

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

**APPLICANT:**           **STATCO DEVELOPMENT GROUP, LLC**

**FOR:**                   **PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL  
(PHASE 1)  
PRELIMINARY MAJOR SITE PLAN APPROVAL (PHASES II, III,  
AND IV)  
F/K/A 225-259 COLES STREET AND 614 MONMOUTH STREET  
JERSEY CITY, NEW JERSEY  
F/K/A/ BLOCK 6903, LOTS 2 AND 3  
SUBDIVIDED AS BLOCK 6903, DEVELOPMENT PARCELS A, B, C,  
D, AND E**

**CASE NO.:**           **P18-047**

**WHEREAS**, the Applicant STATCO DEVELOPMENT GROUP, LLC, per Connell Foley, LLC (George L. Garcia, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Preliminary and Final Major Site Plan (Phase I) and Preliminary Major Site Plan (Phases II, III and IV) approval, to wit: Calendar No. P18-047, for approval to construct a four (4) phase project consisting of a mixture of new development towers and a conversion of an existing, original warehouse building for retail, parking and public uses and 1,000 residential dwelling units, with regard to the property formerly known as 225-259 Coles Street and 614 Monmouth Street, Jersey City, New Jersey, and also designated as Block 6903, Lots 2 and 3 (Subdivided as Development Parcels A, B, C, D, and E) on the Official Tax Map of the City of Jersey City (the "Property"); and

**WHEREAS** the Property is located within the boundaries of the Jersey Avenue Park Redevelopment Plan Area, specifically the Emerson district, and is governed by the Jersey Avenue Park Redevelopment Plan; 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 10, 2018 at 5:30 p.m., was duly published as prescribed in the Jersey City Land Development Ordinance ("JC LDO") and the Municipal Land Use Law; 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 first having been sworn and 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. All the Recitals hereinabove set forth are incorporated herein by reference and all the exhibits, drawings and documents, including the architectural site plans prepared by Urban Architecture LLC (Ronald J. Russell, RA) dated March 29, 2018 with a final revision date of May 8, 2018 and paginated as G001 through G004 and A-101 through A-501 for your, civil site plans prepared by Urban Architecture LLC (Jeffrey D. Reeves, PE) dated March 29, 2018 with a final revision date of May 8, 2018 and paginated as C15 through C94, the Applicant's General Development Application and supporting documents (collectively, the "Applicant's Supporting Documents") and City planner's testimony and reports, if any, are hereby incorporated by reference.

2. The Applicant has complied with the requirements of N.J.S.A. 40:55D-12 and the JC LDO and provided adequate notice of the within application.

3. The Applicant filed an application for Preliminary Site Plan approval for a four (4) phase project consisting of a mixture new development towers and a conversion of the existing, original building containing retail, parking and public uses and a total of 1,000 dwelling units (the "Project") on the property formerly known as 225-259 Coles Street and 614 Monmouth Street, Jersey City, New Jersey, and also designated as Block 6903, Lots 2 and 3 (Subdivided as Development Parcels A, B, C, D, and E).

4. Additionally, Applicant requests Final Major Site Plan approval for Phase 1, a twenty-six (26) story tower consisting of 350 dwelling units, 349 parking spaces, 10,400 square feet of retail and a 23,900 square foot Public Use Facility ("Phase 1"). Phase 1 will be located at the corner of Coles Street and the presently existing, vacated Fourteenth

Street. Phase 1 will be constructed in conjunction with the community benefits as outlined in Section X.D.2 of the Redevelopment Plan. The existing billboard will also be retained and reused pursuant to Section X.D.4.I of the Redevelopment Plan.

5. The Property along with former Block 6903, Lot 1 and portions of existing Monmouth Street were subject to Major Subdivision approved by the Jersey City Planning Board under Case No. P18-041. Newly created Lots A, B, C and D will correspond to each Phase of the Project while newly created Lot E will be rededicated as a portion of 15th Street.

6. The Property is located within the boundaries of the Jersey Avenue Park Redevelopment Plan Area, and is governed by the Jersey Avenue Park Redevelopment Plan (the "Redevelopment Plan"). The Property is two (2) lots fronting on Coles Street to the east, 16th Street to the north, a portion of vacated Monmouth Street to the west and a portion of vacated 14th Street to the south (former Block 6903, Lot 1) within the bounds of the Emerson district as designated by the Redevelopment Plan.

7. The Property is approximately 184,000 square feet and currently contains a series of existing warehouse buildings with a maximum height five (5) stories at approximately seventy-seven feet (77'). The building is constructed over a portion of 15th Street which has been vacated. The building contains an existing billboard on its eastern façade. The buildings will be demolished for the construction of the Project except for the historic northern most original structure (Continental Can Company building).

