

MURPHY SCHILLER & WILKES LLP

ATTORNEYS AT LAW

TO: Jersey City Planning Board

FR: Chris Murphy, Esq, Murphy, Schiller & Wilkes LLP

RE: Statement of Principal Points, 30 & 40 Newport Parkway, Block 7302, Lot 60.

Date: July 7, 2023

The Owner/Applicant NC Housing Associates # 200 Co (“Applicant”) operates the Thomas Jefferson and James Madison Towers at Newport, located at 30 & 40 Newport Parkway (“Property”). The buildings, also known as Parkside East and West, exist currently as two separate towers on the Property. The Applicant seeks Preliminary and Final Major Site Plan Approval to construct a 10,472 square foot one-story central lobby and amenity space that will serve and connect both towers.

The proposed addition will contain amenities such as a fitness center, package storage, play area and a coworking business center. Further, it will provide a green roof. Currently, that area of the site is used as a parking area. The Applicant will reduce the size of that parking area as part of the proposed construction. The Applicant also seeks to convert a professional space on the second floor of the Thomas Jefferson Tower into four apartment units.

The Property is located in the Residential section of the Newport Redevelopment Plan Area, which includes the proposed residential use as a principal permitted use. By connecting the two towers, the Applicant is removing an existing non-conformity for two principal structures on one lot. No deviation exists from the Redevelopment Plan.

The Applicant will provide testimony in support of this application from multiple professionals, including a professional engineer, architect, and planner. Further, the Applicant will submit its Parking Management Plan in support of the parking sufficiency.

Thank you in advance for your consideration.