planner's, the JCMUA's and City Engineering Department's reports are hereby incorporated by reference.

2. The Applicant is the owner of the Property and requests approval of its Preliminary Major Site Plan and Minor Subdivision Application to construct a high-rise residential and mixed-use development on proposed subdivided lot 3.11.

3. The Applicant proposes to subdivide existing lots 3.11 and 3.12 to adjust the boundary between existing lot 3.11 (proposed lots 3.17 and 3.18) and lot 3.12 (proposed lot 3.19) to accommodate the park/walking path from the Hudson River Waterfront Walkway.

4. The proposed project shall consist of three multifamily residential towers, ground level retail, amenity space and open space. The Eastern Tower shall consist of 571 units and 6,802 square feet of retail space; the Western Tower shall contain 363 units and the Central Tower shall consist of 180 units with 12,501 square feet of retail space and parking facilities. The project will include 557 off-street parking spaces in a four-story parking garage, along with 557 bicycle parking spaces.

5. The Property is located within the residential and community commercial districts of the Newport Redevelopment Area.

6. The project is part of what is referred to as Newport's Northeast Quadrant Development.

7. Gabrielle Gornelli of Dresdner Robin, a New Jersey licensed engineer, testified as to the proposed project. Ms. Gornelli testified that a portion of the Property, existing lots 3.11 and 3.12, are proposed to be subdivided into lots 3.17, 3.18 and 3.19 to realign the boundary based on the building footprints.

8. Ms. Gornelli testified that a western, eastern and central tower are proposed to be constructed on the main lot, existing 3.11. The central and eastern tower connect with a five-story podium below, containing parking. The western tower contains all residential and the central and eastern tower contain a retail component.

9. Ms. Gornelli stated that as part of the Application the Applicant proposes to complete 18th Street to the Washington Boulevard intersection, with three access points. She testified that the western tower is approximately 54 feet from Washington Boulevard, contains 363 units and can

be accessed from Washington Boulevard. The central tower contains 180 units, approximately 12,500 square feet of retail with a two-way access drive into the parking lot under the central tower. The eastern tower contains 571 units and a retail component, which is connected to a plaza space that wraps around to the Hudson River Waterfront Walkway.

10. Ms. Gornelli testified as to the project streetscape improvements, including bicycle racks in the eastern and central towers, 15 street trees along the 18th Street frontage, 5 trees along Washington Boulevard and 10 trees throughout the site, located near the loading entrance, at the intersection of Washington Street and at the turnaround. She indicated that the project meets the green area ratio requirements; in a flood zone 0.25 is required and the project is at 0.26.

11. Ms. Gornelli stated that the Applicant is seeking two waivers from the forestry standards to allow for excessive street tree spacing at the driveways and less than 15 feet of spacing where the proposed light poles sit, allowing for more trees.

12. With respect to grading and drainage, Ms. Gornelli testified that the flood elevation is 13 so the Applicant proposes to ramp up from Washington Street, consistent with ADA requirements, making the first-floor elevations at 14.25, more than a foot above the flood elevation. The utility rooms at the back of the eastern tower will be flood-proofed in accordance with building code and NJDEP flood hazard rules. Ms. Gornelli stated that the project meets the requirements of the Jersey City stormwater ordinance, proposes typical utility connections to existing utility lines with fire hydrants proposed along 18th Street, and proposes compliant lighting.

13. Leo Stephen Hill of Hill West is a licensed architect and testified as to the architectural aspects of the project (excepting the exterior of the eastern tower). Mr. Hill testified that the east side tower is 47 stories tall, 13 units per floor for 571 units altogether with a retail component. The top of the mechanical screen, located on the east side of the building, is 526 feet above sea level and base plane outside the building is 13 feet. He testified that the center section building is 202 feet above sea level with 10 stories on a five-story base, consisting of 180 units, about 20 units per floor and a retail component.

14. Mr. Hill testified that the podium is comprised of commercial space and parking levels. He indicated that the western is 38 stories, typically 10 units per floor for a total of 363 units. The mechanical screen is 444 feet above sea level.

15. Mr. Hill testified that the project contains 557 parking spaces and 557 bicycle spaces distributed throughout. There are four levels of parking in the middle section.

16. Mr. Hill testified that the service road to the site to be used for deliveries and garbage removal will be hidden from the public. He stated that the east building has a drop-off at the intersection of 18th Street, the central building has a driveway through the middle and the west building has an access drive.

17. Mr. Hill testified to the design of the buildings, indicating that the east building is orchestrated in an east/west pattern to afford views upriver and downriver and the central building designed low so that the western building will have views to the north and south of the east building and views of Jersey City and Hoboken to the North.

18. Giovanni Diaz of Weintraub Diaz is a licensed landscape architect and testified regarding the aspects of the landscaped roof. He testified that there is a dynamic roof garden for use by all residents, accessible from all three towers. Mr. Diaz indicated that materials used for the garden are durable and the hardscape materials are typical for rooftops.

19. Mr. Diaz testified that the rooftop open space includes an active zone pool area, and the western edge of the rooftop garden is a more passive space with an open lawn for flexible use. The passive space is adjacent to the eastern tower, connecting the two terminus spaces of the roof garden by a meandering path, which includes a dog run, lounge area, grilling zone and seating area.

20. Christopher Short of Arquitectonica is a licensed architect who is responsible for the exterior design of the east tower and testified as to same. Mr. Short testified that the site is prominent, marking the northern entrance into the Newport district and waterfront. The design is simple, yet elegant, with a parallelogram shape, sloped at the top from the waterfront back towards the denser parts of the City, hiding the mechanicals and creating a unique profile on the skyline.

