

**Addendum to General Development Application  
for Application to Extend an Interim Use Approval  
for a Surface Parking Lot on Lot 3.18 f/k/a Lot 3.04 and proposed  
Lot 3.20 in Block 7302**

**Facts:**

The applicants, NADC and NEQ 8A LLC, seek a 1-year extension of a 181-parking space interim use surface parking lot approval that expires on June 29, 2024.

The interim use approval was granted by the Planning Board on May 30, 2017, in Case No. P10-070.1 and memorialized by resolution adopted on June 13, 2017 (the "Parking Lot Approval").

Pursuant to the Parking Lot Approval the surface parking lot (the "Parking Lot") provides parking for the residents of Newport's Beach project located on Lot 3.09 in Block 7302. The Parking Lot is on Lot 3.18 in Block 7320 and it is owned by NADC and NEQ 8A LLC.

The Beach project was also approved by the Planning Board on May 30, 2017, in Case No. P17-021 and memorialized by resolution adopted on June 13, 2017 (the "Beach Approval").

The Parking Lot Approval and the Beach Approval each state that the term of the interim use commences on the date of the issuance of the first temporary certificate of occupancy for the building on Lot 3.09 (the Beach).

The first certificate of occupancy for the Beach was issued on June 30, 2021; therefore, the Parking Lot Approval will expire on June 29, 2024.

Permanent parking spaces are being provided for the Beach in a parking garage being constructed on Lot 3.13 in Block 7302 in a mixed-use building known as the Bisby (formerly known as the Wave).

The Bisby was approved by the Planning Board on January 19, 2021, in Case No. P20-079 and memorialized by resolution adopted on February 2, 2021 (the "Bisby Approval").

Per the Bisby Approval, the Bisby will have a 374-space parking garage which is approved to provide parking spaces for the Bisby and the Beach.

The Bisby and the Beach have entered into an easement agreement granting the Beach the right to the use of 181 parking spaces in the Bisby parking garage.

The Bisby is under construction; however, its parking garage is not anticipated to be completed and operational until summer 2024, after the expiration of the Parking Lot Approval.

The Parking Lot Approval originally including storage space on the Parking Lot for 186 bicycles; however, permanent bicycle storage for 186 bicycle has been provided in the Beach building and outside the Beach building. As such, an extension of the interim approval for bicycle storage is not requested herein.

**Lot Number Changes:**

In 2017, at the time of the Parking Lot Approval, the Parking Lot was located on Lot 3.04 in Block 7302. Since 2017, Lot 3.04 has been further subdivided, and as of the date hereof, the Parking Lot is identified on the Jersey City Tax Collector's Map as Lot 3.18 in Block 7302.

**Other Pending Development Applications:**

There are 2 development applications pending before the Planning Board (Case Nos. P2023-0102 and P2023-0103). P2023-0103 is subdivision application that seeks an approval to subdivide Lot 3.18 where the Lot is located into Lots 3.21 and 3.20. The Parking Lot is proposed to be located on proposed Lot 3.20. P2023-0102, the site plan application seeks to expand the Parking Lot and utilize it to provide interim use parking spaces for a new mixed-use project to be located on Lot 3.21 (the "3.21 Project").

An extension of the Parking Lot Approval will not interfere with or inhibit the development of the 3.21 Project because construction is anticipated to take 24 to 36 months from the receipt of all necessary approvals and the use of the Parking Lot for the 3.21 Project will not be needed until it is substantially complete.

If the pending subdivision application is approved by the Board, upon perfection of the subdivision by the recordation of a plat, the Parking Lot will be located on Lot 3.20 in Block 7302.

**Relief Requested:**

As such, the Applicants respectfully request that the Board grant a 1-year extension of the Parking Lot Approval extending the approval from June 30, 2024 to June 29, 2025 and that the extension approval be for current Lot 3.18 in Block 7302 to be known as Lot 3.20 in Block 7302.