



**CITY OF JERSEY CITY  
GENERAL DEVELOPMENT  
APPLICATION ("GDA")**



1 Jackson Square, 2<sup>nd</sup> floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@cnj.org

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

12-2-20

Application No.

Date Validated as an Application for Development:

ppa ka

Date Deemed Complete:

**1.  
SUBJECT  
PROPERTY**

Address: 540 Washington Boulevard

Block & Lots: Block 7302.02, Lot 2

Ward: E

**2.  
BOARD  
DESIGNATION**

Planning Board

Zoning Board of Adjustment

**3.  
APPROVALS  
BEING SOUGHT**

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input checked="" type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input checked="" type="checkbox"/> Other (fill in) <small>administrative amendment</small>

**4.  
PROPOSED  
DEVELOPMENT**

Name & Nature of Use (describe project)

An as-built, existing 10 story, 189 room hotel with approximately 1,800 sq. ft. of meeting space and 95 parking spaces for guests and visitors in the Town Square Garage located at 90 Town Square Place, Jersey City, New Jersey and 20 on-site surface parking spaces for hotel employees.

**5.  
VARIANCE/  
DEVIATION  
NOTES**

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

Applicant seeks an amendment to the final site plan approval for the hotel to create additional shared use parking for Newport by reducing the hotel's approved parking ratio from 0.5 parking spaces per room to 0.28 parking spaces per room - see Section VII E of the Newport Redevelopment Plan. No variances are required. For a detailed explanation see Addendum to the General Development Application attached hereto.

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

Per a parking needs study prepared by Enovate Engineering dated July 9, 2020, the hotel does not produce trip generation requiring 0.5 parking spaces per room. Per the study, during peak usage the hotel only requires 0.28 parking spaces per room; therefore, certain parking spaces can be reclassified for shared use.

**6.  
APPLICANT**

Newport NJ Hotel Associates, LLC

40 West 57th Street

Applicant's Name

Street Address

212-708-6682

212-708-6681

New York

NY

10019

Phone

Fax

City

State

Zip

ALehman@lefrak.com

e-Mail address

7.  
OWNER

Same as Applicant

Owner's Name

Street Address

Phone Fax

City State Zip

e-mail address

8.  
APPLICANT'S  
ATTORNEY

James C. McCann, Esq.

Attorney's Name

185 Hudson Street, Suite 2510

Street Address

Connell Foley LLP

Jersey City NJ 07311

Firm's Name

City State Zip

201-521-1000 201-521-0100

jmccann@connellfoley.com

Phone Fax

e-mail address

9.  
PLAN  
PREPARERS

James Watson, AICP PTP

Engineer's Name & License Number

2 N Ave W

Street Address

Enovate Engineering

Cranford NJ 07016

Firm's Name

City State Zip

(908) 363-5299

e-mail address

Phone Fax

N/A

Surveyor's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

Edward Kolling, 33L100306800

Planner's Name & License Number

1 Evertrust Plaza, #901

Street Address

Dresdner Robin

Jersey City NJ 07302

Firm's Name

City State Zip

201-217-920 201-217-9607

ekolling@dresdnerrobin.com

Phone Fax

e-mail address

N/A

Architect's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

**10. SUBJECT PROPERTY DESCRIPTION**

1.311 acres

Site Acreage (square footage and dimensions):

57,122 sf x <sup>\*\*</sup> (dimensions) <sup>\*\*Irregular shaped lot</sup>

Zone District(s):

Office Commercial

Present use: Hotel

Redevelopment Area:  
Historic District:

Newport

Check all that apply for present conditions:

- Conforming Use  
 Conforming Structure  
 Vacant Lot

- Non-Conforming Use  
 Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)? N/A

Check all that Apply: Not Applicable

Application for a new building on undeveloped tract

Application for new use of existing building

Application for use of a portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

yes  no

Is demolition proposed?  yes  no If yes, is building 150+ years old?  yes age: \_\_\_\_\_  no

Number of New Buildings: 0

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	10		10	
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential		sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other HOTEL	Existing 117,061	sf
TOTAL:	Existing 117,061	sf

Number of dwelling units (if applicable):		
Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:	189 existing hotel rooms	units

Number of lots before subdivision:	N/A
Number of lots after subdivision:	N/A

% of lot to be covered by buildings:	Existing	%
% of lot to be covered by buildings & pavement:	Existing	%
Gross floor area (GFA):	Existing 117,061	sf
Floor Area Ratio (FAR):	Existing - 1.96 to 1	

**11.  
PARKING &  
SIGNAGE**

Number of parking spaces & dimensions: number: 95 / Dimensions: \_\_\_\_\_ Standard dimensions per JCLDO  
 Number of loading spaces & dimensions: number: \_\_\_\_\_ / Dimensions: \_\_\_\_\_

\* Note: The 95 parking spaces are in the Town Square Garage. There are 20 on-site surface parking spaces are in addition to those required by the final Site Plan Approval for the hotel.

