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CONNELL FOLEY, LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311-4029
Telephone: (201) 521-1000
Facsimile: (201) 521-0100

To: Cameron Black, AICP PP
Address: Senior Planner
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, New Jersey 07302

Date: March 9, 2023

Case #:

Applicant: Newport Associates
Development Company ("NADC")

From: James C. McCann, Esq.

Subject Property: 700 Washington Blvd.
Block: 7302, Lots 3.11, f/k/a Lot 3.04

Copy to: NADC

Project: - Extension of Preliminary and Final Site
Plan Approval for an Interim Use Concrete Plant

This firm represents the Applicant, Newport Associates Development Company ("NADC") regarding a project located at 770 Washington Boulevard, Jersey City, New Jersey, Block 7302, Lots 3.11 f/k/a Block 7302, Lot 3.04 on the tax maps of the City (the "Property").

The Property is located in the Newport Redevelopment Plan Area.

The Jersey City Planning Board previously granted an Interim Use Approval (Case No. P20-004) which was memorialized by a resolution dated June 9, 2020. Per that resolution, the interim use approval for the temporary concrete batching plant is authorized to operate for three (3) years, or until June 8, 2023.

The Applicant now seeks an extension of the Interim Use Approval for the concrete plant on the Property for an additional term of three (3) years.

The concrete plant will continue to be operated by a third party concrete processing company and the concrete processed on the Property will be used to provide concrete for NADC's development project currently under construction as well as other development projects in the City of Jersey City. As such, the interim use will not interfere or impede the redevelopment the area. In fact, the interim use will facilitate the redevelopment of the area by speeding up local development projects.

The plans signed by the Jersey City Planning Board Chairman and Secretary in accordance with Resolution #P20-004 have not been changed as part of this application for an Extension of the Interim Use. No buildings or permanent structures are being proposed or are required for the concrete plant.

No deviations or variances are required from the Redevelopment Plan or the JCLDO.

In this regard, we enclose the following documents for submission to the Jersey City Planning Board:

Submitted	Description
X	<p>General Development Application with copies of Resolution Case # P17-021 dated 6/13/17 and Resolution Case # P10-070.1 dated 6/13/17; and Resolution Case # P17-022 dated 6/13/17; and Resolution Case #P20-004</p> <p>Affidavit of Submission</p> <p>Affidavit of Performance</p> <p>Affidavit of Ownership and Control</p> <p>Affidavit of Ownership and Authorization to File General Development Application</p>
	<p>NOTE: THERE ARE NO ARCHITECTURAL PLANS FILED WITH THIS APPLICATION BECAUSE THERE ARE NO BUILDING OR PERMANENT STRUCTURES PROPOSED AS PART OF THIS PROJECT.</p>
X	<p>Civil Engineering Plans prepared by Dresdner Robins, LLC dated December 24, 2019 and revised as of August 31, 2020, which were signed by the JC Planning Board Chairman and Secretary on September 16, 2020 in accordance with Resolution #P20-004.</p>