



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



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@jcnj.org

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

12-2-20

Application No.

p20-162

Date Validated as an Application for Development:

Date Deemed Complete:

1. SUBJECT PROPERTY

Address: 30, 20, 40 and 50 Mall Drive West

Block & Lots: Block 7303, Lots 8, 3, 7 & 14

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) administrative amendment

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

An as-built, existing regional shopping mall with 1,167,000 gross leasable area with 4,968 parking spaces for shoppers, guests, employees and invitees (the "Mall"). Parking is located in the West Garage at 49 Mall Drive West, the South Garage at 2 Mall Drive East, and the North Garage at 561 Washington Boulevard, and a surface parking lot adjacent to Sears.

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 Mall to create additional shared use parking for Newport by reducing the Mall's approved parking ratio from 4.25 parking spaces per 1,000 sq. ft. of GLA to 3.0 parking spaces per 1,000 sq. ft. of GLA - see Section VIII 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 of San Schwartz Consulting, LLC dated August 18, 2020, the Mall does not produce trip generation requiring 4.25 parking spaces per 1,000 sq. ft. of GLA. Per the study, during peak usage the Mall only requires 3.0 parking spaces per 1,000 sq. ft. of GLA; therefore, certain parking spaces can be reclassified for shared use.

6. APPLICANT

Newport Centre, LLC

Applicant's Name

225 West Washington Street

Street Address

Indianapolis

IN

46204

Phone

Fax

City

State

Zip

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

Connell Foley LLP

Firm's Name

201-521-1000

201-521-0100

Phone

Fax

185 Hudson Street, Suite 2510

Street Address

Jersey City

NJ

07311

City

State

Zip

jmccann@connellfoley.com

e-mail address

9.
PLAN
PREPARERS

Lou Luglio, P.E.

Engineer's Name & License Number

Sam Schwartz

Firm's Name

973-639-9629

Phone

Fax

30 Montgomery Street, Suite 1340

Street Address

Jersey City

NJ

07302

City

State

Zip

lluglio@samschwartz.com

e-mail address

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

Dresdner Robin

Firm's Name

201-217-920

201-217-9607

Phone

Fax

1 Evertrust Plaza, #901

Street Address

Jersey City

NJ

07302

City

State

Zip

ekolling@dresdnerrobin.com

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

15.013 acres

Site Acreage (square footage and dimensions):

653966.28 sf x (dimensions)

Zone District(s):

Regional CommercialPresent use: regional mall

Redevelopment Area:

Historic District:

NewportCheck 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: _____ ☐ noNumber of New Buildings: 0

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	3		3 existing	
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential		sf
Retail	1,472,395** existing gross sq. ft.	sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:	1,472,395 existing gross sq. ft.	sf

Number of dwelling units (if applicable):		
N/A		
Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:		units

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

% of lot to be covered by buildings:	%
% of lot to be covered by buildings & pavement:	%
Gross floor area (GFA):	1,472,395 existing gross sq. ft. sf
Floor Area Ratio (FAR):	Existing - 1.849 to 1

** NOTE: The GLA = 1,167,000

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 4,968** / Dimensions: _____ Standard dimensions per JCLDO
 Number of loading spaces & dimensions: number: _____ / Dimensions: _____
 **Note: The 4,968 parking spaces are in the West, North, South Garage and Sears lot.

Number of Signs: _____ N/A
 Height of monument and/or pylon signs: _____

12. INFRA- STRUCTURE

All Existing Conditions to Remain		
WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input 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 type="checkbox"/> Yes	<input checked="" 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
SEWER		
All Existing Conditions to Remain		
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 type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
MISC		
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**

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
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.

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

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

Use Group Description (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.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.		
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	Existing 1,472,395 sq .ft.	
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.		
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.		
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.		
A1: Assembly uses including concert halls and TV studios.		
A2: Assembly uses including casinos, night clubs, restaurants and taverns.		
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship		
A4: Assembly uses including arenas, skating rinks and pools.		
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums		
E: Schools K – 12		
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.		
R1: Hotels, motels and dormitories		
U: 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	SPN-3; P31-85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7/24/85; 10/13/87
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)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

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.