Number of Signs: \_\_\_\_\_  
 Height of monument and/or pylon signs: \_\_\_\_\_

**12.  
INFRA-  
STRUCTURE**

All Existing Conditions to Remain		
<b>WATER</b>		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Size	
	Material	
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing domestic service only?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
All Existing Conditions to Remain		
<b>SEWER</b>		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Size	
	Material	
Will there be sewer curb cleanout?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Existing
Are storm drains proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>MISC</b>		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____
Are any structures being removed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**13.  
TYPE OF  
DEVELOPMENT**

<b>REQUIRED FOR ALL DEVELOPMENT APPLICATIONS</b>	<b>Total number of new residential units created</b>	<b>Total number of affordable housing units* created</b>	<b>Total number of residential units demolished</b>
New structure containing residential units	N/A	N/A	N/A
Conversion from a non-residential structure to a structure containing residential units	N/A	N/A	N/A
Conversion from market rate housing units to NJ COAH defined affordable housing units	N/A	N/A	N/A

\*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Age Restricted</b>	<b>Rental Units</b>
<b>Number of affordable housing units created*</b>	N/A	N/A	N/A	N/A	N/A

\*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

<b>Use Group Description</b> (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<b>B:</b> Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.		
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.		
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.		
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.		
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.		
<b>A1:</b> Assembly uses including concert halls and TV studios.		
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.		
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship		
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.		
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums		
<b>E:</b> Schools K – 12		
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.		
<b>R1:</b> Hotels, motels and dormitories	Existing 117,061	
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.		

**\*\*Note:** Case No. SP-05-135/ Preliminary SP App. approved an additional 128 rooms and 85 parking spaces; however, the applicant never applied for a final SP App. and never constructed the additional rooms.

**14. APPROVAL HISTORY**

List all past approvals, denials, appeals, or other activity for the subject property.  Check here if none  
 If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	P97-45; P05-135**	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7/25/00; 11/25/05
Variance(s)	None	<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

**15. FEES**

(see attached fee schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
<b>TOTAL DUE</b>	\$
Amount Paid	\$
<b>BALANCE DUE</b>	\$

**16. ATTACHMENTS**

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

**17. CERTIFICATION**

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

November 19, 2020

Arnold S. Lehman

Signature of Applicant  
 Arnold S. Lehman, authorized representative  
 of Newport NJ Hotel Associates, LLC

Deborah Margulies

Property Owner Authorizing Application if  
 other than Applicant

Notary Public

**18. CONTACT**

Jersey City Division of City Planning  
 1 Jackson Square, 2<sup>nd</sup> Floor  
 Jersey City NJ 07305  
 P:201-547-5010  
 cityplanning@jcnj.org

Deborah Margulies  
 Notary Public, State of New York  
 No. 01MA5027938  
 Qualified In Queens County  
 Commission Expires May 23, 2022

**ADDENDUM TO APPLICATION  
FOR AN ADMINISTRATIVE AMENDMENT TO FINAL SITE PLAN APPROVAL  
FOR THE MARRIOTT COURTYARD HOTEL AT NEWPORT**

**1. Summary of Relief Requested:**

In light of evolving changes in the hotel, office and retail markets, the Applicant seeks to amend the final site plan approval for the Marriott Courtyard (the "Marriott") to lower the approved parking space requirement from 0.5 parking spaces per hotel room to 0.28 parking spaces per hotel room.

The Applicant is not proposing to physically eliminate parking spaces or modify the parking garages used by the Marriott in any way.

The Applicant is seeking to lower the approved parking space ratio for the sole purpose of creating unassigned parking spaces in the Town Square Garage used by the Marriott for re-classification by the Board as flexible/shared use parking spaces for the Marriott, the NOC office buildings, and neighborhood retail.

This application is consistent with Newport's two recent site plan amendment applications to reduce the parking space requirements for the NOC office buildings and the Newport residential buildings to create flexible/shared use parking spaces throughout Newport, which were approved by the Planning Board in March, 2018 and October, 2018 respectively.

Under the existing site plan approval, the Marriott, as-built, contains 189 hotel rooms. It is required to have 95 parking spaces ( $189 \times 0.5 = 95$ ). The Westin has 95 parking spaces assigned to it in the Town Square Garage at 90 Town Square Place. The Marriott also has 20 on-site parking spaces which it uses as employee parking. These are extra parking spaces not included in the parking space calculation for the Marriott.

An amended site plan approval that reduces the parking space requirement to 0.28 parking spaces per hotel room will change the number of parking spaces required for the Marriott from 95 to 53 parking spaces ( $189 \times 0.28 = 53$ ). This will result in the creation of 42 unassigned parking spaces ( $95 - 53 = 42$ ). The Applicant requests that these 42 unassigned spaces be re-classified by the Board as flexible use parking spaces which then can be formally shared by the Marriott, the NOC office buildings, and neighborhood retail.