21. Mr. Short testified that the building is pushed to the north allowing for the drop-off at the entrance, which is decent urban planning. He furthered that having the drop off on the Applicant's property is an advantage to the pedestrian realm because deliveries and pick-up or drop-off is off the main street.

22. With respect to the base of the eastern building, Mr. Short testified that the base is wrapped with glazing, allowing for a tremendous amount of transparency, resulting in visibility from the street and waterfront.

23. Mr. Short testified that the materiality of the eastern building is simple, with a unitized glazing system of spandrel glass, as well as some metal panel details to create depth.

24. Charles Heydt of Dresdner Robin is a professional licensed planner and testified that the project as proposed meets several levels of redevelopment goals and objectives. He testified that a majority of the site is located in the Residential District of the Newport area with a small triangular portion with no proposed building improvements located in the Community Commercial District.

25. Mr. Heydt testified that the development meets some major goals and objectives of the Plan, completing the northern end of the overall area with a new residential block with function and physical improvement by designing the site with circulation to the northern end, while creating a walkable, inviting, pedestrian-oriented area to the south.

26. Mr. Heydt provided testimony regarding the need for two waivers from the forestry standards, indicating that the project requires a wider distance between street trees at the wide driveway and the two pedestrian aprons for sidewalk crossings than what is required. He testified that the Applicant proposes to mitigate the increased tree spacing by locating more street trees along the frontage at the utility poles, resulting in the second request for waiver. He testified that the location of the street trees are appropriate and will not create hazards to the utility network.

27. The Board finds that the proposed improvements will benefit the community through the promotion of the intent and purpose of the Plan and the Municipal Land Use Law.

28. The Applicant is in receipt of the Jersey City Planning Board's Staff Memorandum dated June 3, 2022, the Jersey City Engineering Department's Report dated May 27, 2022 and the JCMUA Report dated May 12, 2022 and will comply with the comments provided therein, unless otherwise set forth herein.

29. There are no variances associated with the Preliminary Major Site Plan and Subdivision Application.

30. The Applicant has met the procedural requirements of the Ordinance, including the payment of fees, and in all other respects the application conforms to the requirements of the Ordinance and the Plan for approval of the preliminary and final major site plan application in the City of Jersey City.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for the foregoing reasons, as well as those reasons stated on the record herein, which reasons are incorporated herein by reference, approves the

within application, Case No. P21-163, for Preliminary Major Site Plan Approval with waivers and Minor Subdivision Approval for Applicant's project to be located on the Property pursuant to the following conditions:

1. The Applicant shall work with the Jersey City Engineering Department to determine the appropriate type of driveway to be placed in front of the Western Tower.
2. Revised plans shall be submitted showing incorporation of the Jersey City's Division of Engineering's Report dated May 27th, 2022.
3. Architect of record shall submit a signed and sealed affidavit confirming that the final building was constructed as approved, prior to issuance of the Certificate of Occupancy.
4. All materials and color selections shall be shown on Final Plans. No change to the façade 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.
5. Engineer of record shall submit a signed and sealed affidavit confirming that the final building's green roof and storm water detention was constructed as approved, prior to issuance of the Certificate of Occupancy.
6. All testimony given by the Applicant and their expert witnesses in accordance with this Application shall be binding.
7. All street trees and landscaping shall be installed in accordance with 345-66 and the City's Forestry Standards, except as provided for herein, prior to an issuance of a Certificate of Occupancy.
8. Landscaping plans must indicate the dimensions of the tree pits to be 5' x 10' and show the planting schedule standards described in the 2018 Jersey City Forestry Standards.
9. Prior to release of final signature plans incorporation of Port Authority of New York and New Jersey comments must be reflected on Final Site Plans.
10. Revised subdivision plat shall be submitted showing all revisions from the Tax Assessor's office.
11. Applicant will address and comply with the review agent comments from the City of Jersey City, including the Jersey City Planning Staff Memorandum, the JCMUA and the Department of Engineering, unless otherwise set forth herein.

APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY


FOR: PRELIMINARY MAJOR SITE PLAN APPROVAL WITH
WAIVERS AND MINOR SUBDIVISION APPROVAL
770 Washington Boulevard (formerly 150 River Drive)
Block 7302, Lots 3.11, 3.12, 3.16 & 3.05
(to be 3.05, 3.16, 3.17, 3.18 & 3.19)

CASE NO.: P21-163

VOTE: 5-0-2

COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Christopher Langston, Chairman				X
Dr. Orlando V. Gonzalez, Vice Chairman	X			
Vidya Gangadin, Commissioner	X			
Geoffrey Allen, Commissioner	X			
Edwardo Torres, Commissioner				X
Dr. Vijay Desai, Commissioner	X			
Darlene Green, Commissioner	X			



Christopher Langston (Jul 29, 2022 15:07 EDT)


CHRISTOPHER LANGSTON, CHAIRMAN
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



Cameron Black (Jul 29, 2022 09:11 EDT)

Cameron Black, SECRETARY
JERSEY CITY PLANNING BOARD



Santo T. Alampi (Aug 1, 2022 16:59 EDT)

SANTO T. ALAMPI, ESQ.