Signed and subscribed before me this date

11/24/20

Signature of Applicant

, authorized representative
of Newport Centre, LLC

Property Owner Authorizing Application if
other than Applicant

Stephanie Ratliff

Notary Public



Stephanie Ratliff, Notary Public
My Commission Expires 8-23-2023
Resident of Johnson County

18. CONTACT

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

Oct, 13 '87

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY
APPROVING FINAL SITE PLAN SPN-3 SUBMITTED NEWPORT ASSOCIATES^{BY}

WHEREAS, an application has been made by Newport Associates for final review and approval of the Newport Centre Mall located between 6th Street and Newport Parkway East of Marin Boulevard within the City of Jersey City; and

WHEREAS, the Planning Board of the City of Jersey City has reviewed said application at its Meeting of September 30, 1987; and

WHEREAS, the Planning Board did consider the evidence presented and has made the following findings of fact and conclusions:

1. The applicant has stated that prior to the opening of the mall, and before October 15, 1987, the 11th Street Viaduct will be completed and opened to the public and traffic signals will be in place and operating.

2. The applicant has stated that it will provide "manual" patrols assisting vehicular and pedestrian access to the Mall during its opening.

3. The Applicant will discourage commuter parking at Newport Centre by complying with the "Operating Plan For Parking At Newport Centre."

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Jersey City approves final Site Plan SPN-3 subject to the following conditions.

1. Compliance with Engineering Comments and Traffic Comments.

2. Drawing TS1 is to be substituted in place of p-30.

3. Compliance with "Operating Plan For Parking at Newport Centre" which is made part of this Resolution and is incorporated herein by reference.

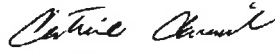
DATED: September 30, 1987

VOTE: 6-0 (Commissioners Azzarello, Ranalli, Sheehan, Bromirski, Callari, and Sweeney voting aye).



WILLIAM L. BROMIRSKI

ACTING CHAIRMAN
JERSEY CITY PLANNING BOARD



CATHERINE CARDINAL

ACTING SECRETARY
JERSEY CITY PLANNING BOARD

DATE OF MEMORIALIZATION: October 13, 1987

VOTE:

Approved As To Form



ALAN I. SMITH, Esq



ANTHONY R. CUCCI, MAYOR
CITY OF JERSEY CITY

DEPARTMENT OF
Housing & Economic Development
RICK COHEN, DIRECTOR
Urban Research & Design Division

26 Journal Square, Jersey City, N.J. 07306
Phone: (201) 547-5010

November 17, 1987

Ms. Virginia McGee
Newport Associates Development, Inc.
2 Sixth Street
Jersey City, New Jersey 07302

Dear Ms. McGee:

Enclosed please find memorialized site plan and resolution for SPN-3 Final, Newport Center Shopping Mall approved by the Planning Board on September 30, 1987. The enclosed is an official copy and should be kept on file in your office.

Thank you for your attention in this matter and if you have any further questions or comments please give me a call.

Sincerely,

Cathy Cardinal
Assistant Planner
Urban Research & Design

CC/dl

cc: Richard Bass, Director, UR&D
Bob Ricci, Mayor's Aide
Monte Zucker, P.P., UR&D
Lauren Anderson, Project Manager, HED

July 27 1985

PLANNING BOARD

CITY OF JERSEY CITY

APPLICATION OF: Newport City Development Company
CALENDAR NO.: 31-85
PROPERTY: Area East of Luis Munoz Marin
Boulevard, generally bounded by
6th and 12th Streets

WHEREAS, Newport City Development Company ("Applicant") has applied to the Planning Board of the City of Jersey City ("Board") for preliminary site plan approval to construct a Regional Shopping Mall with accessory parking facilities on property located East of Luis Munoz Marin Boulevard, generally bounded by 6th and 12th Streets, Jersey City, more particularly shown on drawings prepared by Langan Engineering Associates, Inc. ("Langan"), and known as Drawing Numbers 00.01, 20.01, 20.02, 20.03 20.04 and 20.05, dated June 13, 1985; Drawing Number 27.01 and 27.02 prepared by the same firm dated June 17, 1985; Drawing Numbers L1 and L2 dated June 17, 1985 and revised June 18, 1985 prepared by David Krause and Associates; Drawing E.1 dated June 17, 1985, prepared by RTKL Associates, and Drawing Number 25.18 dated August 1984 prepared by Langan (collectively the Drawings") and