A reduction in the Marriott parking space requirement for the purpose of creating flexible use parking spaces will not have a negative impact or detrimental effect on the surrounding community or the Marriott because the flexible use parking spaces can continue to be used by the Marriott, as needed. Furthermore, as set forth in Section 6 below, the Marriott has access to previously approved flexible shared use parking spaces in the Town Square Garage.

**2. Newport Redevelopment Plan:**

Under the Newport Redevelopment Plan (the "Plan"), the parking space requirement for the Westin is 0.5 parking spaces per hotel room. However, the Plan gives the Planning Board the authority and discretion to reduce the parking space requirement for a particular project under certain circumstances. Section VIIB of the Plan states:

*“For development projects which do not produce the trip generation traditionally associated with the categories of land use listed above a parking needs analysis study may be submitted to the Planning Board in lieu of strict adherence to the above requirements. Upon presentation of such analysis prepared by a professional engineer or professional planner the Planning Board may reduce the requirement for that specific project.”*

This provision gives the Planning Board the authority and discretion to lower the Marriott's approved 0.5 space parking space requirement to 0.28 parking spaces without requiring the Board to grant a variance/deviation.

### **3. Parking Needs Report:**

The Parking Needs Study of Enovate Engineering dated July 9, 2020 and filed with this Application recommends that the 0.5 parking space ratio for the Marriott be reduced to 0.28 parking spaces per hotel room. It arrives at this recommendation by analyzing entry/exit data from the Town Square Garage, and taking into consideration the Marriott's close proximity to multiple modes of mass transit.

### **4. COVID-19 has resulted in the following uncertainties in the hotel and office market place:**

- A decrease in the number of guests renting hotel rooms for business or leisure;
- A decrease in the number of persons commuting to work via mass transit to Newport office buildings (NJ transit lines from NJ, PATH trains, New York subways, ferries, and buses); and
- An increase in the demand for parking spaces by Newport's NOC office tenants.

Recently numerous articles have been published forecasting that the use of mass transportation in the metropolitan area for office workers has declined significantly as a result of COVID-19.

The above market uncertainty makes it important to create the additional flexible use parking spaces requested in this Application because it will give Newport the ability to provide a wide range of parking space options to retain its significant portfolio of office tenants in a continually evolving market and mixed use neighborhood.

All of the above factors are, and will continue, to reduce the need to exclusively reserve parking spaces in the Town Square Garage for the Marriott, and lead to the conclusion that the 42 of the Marriott parking spaces can be better utilized as flexible, shared use parking spaces.

### **5. 2018 Flexible/Shared Use Planning Board Approvals Affecting the Marriott:**

While 95 parking spaces remain assigned to the Marriott in the Town Square Garage, in March, 2018 the Planning Board reduced the number of parking space required for the NOC I Office Building from 455 to 218 per the Plan, and re-classified 237 parking spaces in the Town Square Garage as flexible use for the Marriott and other nearby properties. This approval gave the Marriott shared access to an 237 additional parking spaces in the Town Square Garage, if needed.



**6. Proposed Re-Allocation of Parking Spaces at a 0.28 ratio:**

- a. EXISTING/0.5 RATIO:** Per the 2019 Newport Parking Management Report, the Marriott is assigned 95 parking spaces in the Town Square Garage.
- b. PROPOSED/0.28 RATIO:** If approved, the amendment will require the Marriott to have 53 spaces. It will result in 42 unassigned spaces which the Board can re-classify as flexible use spaces. This will result in a re-allocation of parking spaces in the Town Square Garage as follows:
  - Town Square Garage - 57 spaces for the Marriott.  
Marriott Surface Lot – 20 spaces for Marriott employees.
  - Town Square Garage – 42 additional flexible use spaces for the Marriott, the NOC office buildings, other neighborhood retail, and guests, all with no reduction in the Marriott's ability to provide parking for its guests and employees during peak times and hours.

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY**

**APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY**

**FOR: FINAL SITE PLAN APPROVAL  
MARRIOTT COURTYARD HOTEL  
540 WASHINGTON BOULEVARD  
BLOCK 20, LOT 2.32**

**CASE NO. : P97-45**

WHEREAS, the applicant NEWPORT ASSOCIATES DEVELOPMENT COMPANY (the "Applicant") per Schumann, Hanlon, Doherty, McCrossin & Paolino (Brian C. Doherty, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Final Site Plan Approval for the Marriott Courtyard Hotel on the property located at 540 Washington Boulevard, and known as Block 20, Lot 2.32; and

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 July 25, 2000, 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, the applicant and its witnesses just having been sworn and all testimony having been formally heard for this application and no objectors appearing; 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 Applicant has applied for Final Site Plan Approval for the 189 room Marriott Courtyard Hotel located at 540 Washington Boulevard, identified more specifically as Block 20, Lot 2.32.
2. All improvements have been constructed in substantial compliance with the Preliminary Site Plan Approval, except for modifications made to the facade of the building to improve the appearance of the building, and an emergency generator was installed in the rear yard adjacent to the parking garage. This generator is not visible from the street.
3. The Applicant will consider painting the exhaust ventilators located on the roof to match the color of the roof.
4. The Applicant shall follow the schedule of work contained in Exhibit AP-1. The work is anticipated to be completed by August 21, 2000.