DATES OF HEARING:
DATE OF MEMORIALIZATION:

June 14, 2022
July 26, 2022

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY

**FOR: INTERIM USE APPROVAL
MOBILE CONCRETE BATCHING PLANT
700 WASHINGTON BOULEVARD,
JERSEY CITY, NEW JERSEY
BLOCK 7302, LOT 3.04**

CASE NO.: P20-004

WHEREAS, the Applicant, **NEWPORT ASSOCIATES DEVELOPMENT COMPANY**, (the “Applicant”), per **CONNELL FOLEY, LLP** (James C. McCann, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for an Interim Use Approval for a three (3) year term for a mobile concrete batching plant to wit: Calendar No. P20-004, for property located at 700 Washington Boulevard, Jersey City, New Jersey, and also identified on the Jersey City Tax Maps as Block 7302, Lot 3.04; and

WHEREAS, due notice of a hearing on the application before the Planning Board of the City of Jersey City, on May 19, 2020, at 5:30 p.m., was duly published as prescribed in the Zoning Ordinance of the City of Jersey City; and

WHEREAS, the Applicant has submitted proof that it has complied with the applicable procedural requirements including the payment of fees and public notices; and

WHEREAS, all testimony having been formally heard for this application; and

WHEREAS, after consideration of the application and the testimony presented at the meeting, the Planning Board has made the following findings of fact:

FINDINGS OF FACT

1. The property is located at 700 Washington Boulevard, Jersey City, New Jersey, identified on the Jersey City Tax Maps as Block 7302, Lot 3.04 (the “Property”).
2. The Property is located in the Newport Redevelopment Plan (“Redevelopment Plan”) area.
3. The Redevelopment Plan allows for interim uses subject to approval by the Jersey City Planning Board.
4. The Property is owned by Newport Associates Development Company (the

“Applicant”).

5. The Applicant has commenced redeveloping the northeast quadrant of the Redevelopment Plan area and is engaged in a number of construction projects in furtherance thereof.

6. The Applicant has authorized a professional concrete supply company to establish a mobile concrete batching plant on the northwesterly portion of the Property (the “Plant”).

7. The Plant is providing concrete to the Applicant’s projects in the Redevelopment Plan area and seeks formal authorization to remain on the Property as an interim use to provide concrete to other projects in Hudson County including in Jersey City and Hoboken.

8. The Applicant filed an application for a major preliminary and final site plan approval for an interim use authorization to permit the Plant to operate from the Property for three (3) years.

9. In support of the application the Applicant filed with the Planning Board a site plan for the Plant prepared by a civil engineer and presented the testimony of the civil engineer, Matthew Neuls of Dresdner Robin. The Applicant also provided an operations plan for the Plant.

10. There are no buildings or permanent improvements required for the Plant.

11. There are no sanitary or storm sewer connections required for the Plant.

12. The Plant uses electricity from existing connections on the Property.

13. The Plant receives water from a new metered water connection on the Property.

14. There are no residences in the vicinity of the Property and there are no other developments that will be negatively impacted by the Plant.

15. The Plant contains all of the equipment, aggregate materials, and aggregate storage facilities required to store material and mix concrete on the Property. The Plant contains parking spaces for trucks and ten (10) vehicles. The Applicant will maintain the existing eight (8) foot high chain link fence with green screening around the Plant.

16. The surface of the area where the Plant is situated is concrete and large stone gravel.

17. The gravel functions as a tracking pad cleaning the tires of the trucks before they leave the Property. Additionally, the Plant periodically sprays down the gravel areas and the aggregate in the storage facilities to reduce dust. The Plant provides periodic sweeping of the roadways immediately adjacent to the Plant.

18. The Applicant received a memorandum dated May 13, 2020 from Jersey City Engineering Division providing comments to the interim use application. The Applicant agrees to work with the Jersey City Engineering Division to address of their comments.

19. Allowing the Plant to operate on the Property for three (3) years will facilitate the redevelopment of the northeast quadrant which serves the goals and objective of the Redevelopment Plan. It will facilitate the redevelopment of neighboring redevelopment areas by providing other developers with a local nearby concrete supplier. It will reduce truck traffic in the vicinity of the Redevelopment Plan area and downtown Jersey City.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for the foregoing reasons, approves the within application for an Interim Use Approval for a mobile concrete batching plant to provide concrete to projects in the Newport Redevelopment Plan area and other projects in Hudson County including in Jersey City and Hoboken for a term of three (3) years commencing of the date of the adoption of this Resolution to wit: Calendar No. P20-004, for property located at 700 Washington Boulevard, Jersey City, New Jersey, and also identified on the Jersey City Tax Maps as Block 7302, Lot 3.04 all in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions:

1. The Applicant shall revise its site plans to address the comments in the Jersey City Engineering Division memorandum dated May 13, 2020 prior to submitting the site plans to the Chairman and Secretary of the Planning Board for signature.
2. An effective dust suppressor and deterrent shall be employed by the Plant at all times.
3. No change to the approved site shall be permitted without consultation with an approval by the planning staff.
4. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.

APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY


FOR: INTERIM USE APPROVAL, MOBILE CONCRETE BATCHING
PLANT
700 WASHINGTON BOULEVARD
JERSEY CITY, NEW JERSEY
BLOCK 7302, LOT 3.04

CASE NO.: P20-004


VOTE: 8 - 0

COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Christopher Langston, Chairman	X
Dr. Orlando V. Gonzalez, Vice Chairman	X
Harkesh Thakur, Commissioner	X
David Cruz, Commissioner	X
Vidya Gangadin, Commissioner	X
Edwardo Torres, Commissioner	X
Dr. Vijay Desai, Commissioner	X
Allison N. Solowsky, Commissioner	X




Christopher Langston (Jun 9, 2020 16:06 EDT)
CHRISTOPHER LANGSTON, CHAIRMAN
JERSEY CITY PLANNING BOARD



Matt Ward (Jun 9, 2020 14:46 EDT)
MATT WARD, SECRETARY
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



Santo T. Alampi (Jun 23, 2020 13:55 EDT)
SANTO T. ALAMPI, ESQ.