WHEREAS, Applicant is the "Developer" of the property, as that term is defined in N.J.S.A. 40:55D-4; and

WHEREAS, Applicant appeared before the Board at the Board's regular meeting on July 16, 1985 and presented testimony in support of its application, Commissioners Jeffers, Bromirski, Branum, Greene, and Chairman Sheehan present and participating throughout; and

WHEREAS, the Board, after carefully considering the application and the testimony presented at the meeting made the following findings of fact:

1. The application conforms to all requirements of the Newport City Redevelopment Plan and the site plan provisions of the Jersey City Zoning Ordinance; and

2. The unprecedented size of the project warrants approval notwithstanding the omission of certain minor details and conditions;

NOW, THEREFORE, BE IT RESOLVED that under the authority of N.J.S.A. 40:55D-37, et seq., the Planning Board of the City of Jersey City hereby grants Newport City Development Company approval to construct a Regional Shopping Mall with accessory parking facilities on property located East of Luis Munoz Marin Boulevard, generally bounded by 6th and 12th Streets, Jersey City as shown on the Drawings, subject to the following conditions:

1. That Applicant submit to the Board for site plan approval the construction materials and facade treatment for the structure.

2. That the applicant submit for site plan approval a landscaping plan with respect to the parking garage.

3. That any trash compactor shown on the drawing which would be visible from the street be surrounded by 8' masonry walls.

4. That Applicant provide along 11th Street a sidewalk

for safe pedestrian use. Pedestrian access to the mall is to be approved by the Board.

5. That Applicant provide speed bumps or a raised walkway on the 3rd floor of the parking garage to allow for safe pedestrian access.

6. That the Applicant either relocate or appropriately screen the compactor located at Store D as shown Drawing No. 20.01 prepared by Langan Engineering Associates, Inc., dated June 13, 1985.

7. That the Applicant comply with the recommendations and comments of the Engineering Department of the City of Jersey City contained in the letter of that department dated July 15, 1985, a copy of which is annexed to this Resolution and is incorporated herein by this reference.

8. That this approval does not apply to the enclosed walkway from the market pavilion of the regional shopping mall to the entrance to the Panovia Avenue PATH station, nor does it apply to the tower proposed at the Panovia Avenue PATH station.

9. That Applicant install poured in place concrete curbing in the parking garage.

10. That the Applicant obtain Board approval as to signage and lighting, which are not covered by this resolution.

11. That Applicant comply with the recommendation of Mr. Vincent Iavarone of Raymond Keyes Associates contained in his report submitted to the Board and marked Exhibit A-3 at the

Board's meeting of July 16, 1985 relating to traffic flow.

12. While the Board approves the route of the 11th Street access, applicant must submit a site plan for this access subsequent to DOT approval.

13. Applicant shall obtain all necessary and applicable governmental approvals.


The members of the Board voted as follows on the above Resolution:

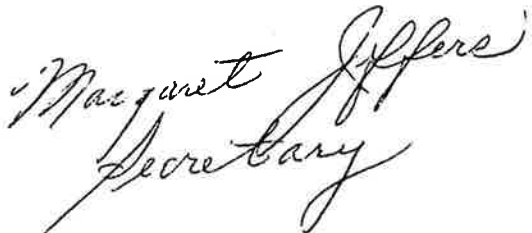
Commissioner	Margaret Jeffers	Aye
"	William Bromirski	Aye
"	Jeni Branum	Aye
"	Jeanne Marie Greene	Aye
Chairman	Gerald Sheehan	Aye


The above Resolution was adopted by the Planning Board of the City of Jersey City at its meeting held on July 24, 1985.