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 stated on the record by the board members which are incorporated herein by reference, approves the within application for the Final Site Plan for the construction of 189 room Marriott Courtyard Hotel, located at 540 Washington Boulevard, Block 20, Lot 2.32, in accordance with the site plan and testimony submitted to the Planning Board of the City of Jersey City.

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SUBJECT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY  
FINAL SITE PLAN APPROVAL  
MARRIOTT COURTYARD HOTEL  
540 WASHINGTON BOULEVARD  
BLOCK 20, LOT 2.32

CASE NO. : P97-45

VOTE: 9 - 0

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COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Jon Tooke, Vice-Chairman, Pro Tem	x			
William Bromirski, Acting Chairman	x			
Jeffrey Kaplowitz, Commissioner	x			
Scott Seale, Commissioner	x			
Carmen Sita, Commissioner	x			
Christopher Garlin, Commissioner	x			
Melissa Holloway, Commissioner	x			
Arthur Williams, Commissioner	x			
Richard McCallister, Commissioner	x			

  
WILLIAM BROMIRSKI, ACTING CHAIRMAN  
JERSEY CITY PLANNING BOARD

  
ROBERT COTTER, SECRETARY  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
WILLIAM J. NETCHERT, ESQ.

DATE OF HEARING:

JULY 25, 2000

DATE OF MEMORIALIZATION:

Sept. 12, 2000

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY**

**APPLICANT: NEWPORT HOTEL LANDOWNERS, LLC**

**FOR: PRELIMINARY SITE PLAN APPROVAL  
MARRIOTT COURTYARD HOTEL EXPANSION  
540 WASHINGTON BOULEVARD, JERSEY CITY, NJ  
BLOCK 20, LOT 2.46 (formerly Lot 2.32)**

**CASE NO.: P05-135**

WHEREAS, the applicant NEWPORT HOTEL LANDOWNERS, LLC (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 Site Plan Approval, to wit: Calendar No. P05-135, to expand the existing Marriott Courtyard Hotel located along Washington Boulevard with an additional one hundred twenty-eight (128) rooms in ten (10) stories that includes eight-five (85) additional parking spaces in the Newport Pavonia Parking Garage and approximately 1,750 square feet of retail space on the property located at 540 Washington Boulevard, Jersey City, New Jersey, specifically, Block 20, Lots 2.46 (formerly known as Lot 2.32); and

WHEREAS, due notice of a hearing on the above said application before the Planning Board of the City of Jersey City, on November 1, 2005 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 Applicant, Newport Hotel Landowners, LLC, has filed an application for Preliminary Site Plan Approval, to wit: Calendar No. P05-135, to expand the existing Marriott Courtyard Hotel located along Washington Boulevard with an additional one hundred twenty-eight (128) rooms in ten (10) stories that includes eight-five (85) additional parking spaces in the Newport Pavonia Parking Garage and approximately 1,700 square feet of retail space on the property located at 540 Washington Boulevard, Jersey City, New Jersey, specifically, Block 20, Lots 2.46 (formerly known as Lot 2.32).

2. Preliminary Site Plan approval was previously approved for this site by the Planning Board on December 9, 1997, and Final Site Plan approval was previously approved for this site on July 25, 2000.

3. Proposed Lot 2.46 is a lot that was created by the previously approved minor subdivision approval (P05-134) that was also approved on November 1, 2005. This Lot was formerly known as Lot 2.32. The approved subdivision reconfigured the lot lines for Lots 2.31 and 2.32, which reduced the total lot area of former Lot 2.32 by approximately 2,695 square feet. The reconfigured lots conform with the Newport Redevelopment Plan.

4. The new ten story addition includes eight stories on the upper floors that will include guest rooms. The lower level (ground level) will have mechanical rooms and drop off porte-cochere. The existing porte-cochere in front of the building will be removed. The second story will be blank, which will allow for additional height in the drop off area.

5. The new addition will have a brick façade with a granite element. The bricks color will be a combination of a yellowish and brown-red brick. The façade will also include glass and metal panel elements similar to the materials used at the adjacent Newport Office Center VI. Three new building signs will be added.

6. The building will be also be brought closer to the sidewalk, which will result in the elimination of the existing porte-cochere. A new drop off lane will be added along Washington Boulevard.