DATE OF HEARING:

May 19, 2020

DATE OF MEMORIALIZATION:

June 9, 2020

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY

**FOR: AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
APPROVAL, INTERIM USE APPROVAL, AND EXTENSION OF
PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL**

**BLOCK 7302, LOTS 3.04, 3.05, 3.06, 3.07, 3.08 & 3.10 (formerly part
of Block 7302, Lots 3.01 & 3.02, formerly known as Block 20, Lot
3.21)**

700 WASHINGTON STREET; 40 14TH STREET

CASE: P10-070.1

**WHEREAS, NEWPORT ASSOCIATES DEVELOPMENT COMPANY (the
“Applicant”)** represented by **Connell Foley, LLP**, Harborside Financial Center, 2510 Plaza
Five, Jersey City, NJ 07311-4029 (James C. McCann, Esq. and Nancy A. Skidmore, Esq.
appearing), made application to the Planning Board of the City of Jersey City, County of Hudson
and State of New Jersey for Amended Preliminary and Final Major Site Plan Approval for the
project to wit: Calendar No. P10-070.1, to develop a 181-space surface parking lot with parking
for 186 bicycles as an interim use to serve a building to be constructed on the adjacent Block
7302, Lot 3.09; revise previously approved roadway and waterfront walkway improvements to
accommodate the development of the building on Block 7302, Lot 3.09; revise previously
approved site improvements and landscaping to accommodate the development of the building
on Block 7302, Lot 3.09; and confirm that although there are changes to the Property dimensions
resulting from the creation of the roadway lots and Lot 3.9 the Project remains in compliance in
all respects with the use and bulk zoning requirements of the redevelopment plan; all located on
property commonly known as 700 Washington Boulevard and 40 14th Street and identified on
the Jersey City Tax Maps as Block 7302, Lots 3.04, 3.05, 3.06, 3.07, 3.08 & 3.10, formerly a part
of Block 7302, Lots 3.01 & 3.02 (the “Property”), which is situated in the Residential District of
the Newport Redevelopment Plan area. The Applicant also seeks a ten-year extension of the
previously approved preliminary and final site plan approval for the Property which expires on
June 30, 2017.

WHEREAS, it appears that due notice of a hearing on the above said application before
the Planning Board of the City of Jersey City, on May 16, 2017, which was carried to May 30,

2017, at 5:30 p.m., was duly published as prescribed in the Land Development Ordinance of the City of Jersey City; and

WHEREAS, the Applicant submitted proof that it complied with the applicable procedural requirements including the payment of fees and public notices; and

WHEREAS, the Applicant and witnesses first having been sworn and all testimony having been formally heard for this application; and

WHEREAS, after consideration of the application and the testimony presented at the meeting as well as the comments and recommendations of the Planning Board staff, the Planning Board has made the following findings of fact:

FINDINGS OF FACT

1. The Property is located within the Residential District of the Newport Redevelopment Plan (the "Plan"). The Property and adjacent parcels were established by a subdivision granted by the Planning Board in Case No. P17-022.

2. A preliminary and final site plan approval from the Jersey City Planning Board by Resolution memorialized November 30, 2010 (Site Plan Approval), permitting the construction of a 790-unit residential development with a 40-story east tower, a 31-story west tower, 5 levels of apartments in front of a 6-level parking garage containing 794 parking spaces, approximately 15,000 square feet of retail and/or restaurant space, a segment of the Hudson River Waterfront Walkway, 16th Street, 18th Street, North Boulevard and River Drive, utilities, landscaping and site work to serve the development and other future development within Newport's Northeast Quadrant (the "Project").

3. The approved segment of the waterfront walkway was constructed; however, construction of the remainder of the Project has not yet commenced.

4. The Site Plan Approval for the Project remains in full force and effect; however, it expires on June 30, 2017.

7. The Applicant, Newport Associates Development Company, has filed an application for amended preliminary and final major site plan approval to: develop a 181-space surface parking lot with parking for 186 bicycles as an interim use to serve a building to be constructed on the adjacent Block 7302, Lot 3.09; revise previously approved roadway and waterfront walkway improvements to accommodate the development of the building on Block 7302, Lot 3.09; revise previously approved site improvements and landscaping to accommodate the development of the building on Block 7302, Lot 3.09; and confirm that although there are changes to the dimensions of the land where the Project is located resulting from the creation of

the roadway lots and Lot 3.09 the Project remains in compliance in all respects with the use and bulk zoning requirements in the Plan.

8. The surface parking lot with bicycle parking will be used, on an interim basis, to satisfy the parking requirements for an adjacent development on Lot 3.09 until a permanent parking garage can be constructed on a nearby future development site. The Applicant has requested that the interim use approval for the surface parking lot with bicycle parking be for an initial term of three (3) years.

9. The development of adjacent Lot 3.09 requires that the Applicant make a number of minor revisions to the previously approved roadway, sidewalk, and landscaping improvements on Lots 3.05, 3.08, and 3.07 and waterfront walkway improvements on Lots 3.10 and 3.06. These revisions to the previously approved roadway, sidewalk, and landscaping improvements and waterfront walkway improvements will complement the design and architecture of the east and west frontages of the building being approved on new established Lot 3.09.