DATED: July 24, 1985

RECORD & RETURN TO:
DEAN A. GAVER, ESQ.
HANNOCH WEISMAN
4 Becker Farm Road
Roseland, New Jersey 07068


Gerald Sheehan Chairman


Margaret Jeffers
Secretary

Approved as to form


CITY OF JERSEY CITY
DEPARTMENT OF ENGINEERING
INTERDEPARTMENTAL MEMORANDUM

DATE : July 15, 1985

TO : Rebecca Shedd Greenberg, Senior Planner
Urban Research & Design

FROM : Abdus S. Safi, P.E., Principal Engineer
Division of Roads, Bridges & Sewers

SUBJECT : SITE PLAN REVIEW
NEWPORT CITY
REGIONAL SHOPPING MALL

The site plans reviewed were prepared by Langan Engineering Associates, Inc., Saddle Brook, New Jersey; Landscape Architects, David Krause and Associates, Birmingham, Michigan and Welton Becket Associates with the following drawings:

DRAWING NO.	TITLE	DATE	LATEST REVISION
00.01	TITLE SHEET	6/13/85	NO REVISION
20.01	BUILDING AND USE PLAN	6/13/85	NO REVISION
20.02	CIRCULATION PLAN	6/13/85	NO REVISION
20.03	GRADING PLAN	6/13/85	NO REVISION
20.04	FACILITIES PLAN	6/13/85	NO REVISION
20.05	BUILDING AND USE CIRCULATION FACILITIES	6/13/85	NO REVISION
27.01	DETAILS	6/17/85	NO REVISION
27.02	DETAILS	6/17/85	NO REVISION
L1, L2	LANDSCAPE CONCEPT	6/17/85	6/18/85
E1	ELEVATIONS	6/17/85	6/17/85
25.18	UTILITY CONTROL	8/84	7/3/85
-	AERIAL PLAN	5/14/84	6/12/85

(CONTINUED)

PAGE 2
JULY 15, 1985

SITE PLAN REVIEW
NEWPORT CITY REGIONAL SHOPPING MALL

A site plan review of the Newport City Development Infrastructure Phase I was previously undertaken by this Department and comments furnished on March 4, 1985 (comments attached). Listed below are the plans that were reviewed:

1. SIXTH STREET COMBINED SEWER OUTFALL PLANS.
2. REGULATING CHAMBERS R-16 AND R-17.
3. STORM DRAINAGE TRUNKLINE INFRASTRUCTURE PHASE I.
4. SANITARY SEWER TRUNKLINE INFRASTRUCTURE PHASE I.
5. WATER TRUNK PLANS.
6. CONSTRUCTION FENCING & PUBLIC ACCESS.
7. LAND ACQUISITION PARCELS SURFACE AND SUBSURFACE EASEMENTS.
8. PRELIMINARY EARTH WORK.
9. SEDIMENT CONTROL.

Based on our review of the Regional Shopping Mall plan, we have made the following comments:

1. Along retail parking access drive, manholes 53, 54, 55 (drawing 14.17) have been replaced by curb inlets C-15, C-16, & C-17 on 30" RCP (drawing 20.04). We strongly recommend that curb inlets not be constructed on storm drainage lines over 18". The proposed system of manholes can be supplemented with separate inlets for the drainage of the pavement.

The above comments will also apply to curb inlets C-14, C-13, & C-12 which have been substituted for M-15, M-16 & M-17 (drawing 14.16); and curb inlets C-1 and C-2.

2. Storm drainage pipe size and slope shown between manhole M-52 and M-51 is in error (drawing 20.04).
3. The submitted facilities plan does not include details along 11th Street, east of the Boulevard. Storm drainage system of the Regional Shopping Mall is dependent on the 11th Street system, and should be included in the plan.


(CONTINUED)

PAGE 3
JULY 15, 1985

SITE PLAN REVIEW
NEWPORT CITY REGIONAL SHOPPING MALL

4. We have not yet received plan and details on north tract outfall and its interface with the existing and proposed utilities for Newport City.
5. All curbing along City streets must be 9" X 20" in conformance with Jersey City Standards.
6. All curb inlets will have grates with slots parallel to the curb and width of the opening not to exceed one inch, so that bicycle tires will not pass through.
7. Jersey City Engineering Department must be provided with Phase I Utility Sequencing Plan including the existing utilities which must remain in service during construction phase and a schedule for their abandonment.
8. All requirements stated in our memo dated March 4, 1985 and its attachments must also be complied with.
9. The utility layout generally complies with the reviews and concerns expressed earlier by the Engineering Department. However, because of the complexity of the infrastructure, the plan approval should be subject to the condition, that prior to the letting of any construction contracts, the Department of Engineering shall be given the opportunity to review and comment on construction plans and schedule, including the anticipated staging of the project.
10. Traffic Engineering comments will be submitted separately.