7. The new addition will result in the elimination of sixteen (16) parking spaces on site. However, an additional eighty-five (85) of the 103 currently unassigned parking spaces will be provided for the hotel in the adjacent Newport Pavonia Parking Garage to replace the sixteen parking spaces and provide for the additional sixty-nine (69) parking spaces that are required as a result of the additional guest rooms and retail space.

8. With this expansion, the Marriott Courtyard Hotel will consist of 317 guest rooms with meeting rooms and appurtenant service facilities, approximately 1,750 square feet of retail space and 165 parking spaces.


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 Site Plan Approval, to wit: Calendar No. P05-135, to expand the existing Marriott Courtyard Hotel located along Washington Boulevard with an additional one hundred twenty-eight (128) rooms in ten (10) stories that includes eighty-five (85) additional parking spaces in the Newport Pavonia Parking Garage and approximately 1,750 square feet of retail space on the property located at 540 Washington Boulevard, Jersey City, New Jersey, specifically, Block 20, Lots 2.46 (formerly known as Lot 2.32), 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 address the comments of the Jersey City Division of Traffic in its Interoffice Memorandum dated October 26, 2005 .

2. The Applicant shall provide the Division of Planning a parking management plan to further clarify the hotel parking spaces within the garage and how they are utilized and assigned.

**APPLICANT:** NEWPORT HOTEL LANDOWNERS, LLC  
**FOR:** PRELIMINARY SITE PLAN APPROVAL  
 MARRIOTT COURTYARD HOTEL EXPANSION  
 540 WASHINGTON BOULEVARD, JERSEY CITY, NJ  
 BLOCK 20, LOT 2.46 (formerly Lot 2.32)  
**CASE NO.:** P05-135  
**VOTE:** 6 - 0

COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Leon Yost, Acting Chairman	X			
Frank Desanto, Commissioner	X			
Jeni L. Branum, Commissioner	X			
Michael Ryan, Commissioner	X			
Michael Scottolano, Commissioner	X			
Michael Eccleston, Commissioner	X			

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 JOHN CARDWELL, CHAIRMAN  
 JERSEY CITY PLANNING BOARD

  
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 ROBERT COTTER, SECRETARY  
 JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
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 VINCENT LA PAGLIA, ESQ., ESQ.

DATE OF HEARING:

November 1, 2005

DATE OF MEMORIALIZATION:

November 29, 2005



## TECHNICAL MEMORANDUM

**To:** Alec Fink  
Alex Halas  
Newport  
Newport

**From:** Jim Watson, AICP PTP  
Robert Kohler, PTP  
Enovate  
Enovate

**Date:** July 9, 2020

**Subject:** Jersey City Hotel Parking Usage Analysis

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### Introduction

This memorandum presents an analysis of the parking usage of two hotels in the Newport area of Jersey City in Hudson County, New Jersey – the Westin Jersey City Newport (or “Westin”), located at 479 Washington Boulevard and the Courtyard by Marriott Jersey City Newport (or “Courtyard”), located at 540 Washington Boulevard. Both hotel properties are owned by Newport entities with off-site parking for hotel guests and staff, provided in parking facilities near both properties.

The Westin opened in 2009 and the Courtyard opened in 1999. Both hotel properties are in the Newport Redevelopment Plan area. Both hotels were developed in compliance with the Newport Redevelopment Plan’s standard parking space requirement of 0.50 parking spaces per Hotel Room.

The Newport Redevelopment Plan notes that “a parking needs analysis study may be submitted to the Planning Board in lieu of strict adherence to the...parking requirements.” This memorandum examines observed parking usage for both hotels in order to determine if the actual parking space usage is below the 0.50 ratio and whether it is appropriate for the Planning Board to consider reducing the minimum parking space requirement to less than 0.50 spaces for both hotels so that additional flexible use parking spaces can be designated in the Newport Area for shared use.

### Site Review

The Westin and Courtyard hotel properties are both located along Washington Boulevard in the Newport Redevelopment Plan Area of Jersey City. The Westin contains 429 rooms and the Courtyard contains 189 rooms. Both properties contain meeting space and the Westin also contains retail/restaurant space.

Both hotels receive excellent scores from walkscore.com, with their surrounding area being noted as “Very Walkable” with “Excellent Transit” access and “Some Bike Infrastructure.” In addition, the surrounding Newport area includes more than 18.6 million square feet (sf) of office space and more than 5.9 million sf of retail space, providing many destinations within a short walk of both properties.

As shown in Figure 1, Figure 2, and Table 1, both hotels are easily walkable to the Newport PATH and Newport Hudson Bergen Light Rail (HBLR) stations and the Newport ferry terminal, as well as numerous local public and private bus lines, providing extensive transit connectivity to Hoboken Terminal, New York





City, area airports, and other parts of the metropolitan New York/New Jersey area and beyond. Adjacent to the hotel, Washington Boulevard and Newport’s street grid provide direct vehicular access to Interstate 78, New Jersey Route 139, and the Holland Tunnel. In addition, high-quality bicycle lanes along Washington Boulevard provide additional multimodal access for both hotels.