10. The development of Lot 3.09 requires that the Applicant make a number of minor revisions to the previously approved site improvements, walkways and landscaping on the northeasterly section of Lot 3.04. These revisions to the previously approved landscaping and site improvements will complement the landscaping on northeast section of Lot 3.09, create a walkway inviting users of the waterfront walkway to explore the retail/commercial space in the building approved on Lot 3.09, and enhance the aesthetics of the northeasterly corner of the Property and newly established Lot 3.09.

11. There are no changes to the 40-story east tower, a 31-story west tower, 5 levels of apartments in front of a 6-level parking garage containing 794 parking spaces, approximately 15,000 square feet of retail and/or restaurant space all of which were approved pursuant to the Site Plan Approval; however, the establishment of roadway lots and Lot 3.09 immediately adjacent to Lot 3.04 changes the configuration of the lot where the Project is located and creates new boundary lines for the Property. The changes to the Property resulting from the creation of the roadway lots and Lot 3.09 do not impact the Project as it remains in compliance in all respects with the use and bulk zoning requirements in the Plan and the Jersey City Land Development Ordinance, and it continues to promote the objectives and purposes of the Plan, the Jersey City Master Plan, and the Municipal Land Use Law.

12. The vesting period of the Site Plan Approval remains in effect through June 30, 2017 via the Permit Extension Act (N.J.S.A. 40:55D-136.4A). The Applicant has requested a ten (10) year extension of the vesting period of the Site Plan Approval bringing its expiration date to June 30, 2027.

13. Specifically, Section 52.e of the MLUL (N.J.S.A. 40:55D-52.e) authorizes the Planning Board to grant extensions beyond the one year extensions authorized under Section 52.a (N.J.S.A. 40:55D-52.a) for developments with 100 or more residential dwelling units and taking into consideration: (1) the number of dwelling of units and non-residential floor area

permissible under the final approval; (2) the number of dwelling units and non-residential floor area remaining to be developed; (3) economic conditions; and (4) the comprehensiveness of the development. Section 52.e (see attached) sets no maximum extended vesting period; therefore, a ten (10) year extension is within the discretion of the Planning Board.

12. Under the unique circumstances presented a ten (10) year extension to June 30, 2027 of the Site Plan Approval is warranted. The land area covered by the Site Plan Approval is ___ acres. The Project is 794 dwelling units as presently approved; however, Site Plan Approval and includes three (3) future major mixed use development sites including the Project as well as the construction of 16th Street, 18th Street, River Drive and North Blvd, utilities and infrastructure all of which is a comprehensive and complex development justifying an additional ten (10) year vesting period.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the City of Jersey City, County of Hudson, State of New Jersey for the foregoing reasons as well as those stated on the record by the Board members and Planning staff, which are incorporated herein by reference, approves the within application for Amended Preliminary and Final Major Site Plan Approval for the Project to wit: Calendar No. P10-070.1 for three (3) year interim use for a 181-space surface parking lot with parking for 186 bicycles for the use of the proposed building at the adjacent Block 7302, Lot 3.09; revised previously approved roadway and waterfront walkway improvements to accommodate the development of the building on Block 7302, Lot 3.09; revised previously approved site improvements and landscaping to accommodate the development of the building on Block 7302, Lot 3.09; and confirm that although there are changes to the dimensions of the land where the Project is located resulting from the creation of the roadway lots and Lot 3.09 the Project remains in compliance in all respects with the use and bulk zoning requirements in the Plan; all for property commonly known as 700 Washington Boulevard and 40 14th Street and identified on the Jersey City Tax Maps as Block 7302, Proposed Lots 3.04, 3.05, 3.06, 3.07, 3.08 & 3.10, which are part of existing Block 7302, Lots 3.01 & 3.02, which is situated in the Residential District of the Newport Redevelopment Plan area. The Planning Board also approves a ten-year extension of the Preliminary and Final Approval for the Property to extend the vesting period to June 30, 2027. This Amended Preliminary and Final Major Site Plan Approval is subject to the following conditions of approval:

1. The 181-space surface parking lot with parking for 186 bicycles for the proposed building at Block 7302, Lot 3.09 is approved as an interim use for a period of three (3) years, commencing with the date of issuance of the first temporary certificate of occupancy for the building on Lot 3.09.

2. The Target parking lot entrance shall be realigned with the construction of the 16th Street and River Drive as required by the site plans approved as part of the Preliminary & Final Major Site Plan Approval memorialized on November 30, 2010 as Case No. P10-70.

3. The Applicant shall address the comments of the Jersey City Engineering Department as set forth in its May 8, 2017 memorandum.

4. The Applicant shall comply with all prior conditions of the Preliminary and Final Major Site Plan Approval memorialized on November 30, 2010 as Case No. P10-70.

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APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY

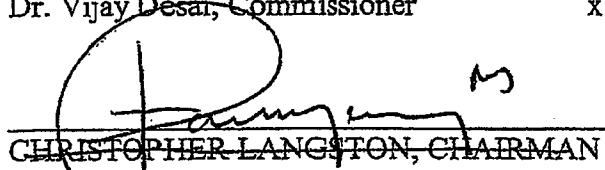
FOR: AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
APPROVAL WITH 10 YEAR EXTENSION OF SITE PLAN
APPROVAL