It is the recommendation of the Engineering Department that the Regional Shopping Mall Plan be approved subject to compliance with the above conditions.



ABDUS S. SAFI, P.E.
Principal Engineer
Division of Roads, Bridges & Sewers



GIULIANO I. GUIDICI, P.E.
Acting Director
Department of Engineering

mct
attachments

**ADDENDUM TO APPLICATION
FOR AN ADMINISTRATIVE AMENDMENT TO FINAL SITE PLAN APPROVAL
FOR THE NEWPORT CENTRE MALL**

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 Newport Mall (the "Mall") to lower the approved parking space requirement from 4.25 parking spaces per 1,000 square feet of gross leasable area ("GLA") to 3.0 parking spaces per 1,000 sq. ft. of GLA.

The Applicant is not proposing to physically eliminate parking spaces or modify the parking garages used by the Mall 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 Mall garages for re-classification by the Board as flexible/shared use parking spaces for the Mall, the NOC office buildings, neighborhood retail, the Newport hotels, and Hamilton Park residents.¹

This application is consistent with Newport's two 2018 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. These applications were approved by the Planning Board in March, 2018 and October, 2018 respectively.

Existing Approval: Under the existing site plan approval, the Mall, as-built, contains 1,167,000 square feet of gross leasable space allocated as follows:

Shopping Mall = 395,546 GLA;

Sears = 192,889 GLA;

Kohls = 168,392 GLA;

Macy's = 229,889 GLA; and

JC Penney = 180,225 GLA.

The Mall required to have 4,960 parking spaces ($1,167,000 / 1,000 = 1,167 \times 4.25 = 4,960$). The Mall has 4,968 parking spaces assigned to it in the West, North and South Garages, and the Sears parking lot - (see below for parking space allocation by facility).

¹ Since approximately 2010, the Mall (with the Planning Dept.'s knowledge) has informally allowed the residents of the Hamilton Park Neighborhood to use parking spaces in the West Garage on a month-to-month basis for a monthly fee. As part of this amendment application, the Mall seeks formal recognition of this arrangement – (see below a shared parking allocation for Park Neighborhood residents).

Proposed: An amended site plan approval that reduces the parking space requirement for the Mall ² to 3.0 parking spaces per 1,000 sq. ft. of GLA which will lower the number of parking spaces required for the Mall from 4,960 to 3,730 parking spaces as follows:

(Mall & 3 anchors = $986,775 \div 1,000 = 987 \times 3.0 = 2,961$) + (JCP = $180,225 \div 1,000 = 181 \times 4.25 = 769$) = 3,730).

This will result in the creation of 1,238 unassigned parking spaces ($4,968 - 3,730 = 1,238$).

The Applicant requests that these 1,238 unassigned spaces be re-classified by the Board as flexible use parking spaces which then can be formally shared by the Mall, the Newport hotels, the NOC office buildings, neighborhood retail, and Hamilton Park residents.

A reduction in the Mall 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 Mall because the flexible use parking spaces can continue to be used by the Mall, as needed.

Newport Redevelopment Plan:

Under the Newport Redevelopment Plan (the "Plan"), the parking space requirement for the Mall is 4.25 parking spaces per 1,000 sq. ft. of GLA. 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 VII B 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 Mall's approved 4.25 space parking space requirement to 3.0 parking spaces without requiring the Board to grant a variance/deviation.

Parking Needs Report:

The Parking Needs Study of Sam Schwartz Consulting, LLC dated August 18, 2020 and filed with this Application recommends that the 4.25 parking space ratio for the Mall be reduced to 3.0 parking spaces per 1,000 sq. ft. of GLA. It arrives at this recommendation by analyzing entry/exit data from the Mall parking garages, comparing the Plan ratio of 4.25 to other nationally recognized parking standards, and taking into consideration the Mall's proximity to mass transit.

The Market Place:

² Excluding the JC Penney (Block 7303, Lot 13) as it is not owned by the Applicant. The parking allocation attributable to JC Penney shall remain at 4.25 spaces per 1,000 sq. ft. of GLA which equals 769 parking spaces.