The proximity of both hotels to multiple modes of transportation accessed by extensive sidewalk, signalized crosswalks, and bicycle facilities, serves guests, employees, and other visitors well. The nearby Newport PATH station is served by trains every two to four minutes (during peak times), providing one-seat rides to Lower Manhattan in seven minutes and Midtown Manhattan in 16 minutes. Similarly, the nearby Newport HBLR station is served every three to eight minutes (during peak times), providing north-south accessibility along the western side of the Hudson River throughout Jersey City and on to Hoboken, Weehawken, Bayonne, and other communities. NY Waterway provides service to Midtown Manhattan near both hotels as well, with ferries departing every half hour during peak periods from Pier Six.

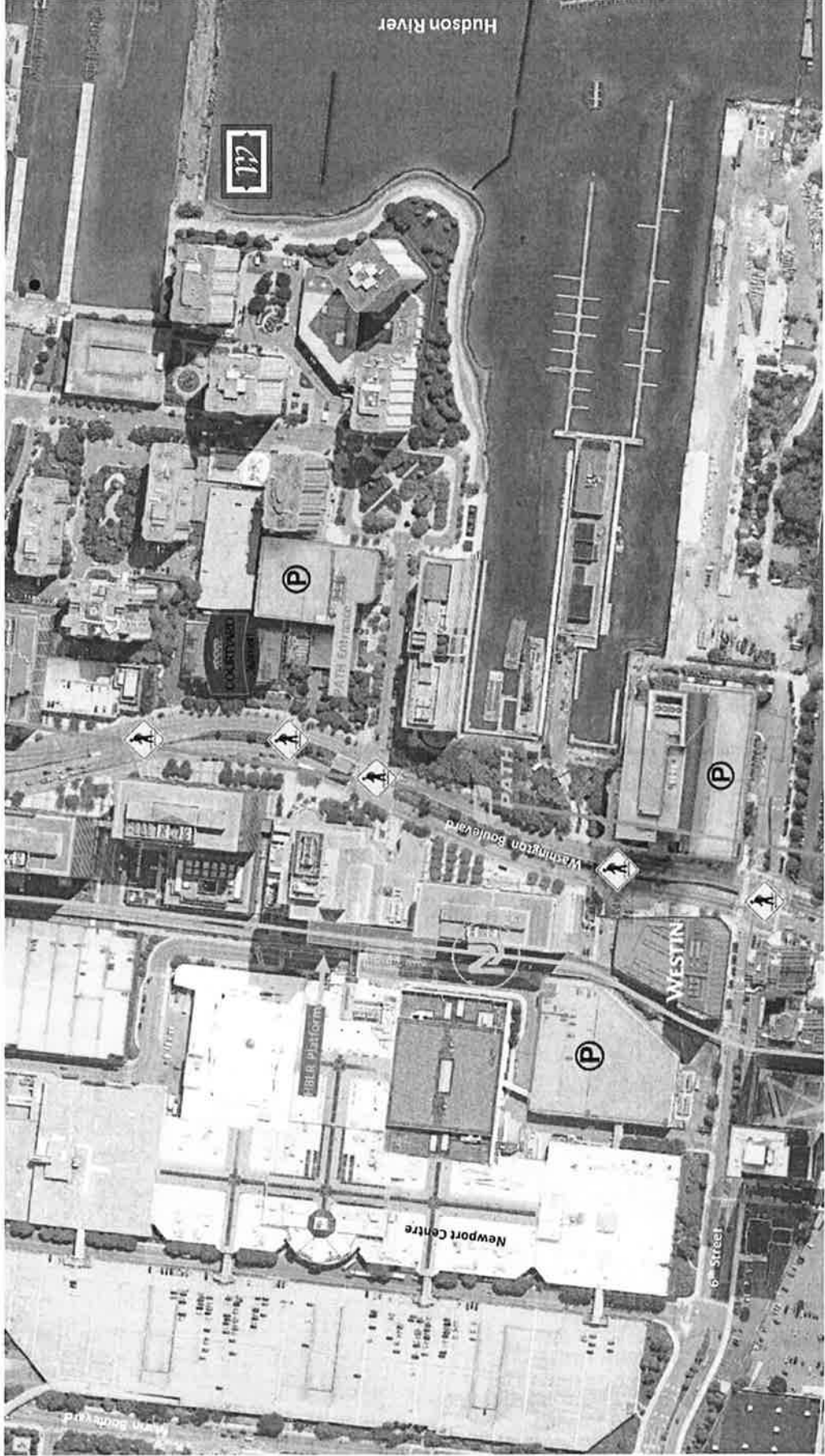
Table 1: Hotel Characteristics

	Westin	Courtyard
Address	479 Washington Boulevard	540 Washington Boulevard
Gross Square Feet (GSF)	353,539 gsf	116,629 gsf
Rooms	429 rooms	189 rooms
Meeting Space	20,000 sf	1,800 sf
Retail/Restaurant	6,705 sf	N/A
PATH Station Walking Distance	1,000 feet	425 feet
HBLR Station Walking Distance	650 feet	800 feet
Newport Ferry Walking Distance	2,200 feet	1,600 feet
Nearby Bus Routes	64, 86, 126, T-B, M&W	64, 86, 126, T-B, M&W
Walk Score	88 – Very Walkable	88 – Very Walkable
Bike Score	65 – Some Bike Infrastructure	55 – Some Bike Infrastructure
Guest Parking Location	Newport South Garage, 2 Mall Drive East, Newport Office Center VII Garage, 480 Washington Boulevard	Town Square Garage, 90 Town Square Place
Guest Parking Operation	Valet	Self-Park

Figure 1: Site Location



Figure 2: Local Transportation Infrastructure



## Parking Conditions

SP+, Newport's parking garage management company, provided parking data for this study<sup>1</sup>. All parking for the Westin is provided in the adjacent Newport South Garage (2 Mall Drive East) and the nearby Newport Office Center VII Garage (480 Washington Boulevard). The Westin's parking is operated as valet only for hotel guests and visitors and self-park for permitted employees. Parking for Courtyard guests and visitors is provided in the adjacent Town Square Garage (90 Town Square Place), where guests self-park their vehicles, while employees park in surface parking spaces provided on-site at the hotel (with hotel-issued permits). A detailed review of parking conditions at both hotels is summarized below.

### Westin Jersey City Newport

The Westin includes 429 hotel rooms, 20,000 square feet of meeting space, and 6,705 square feet of retail/restaurant space. Based on strict application of the parking requirement in the Newport Redevelopment Plan, the hotel is required to provide 215 spaces (0.50 spaces per room). The hotel meets its parking requirement using the adjacent Newport South Garage. For guests and visitors, these spaces are operated as valet only, while employees self-park. Although the Westin is approved to use parking spaces in the Newport Office Center VII Garage via a recently approved shared/flexible parking space arrangement, due to low parking space demand, it only utilizes the Newport South Garage. Examining monthly valet parking records provided by SP+, the highest parking demand for guests and visitors at the Westin (in 2019) occurred during May.