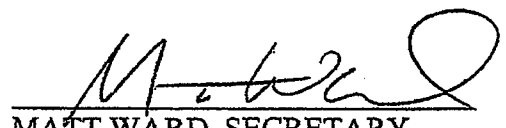
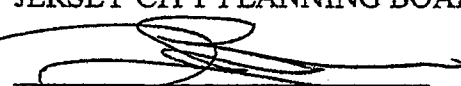
BLOCK 7302, LOTS 3.04, 3.05, 3.06, 3.07, 3.08 & 3.10 (formerly part
of Block 7302, Lots 3.01 & 3.02, formerly known as Block 20, Lot 3.21)

CASE: P10-070.1

VOTE: 9-0

COMMISSIONER	YES	NO	ABSTAIN	ABSENT
Christopher Langston, Chairman	x			
Harkesh Thakur, Commissioner	x			
Joyce Watterman, Councilwoman	x			
Eric Fleming, Commissioner	x			
John Seborowski, Commissioner	x			
Michael Sims, Commissioner	x			
Allison Solowsky, Commissioner	x			
Eduardo Torres, Commissioner	x			
Dr. Vijay Desai, Commissioner	x			


CHRISTOPHER LANGSTON, CHAIRMAN
JERSEY CITY PLANNING BOARD
Dr. Orlando V. Gonzalez
APPROVED AS TO LEGAL FORM:


MATT WARD, SECRETARY
JERSEY CITY PLANNING BOARD

FLORIO AND KENNY, LLP
DENNIS LILOIA, ESQ.

DATE OF HEARING: May 30, 2017
DATE OF MEMORIALIZATION: June 13, 2017

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY

FOR: PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL

BLOCK 7302, EXISTING LOTS 3.01 AND 3.02; PROPOSED LOTS 3.04, 3.05, 3.06, 3.07, 3.08, 3.09 & 3.10

700 WASHINGTON BOULEVARD; 40 14TH STREET

CASE: P17-022

WHEREAS, NEWPORT ASSOCIATES DEVELOPMENT COMPANY (the "Applicant") represented by **Connell Foley, LLP**, Harborside Financial Center, 2510 Plaza Five, Jersey City, NJ 07311-4029 (James C. McCann, Esq. and Nancy A. Skidmore, Esq. appearing), made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey for Preliminary and Final Major Subdivision Approval to wit: Calendar No. P17-022, to subdivide two (2) existing lots commonly known as 700 Washington Boulevard and 40 14th Street and identified on the Jersey City Tax Maps as Block 7302, Lots 3.01 & 3.02, into seven (7) proposed lots described as Lots 3.04, 3.05, 3.06, 3.07, 3.08, 3.09 & 3.10 in Block 7302 (the "Property"), which is situated in the Residential District of the Newport Redevelopment Plan area.

WHEREAS, it appears that due notice of a hearing on the above said application before the Planning Board of the City of Jersey City, on May 16, 2017 at 5:30 p.m., was duly published as prescribed in the Land Development Ordinance of the City of Jersey City; and

WHEREAS, the Applicant submitted proof that it complied with the applicable procedural requirements including the payment of fees and public notices; and

WHEREAS, the Applicant and witnesses first having been sworn and all testimony having been formally heard for this application; and

WHEREAS, after consideration of the application and the testimony presented at the meeting as well as the comments and recommendations of the Planning Board staff, the Planning Board has made the following findings of fact:

FINDINGS OF FACT

1. The Property is located within the Residential District of the Newport Redevelopment Plan (the "Plan").

2. The Applicant, Newport Associates Development Company has filed an application for preliminary and final major subdivision approval for the Property. The purpose of the application is to subdivide two (2) existing lots into seven (7) new lots.

The two (2) existing lots are commonly known as 700 Washington Boulevard and 40 14th Street and identified on the Jersey City Tax Maps as Block 7302, Lots 3.01 & 3.02.

3. The proposed new lots are as follows, as more particularly shown on the preliminary and final major subdivision plat presented to the Board:

- a. Block 7302, Proposed Lot 3.04 – 319,260 sq. ft. / 7.329 acres
- b. Block 7302, Proposed Lot 3.05 – 10,319 sq. ft. / 0.237 acres
- c. Block 7302, Proposed Lot 3.06 – 3,905 sq. ft. / 0.0896 acres
- d. Block 7302, Proposed Lot 3.07 – 45,480 sq. ft./ 1.044 acres
- e. Block 7302, Proposed Lot 3.08 – 18,487 sq. ft./ 0.424 acres
- f. Block 7302, Proposed Lot 3.09 – 56,464 sq. ft./ 1.296 acres
- g. Block 7302, Proposed Lot 3.10 – 19,066 sq. ft. / .04377 acres.

3. Proposed Lot 3.04 will be utilized for (a) interim vehicular parking and bicycle parking to accommodate the occupants and visitors of the proposed mixed-use residential development on the adjacent lot (proposed Lot 3.09) and (b) a previously approved mixed-use residential development memorialized by Resolution dated November 30, 2010 Case No. P10-070.

4. Proposed Lots 3.05, 3.07 & 3.08 will be utilized for roadway improvements and Proposed Lot 3.10 will be utilized to make minor changes to previously approved and constructed section of the waterfront walkway to accommodate a proposed mixed use residential development on proposed Lot 3.09.

5. The new lots and proposed subdivision comply in all respects with the Plan, the Jersey City Land Development Ordinance, the Jersey City Subdivision Ordinance, the Jersey City Master Plan, and the Municipal Land Use Law.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the City of Jersey City, County of Hudson, State of New Jersey for the foregoing reasons as well as those stated on the record by the Board members and Planning staff, which are incorporated herein by reference, approves the within application for Preliminary and Final Major Subdivision Approval to wit: Calendar No. P17-022, to subdivide two (2) existing lots commonly known as 700 Washington Boulevard and 40 14th Street and identified on the Jersey City Tax Maps as Block 7302, Lots 3.01 & 3.02, into seven (7) proposed lots to be known as Lots 3.04, 3.05, 3.06, 3.07, 3.08, 3.09 & 3.10 in Block 7302 which is situated in the Residential District of the Newport Redevelopment Plan area.