The entry/exit data in the Parking Needs Study confirms generally known fact that in-person department store and specialty store shopping everywhere, including at the Mall, is declining likely due to the continued increase in cyber shopping, a trend has been accelerated by COVID-19.

The Study also confirms generally known fact that while the use of mass transportation may be below normal levels, when it returns to normal levels (post-Covid-19), many of the shoppers visiting the Mall do so via public transportation (light rail or PATH) or the various ride sharing options (Uber, Lyft) which are now readily available throughout Hudson County and continue to grow in popularity.

COVID-19 has resulted in the following uncertainties in the market place:

- A decrease in the number of shoppers in the Mall and big department stores;
- 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 trends and market uncertainty make 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.

Finally, the proximity of the North and South Garages to the Mall and the NOC office buildings combined with the fact that peak usage days and hours for the Mall (weekends and holidays) are generally different from the NOC office buildings, makes the North and South garages particularly suitable for shared use.

All of the above factors are, and will continue, to reduce the need to exclusively reserve parking spaces in the West, North and South Garages for the Mall, and lead to the conclusion that 1,238 of the Mall parking spaces can be utilized as flexible, shared use parking spaces.

Proposed Re-Allocation of Parking Spaces at a 3.0 ratio:

EXISTING/4.25 RATIO: Per the 2019 Newport Parking Management Report, the West Garage contains 3,650 spaces for the Mall while the South Garage and North Garage each reserve up to 635 spaces for the Mall. Thus, currently the Mall complies with its parking space requirement via the following:

- West Garage = 3,650 spaces
- South Garage= 635 spaces
- North Garage= 635 spaces
- Sears Lot = 48 spaces

TOTAL SPACES FOR MALL = 4,968 SPACES

Total parking space count of 4,968 is 8 spaces more than required based upon a 1,167,000 square foot build out.

PROPOSED/3.0 RATIO: If approved, the amendment will require the Mall to have 3,730 spaces. It will result in 1,238 unassigned spaces which the Board can re-classify as flexible use spaces. This will result in a re-allocation of parking spaces in the various garages as follows:

- West Garage - 3,150 spaces for the Mall
- Sears Lot - 48 spaces for the Mall
- South Garage - 200 spaces for the Mall
- North Garage - 332 spaces for the Mall
- TOTAL SPACES EXCLUSIVELY FOR THE MALL – $3,150 + 48 + 200 + 332 = 3,730$
SPACES WHICH SATISFIES 3.0 SPACE RATIO

FROM THE 1,238 FLEXIBLE USE SPACES CREATED:

- West Garage - 500 flexible use spaces for the Mall and Hamilton Park parkers;
- South Garage – 438 flexible use spaces for the Mall, NOC office buildings, other neighborhood retail, hotels, and guests.
- North Garage – 300 flexible use spaces for the Mall, NOC office buildings, other neighborhood retail, hotels, and guests.
- TOTAL SPACES FLEXIBLE USE SPACES – $500 + 438 + 300 = 1,238$ SPACES
- TOTAL SPACES FOR MALL AND FLEXIBLE USE - $3,730 + 1,238 = 4,968$ TOTAL SPACES

CONCLUSION: If granted, this amendment application will result in 1,238 flexible use parking spaces in the West, North and South Garages for the Mall, the Newport hotels, the NOC office buildings, neighborhood retail, and Hamilton Park residents. There will remain 3,730 parking spaces in the West, North, and South Garages, and Sears Lot assigned to the Mall.

8. Proposed Re-Allocation of Parking Spaces at a 0.25 ratio:

- a. EXISTING/0.5 RATIO:** Per the 2019 Newport Parking Management Report, the Westin is assigned 215 parking spaces in the South Garage.
- b. PROPOSED/0.25 RATIO:** If approved, the amendment will require the Westin to have 108 spaces. It will result in 107 unassigned space which the Board can re-classify as flexible use spaces. This will result in a re-allocation of parking spaces in the South Garage as follows:

- South Garage - 108 spaces for the Westin
- South Garage – 107 additional flexible use spaces for the Westin, the Mall, NOC office buildings, other neighborhood retail, hotels, and guests, all with no reduction in the Westin's ability to provide parking for its guests and employees during peak times and hours.