In May 2019, the peak overnight parking occupancy by hotel guests was 50 vehicles (or 0.12 vehicles per room), observed the night of Sunday, May 19 (with a 96% room occupancy). It should be noted, however, that the hotel's nightly average (May 2019) was approximately 16 vehicles parked by hotel guests each night (or 0.04 vehicles per room), and only three nights during the month had more than 30 hotel guest vehicles parked. Data for daytime guest parking occupancies was unavailable for this study.

Westin employee parking for a typical day was also obtained from the parking records provided by SP+. The records show that an average of 15 employee vehicles were parked during the early morning hours when most hotel guests are still on-site (6:00am), increasing to an average of 55 employee vehicles in the mid-afternoon hours (2:00pm), and then decreasing into the evening hours.

A conservative analysis of the parking occupancies is shown in **Table 2**. Overnight parking estimates including hotel guests and employees indicate a peak occupancy of 65 vehicles, or 0.15 spaces per room. Conservatively assuming that guest vehicles might also remain parked in the facility all day, a peak mid-afternoon parking occupancy of up to 105 vehicles, or 0.25 vehicles per room, is estimated. Both conservative estimates are well below the available parking supply that accommodates 215 vehicles, or 0.50 spaces per room. As such, the maximum observed parking ratio of 0.25 spaces per room (105 spaces) will still provide the Westin with a sufficient number of parking spaces to meet its peak demands and allow the remaining designated 110 parking spaces in the South Garage to become flexible shared use parking spaces for the use of the Westin and other users.

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<sup>1</sup> This study was prepared in June/July 2020, during the COVID-19 pandemic. As such, this study is based on available historical data from 2019 when both hotels were experiencing typical occupancy. Historical data was provided in different formats for each hotel.

Table 2: Westin Parking Utilization

	<b>Spaces</b>	<b>Ratio</b>
<b>Required Parking (provided in adjacent garage)</b>	<b>215 spaces</b>	<b>0.50 spaces per room</b>
<b><i>Evaluation 1 – Peak Overnight Conditions</i></b>		
Peak Overnight Guest Occupied Parking	50 spaces	
Peak Overnight Employee Parking	15 spaces	
<b>Peak Overnight Parking</b>	<b>65 spaces</b>	<b>0.15 spaces per room</b>
<b><i>Evaluation 2 – Peak Midday Conditions</i></b>		
Estimated Midday Guest Occupied Parking (assumes carried over from overnight)	50 spaces	
Peak Midday Employee Parking	55 spaces	
<b>Peak Midday Parking</b>	<b>105 spaces</b>	<b>0.25 spaces per room</b>