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APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY

FOR: PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL

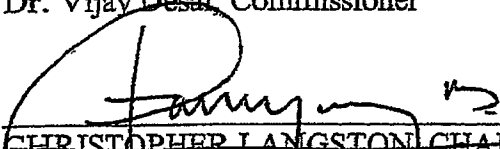
BLOCK 7302, EXISTING LOTS 3.01 AND 3.02; PROPOSED LOTS
3.04, 3.05, 3.06, 3.07, 3.08, 3.09 & 3.10

700 WASHINGTON BOULEVARD; 40 14TH STREET


CASE: P17-022

VOTE: 9-0

COMMISSIONER	YES	NO	ABSTAIN	ABSENT
Christopher Langston, Chairman	x			
Dr. Orlando Gonzalez, Vice Chairman	x			
Joyce Watterman, Councilwoman	x			
Eric Fleming, Commissioner	x			
John Seborowski, Commissioner	x			
Michael Sims, Commissioner	x			
Allison Solowsky, Commissioner	x			
Harkesh Thakur, Commissioner	x			
Dr. Vijay Desai, Commissioner	x			


CHRISTOPHER LANGSTON, CHAIRMAN
JERSEY CITY PLANNING BOARD
Dr. Orlando V. Gonzalez
APPROVED AS TO LEGAL FORM:

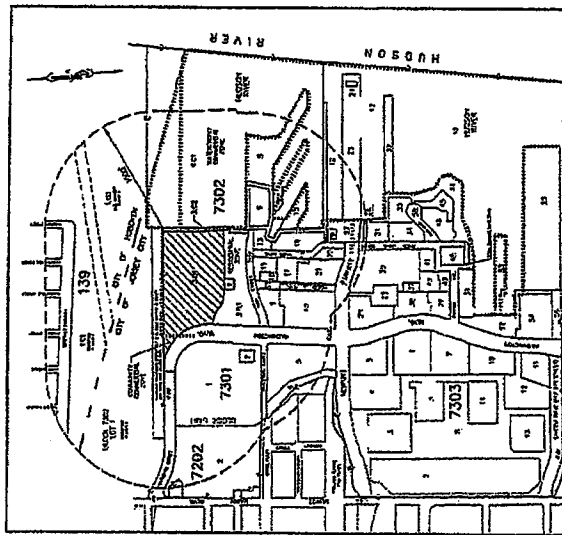

MATT WARD, SECRETARY
JERSEY CITY PLANNING BOARD


FLORIO AND KENNY, LLP
DENNIS LILOIA, ESQ.

DATE OF HEARING: May 16, 2017
DATE OF MEMORIALIZATION: June 13, 2017

"When contacted at MEMPHIS, LOIS LEO ANN L.H.
 HENRY, JR. OF 2201 N. HUNTER ST., L.H.
 HENRY, JR. ANNOUNCED BY LO LEO ANN HENRY, JR.
 ON 12/2/68, LAST REVISION ON 12/4/68."

EXISTING AND PROPOSED LOT AREAS		PROPOSED LOTS	
LOT NO.	SQ. FEET	SQ. FEET	PERCENT
304	20,580	20,580	100.00
305	12,300	12,300	100.00
306	12,310	12,310	100.00
307	12,310	12,310	100.00
308	12,310	12,310	100.00
309	12,310	12,310	100.00
310	12,310	12,310	100.00
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380	12,310	12,310	100.00



KEY MAP
SCALE: 1"=100± FT

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STANDARD

अथर्ववेदः

TRANSBURY SQUARE WATSON

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CORRESPONDS WITH THE POSITION OF THE MAP PLANTING AND RECOLLECTION OF APPROVAL AND THE MEMORIAL PROTESTANTS AND INTERESTED APPLICANT PARTIES.

617 ENGINE

Werner, Susan

THE ABOVE IS A SUMMARY OF THE INFORMATION RECEIVED FROM THE SOURCE. THE SOURCE HAS BEEN ADVISED THAT THE INFORMATION IS BEING PROVIDED TO YOU FOR YOUR INFORMATION ONLY. THE SOURCE HAS BEEN ADVISED THAT THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SOURCE HAS BEEN ADVISED THAT THE INFORMATION IS NOT TO BE DISCLOSED TO ANY OTHER PERSONS. THE SOURCE HAS BEEN ADVISED THAT THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SOURCE HAS BEEN ADVISED THAT THE INFORMATION IS NOT TO BE DISCLOSED TO ANY OTHER PERSONS.

Life Size

STUDY 1

THE COUNTRY'S ECONOMY HAS NOT YET RECOVERED TO PREVIOUS LEVELS AND THERE IS A CONCERN THAT THE PROVISION OF THE VAT FURTHER REDUCES THE RESISTANCE OF FARMERS AND THE NATIONAL

SECRET

long run

THEY WERE MADE BY THE SAME MACHINES, PRODUCED IN THE SAME PLANT, AND WERE MADE BY THE SAME PEOPLE. THE ONLY DIFFERENCE WAS THAT THE FIRST WAS MADE BY THE FIRST MACHINE, THE SECOND BY THE SECOND MACHINE, AND THE THIRD BY THE THIRD MACHINE. THE ONLY DIFFERENCE WAS THAT THE FIRST WAS MADE BY THE FIRST MACHINE, THE SECOND BY THE SECOND MACHINE, AND THE THIRD BY THE THIRD MACHINE.

