

JULY 2021 AMENDMENT: PETITIONED BY KAY 321 WASHINGTON PROPERTIES LLC

NEW CONTENT AS PROPOSED UNDER THIS AMENDMENT IS HIGHLIGHTED IN YELLOW AND ITALICIZED

FORMATTING ADJUSTMENTS IN RESPONSE TO NEW CONTENT ARE **NOTED IN RED**

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APPENDIX A

APPENDIX B

VII. SPECIFIC DISTRICT LAND USE REGULATIONS

A. Permitted Principal Uses

NO CHANGE

B. Permitted Accessory Uses

NO CHANGE

C. Required Principal Uses within each project:

NO CHANGE

D. Permitted Conditional Uses

1. Medical Office, and Office use, as defined in the Jersey City Land Development Ordinance, within the entirety of the property located at Block 11611, Lot 2. The property shall be exempt from VII.A.9 Office Use gross floor area limitations, VII.C Required Principal Uses, VII.H Non-Residential Space Requirements, and VII.I Ground Floor Use Requirements of this plan, provided that the following conditions are met;
 - 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

E. Use Exceptions and Requirements Applicable to the PAD

NO CHANGE – LETTER ADJUSTED

F. Residential Unit Style and Marketing Requirements

NO CHANGE – LETTER ADJUSTED

G. Certified Artist Affordable Housing Growth Share Requirements

NO CHANGE – LETTER ADJUSTED

H. Non-Residential Space Requirement:

NO CHANGE – LETTER ADJUSTED

I. Ground Floor Use Requirements

NO CHANGE – LETTER ADJUSTED

J. Off-Street Parking Standards

NO CHANGE – LETTER ADJUSTED