### Courtyard by Marriott Jersey City Newport

The Courtyard includes 189 hotel rooms and 1,800 square feet of meeting space. Based on strict application of the parking requirement in the Newport Redevelopment Plan, the hotel is required to provide 95 parking spaces (0.50 spaces per room). The hotel meets its parking requirement by providing parking spaces for 95 self-parked vehicles (0.50 spaces per room) in the adjacent Town Square Garage. It also maintains 20 on-site parking spaces in a surface lot for permitted employees and temporary guest parking. With the addition of the 20 on-site employee parking spaces, 114 total parking spaces are available for guests, visitors, and employees, representing an overall ratio of 0.61 spaces per room. Examining monthly parking records provided by SP+, the highest parking demand for guests and visitors at the Courtyard (in 2019) was during August.

In August 2019 the peak overnight parking occupancy by hotel guests was 40 vehicles (or 0.21 vehicles per room), observed the night of Wednesday, August 7 (with a 98% room occupancy). As similar to the Westin, the Courtyard’s nightly average (August 2019) was approximately 16 vehicles parked by hotel guests each night (or 0.08 vehicles per room), and only six nights during the month had more than 30 hotel guest vehicles parked. Data for daytime guest parking occupancies was unavailable for this study.

Courtyard employee parking for a typical day was also estimated from aerial and street view photographs, which showed 13 employee vehicles parked during the day in the 20 on-site surface parking spaces. Using the observed Westin employee parking occupancy patterns where overnight employee parking was approximately 73 percent less than the daytime observed parking, it is estimated that approximately 4 employee vehicles may be on-site during overnight hours.

A conservative analysis of parking data provided is shown in **Table 3**. Overnight parking estimates including hotel guests and employees indicate a peak occupancy of 44 vehicles, or 0.23 spaces per room. Conservatively assuming that guest vehicles might also remain parked in the facility all-day, a peak mid-afternoon parking occupancy of up to 53 vehicles, or 0.28 vehicles per room, is estimated. As noted at the Westin, both conservative estimates for the Courtyard are well below the required parking supply of 95 spaces, or 0.50 spaces per room. As such, the maximum observed parking ratio of 0.28 spaces per room (resulting in 53 spaces) will still provide the Courtyard with a sufficient number of parking spaces to meet its peak demands and allow the remaining 42 designated parking spaces in the Town Square Garage to become flexible shared use parking spaces for the use of the Courtyard and other users.

Table 3: Courtyard Observed Parking Utilization

	<b>Spaces</b>	<b>Ratio</b>
<b>Required Parking (provided in adjacent garage)</b>	<b>95 spaces</b>	<b>0.50 spaces per room</b>
<b>On-Site Employee Parking (provided in surface lot)</b>	<b>20 spaces</b>	
<b>Total Parking</b>	<b>115 spaces</b>	<b>0.61 spaces per room</b>
<b><i>Evaluation 1 – Peak Overnight Conditions</i></b>		
Peak Overnight Guest Occupied Parking	40 spaces	
Estimated Overnight Employee Parking	4 spaces	
<b>Peak Overnight Parking</b>	<b>44 spaces</b>	<b>0.23 spaces per room</b>
<b><i>Evaluation 2 – Peak Midday Conditions</i></b>		
Estimated Midday Guest Occupied Parking (assumes carried over from overnight)	40 spaces	
Peak Midday Employee Parking	13 spaces	
<b>Peak Midday Parking</b>	<b>53 spaces</b>	<b>0.28 spaces per room</b>

## Conclusion

This memorandum presents an analysis of parking usage of two hotels in the Newport area of Jersey City; the Westin Jersey City Newport (or “Westin”), located at 479 Washington Boulevard and the Courtyard by Marriott Jersey City Newport (or “Courtyard”), located at 540 Washington Boulevard. Both hotel properties are owned by Newport entities with parking for hotel guests and other users provided in nearby, off-site, parking facilities.

Based on strict adherence to the Newport Redevelopment Plan, both properties currently provide at least 0.50 parking spaces per room. However, parking records suggests that peak parking occupancies for guests, visitors, and employees are conservatively not more than 0.25 spaces per room at the Westin and not more than 0.28 spaces per room at the Courtyard – both of these parking ratios are considerably less than the 0.50 spaces per room required in the Newport Redevelopment Plan.

As such, a peak parking utilization for the Westin of 0.25 parking spaces per room (105 spaces) and for the Courtyard of 0.28 parking spaces per room (53 spaces) would provide a sufficient number of parking spaces for each hotel to meet its peak demand and it will allow for the establishment of 152 flexible use parking spaces in the South Garage (110 spaces) and Town Square Garage (42 spaces) for the shared use of the Westin, Courtyard, and other nearby users.