On-Going Version

[illegible]

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY
FOR: PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL
700 WASHINGTON BOULEVARD
JERSEY CITY, NEW JERSEY
BLOCK 20, LOT 3.21
CASE NO.: P10-070

WHEREAS, the applicant, NEWPORT ASSOCIATES DEVELOPMENT COMPANY, (the "Applicant"), per Connell Foley, LLC, (Charles J. Harrington, III, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Preliminary and Final Major Site Plan Approval, to wit: Calendar No. P10-070 develop the property with two (2) residential towers with ground floor retail or restaurant space, accessory parking, an additional segment of the Hudson River Waterfront Walkway, roadways, utilities, landscaping and site work (more specifically, a seven hundred ninety (790) dwelling unit apartment development with a forty (40) story east tower, thirty-one (31) west tower and five (5) levels of apartments in front of a six (6) level seven hundred ninety-four (794) space parking garage), in connection with the property located at 700 Washington Boulevard, Jersey City, New Jersey, also known on the Jersey City tax maps as Block 20, Lot 3.21; and

WHEREAS, due notice of a hearing before the Planning Board of the City of Jersey City, on November 30, 2010 at 5:30 p.m., was duly published as prescribed in the Zoning Ordinance of the City of Jersey City; and

WHEREAS, the Applicant has submitted proof that it has complied with the applicable procedural requirements including the payment of fees and public notices; and

WHEREAS, all testimony having been formally heard for this application; and

WHEREAS, after consideration of the application and the testimony presented at the meeting, as well as the comments and recommendations of the Division of the Planning's professional planning staff, the Planning Board has made the following findings of fact:

FINDINGS OF FACT

1. The Applicant, Newport Associates Development Company, filed an application with the Jersey City Planning Board for property located at 700 Washington Boulevard, Jersey City, New Jersey and also known on the Jersey City tax maps as Block 20, Lot 3.21 for Preliminary and Final Major Site Plan approval.
2. The purpose of the application is for the development of a seven hundred ninety (790) dwelling unit apartment development with a forty (40) story east tower, thirty-one (31) west tower, five (5) levels of apartments in front of a six (6) level seven hundred ninety-four (794) space parking garage and approximately 15,000 square feet of retail or restaurant space, collectively referred to as Newport Northeast Quadrant Site 8.
3. The application includes the development of roadways (16th Street, 18th Street, North Boulevard and River Drive) and utilities to serve Site 8 and other future developments within Newport's Northeast Quadrant.
4. The application includes the completion of an additional 130 linear feet of the Hudson River Waterfront Walkway as well as a perpendicular access pedestrian way to the walkway from the foot of proposed 18th Street.
5. The property is located within the Newport Redevelopment Plan Area.
6. The proposed development and uses are permitted uses pursuant to the Newport Redevelopment Plan Area and conforms to the zoning regulations of the Newport Redevelopment Plan Area and the Jersey City Land Development Ordinance.
7. The Applicant agrees to comply and/or address the comments of the Jersey City Review Agents.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for the foregoing reasons, approves the within application for Preliminary and Final Major Site Plan Approval for the development of seven hundred ninety (790) dwelling unit apartment development with a forty (40) story east tower, thirty-one (31) west tower and five (5) levels of apartments in front of a six (6) level seven hundred ninety-four (794) space parking garage, ground level retail or restaurant space, an additional segment of the Hudson River Waterfront Walkway, roadways, utilities, landscaping and site work with regard to the property located at 700 Washington Boulevard, Jersey City, New Jersey and also known on the Jersey City tax maps as Lot 20, Lot 3.21, and same is hereby given to wit: Calendar No. P10-070, in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions of approval:

1. The Applicant shall comply with and/or address the comments of the Jersey City review Agents, and the signature plans shall be amended accordingly to reflect any required revisions.
2. The Applicant shall amend the plans to provide that the ground floor retail space shall be retail or restaurant space (while noting the Board's stated preference and enthusiasm for a restaurant, in this space, to the extent reasonably possible and viable).
3. The Applicant shall comply with all conditions of approval set forth on the record.

APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY
FOR: PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL
700 WASHINGTON BOULEVARD
JERSEY CITY, NEW JERSEY
BLOCK 28, LOT 3.21

CASE NO.: P10-070

VOTE:

COMMISSIONER:	YES	NO	ABSTAIN
---------------	-----	----	---------

Michael A. Ryan, Chairman			
David Ruiz, Commissioner			
Karen McIntyre, Commissioner		X	
Leon Yost, Commissioner (acting chair)		X	
Roseanna Petruzelli, Commissioner		X	
Larry Eccleston, Commissioner		X	
Franklyn Perez, Commissioner		X	
Madelina Romo, Commissioner			
Michael Jenner, Commissioner			
Michael Sims, Commissioner			
Nidia Lopez, Commissioner			

ACTING

L. Yost
MICHAEL A. RYAN, CHAIRMAN
PLANNING BOARD
OF THE CITY OF JERSEY CITY

Robert Russell
ROBERT COTTER, SECRETARY
PLANNING BOARD OF
OF THE CITY OF JERSEY CITY

Approved as to Legal Form:

John F. Hamill, Jr., Esq.
JOHN F. HAMILL, JR., ESQ.

DATE OF HEARING:
DATE OF MEMORIALIZATION:

November 30, 2010
November 30, 2010