8. The Applicant is the ground lessee of the Property.

9. The Board heard testimony from three (3) witnesses: Ronald Russell, Carisa Sweeney and Jeffrey Reeves, all of Urban Architecture, LLC all of whom were accepted as experts in their respective fields. The Planning Board accepts and agrees with the testimony and conclusions of the respective experts. Additionally, Louis Mont, a representative of the Applicant testified as a fact witness.

10. Mr. Russell and Ms. Sweeney testified as the proposed Phases of the Project which will contain the following elements:



Phase	Development Lot	Phase Description
I	A	Twenty-six (26) story tower, stepping down to twenty-five (25) stories on a six (6) story podium, containing 350 dwelling units, 307 parking spaces, 10,400 square feet of retail space and a 23,900 square foot Public Use Facility. The Coles Street Park approved under Case No. P18-048 will be completed in conjunction with Phase I.
II	B	Twenty-six (26) story tower, stepping down to twenty-five (25) stories on the same six (6) story podium as Phase I, containing 300 dwelling units and 159 parking spaces.
III	C	Restoration of the existing Continental Can Company building in accordance with the Secretary of the Interior Standards for the Treatment of Historic Properties including restoration of the existing, exterior concrete and brick and replacement of windows. Phase III will include 150 dwelling units and 60 parking spaces.
IV	D	Twenty-six (26) story tower including 200 dwelling units

11. Ms. Sweeney testified as to the proposed interior layout of Phase 1 including the Public Use space, the retail use locations, the parking garage ingress, egress and traffic flow, unit layout, utility location and tenant amenity spaces. Ms. Sweeney testified that Phase 1 would include typical floor plans containing studio (49), 1 bedroom (146), 2 bedroom (122), 3 bedroom (25) and 4 bedroom (8) unit types.

12. Mr. Russell testified that Applicant will be required to comply with the following sections of the Redevelopment Plan as it relates to the Project:

- Section X.D.2.J/X.D.12: Applicant shall construct and dedicate to the City of Jersey City a shell space for a new Public Use Facility in accordance with the Redevelopment Plan prior to the issuance of any certificate of occupancy for Phase I of the project;

- Section X.D.2.A/X.D.13.a, b, d & g: The portion of the Emerson Building lying north of the former Fifteenth Street right-of-way (Continental Can Company building) shall be retained in accordance with the Secretary of the Interior Standards for the Treatment of Historic Properties for an adaptive reuse project.
- Section X.D.2.i/X.D.13.c: Prior to the demolition of the southern portion of the Emerson Building, the 5-story art deco entrance shall be documented through photography and field measurements. This art deco entrance shall be replicated and incorporated into the design of the base of the new southern building. The replicated entrances shall be located at the corner of 14th Street and Coles Street and near the corner of 15th Street and Coles Street.
- Section X.D.2.k/X.D.3/X.D.10: the Applicant shall, as part of Phase I, construct the Coles Street Park in accordance with the Design Objectives and Requirements for Improved Open Space of the Redevelopment Plan.
- Section V.J - L/X.D.c - g: the Applicant shall construct Monmouth Street as a 60'-70' right-of-way between 13th and 16th Streets, 15th Street as a right-of-way between Coles and Monmouth Streets, 16th Street as a right-of-way between Coles and Monmouth Streets, 30'-40' of land on the west side of the property between 14th and 16th Streets as a portion of Monmouth Street a 60' wide section of land between Monmouth and Coles Street for the reopening of 15th Street.

13. The Community benefits as outlined in Paragraph 12 will be constructed pursuant to the following schedule:

Section X.D	REQUIREMENTS:	PHASE:	NOTES:
a.	RESTORATION & ADAPTIVE REUSE OF THE ORIGINAL 1920'S, 5 STORY STRUCTURE WITH NO APPARENT CHANGE TO THE BUILDING'S HEIGHT	PHASE 3	DETAILED DRAWINGS WILL BE PROVIDED WHEN FINAL APPROVAL DRAWINGS ARE SUBMITTED FOR PHASE 3

b.	THE PROVISION OF PUBLIC USES IN THE DISTRICT TO HELP ADMINISTER PUBLIC SERVICES TO A GROWING NEIGHBORHOOD AND GREATER JERSEY CITY	VARIOUS PHASES AS NOTED IN THIS CHART (h, j. k. & l.)	
c.	THE CONSTRUCTION OF MONMOUTH STREET, A 60-70' RIGHT-OF-WAY BETWEEN 13TH & 16TH STREETS	MONMOUTH STREET FROM 14TH TO 16TH STREET PHASE 2; MONMOUTH STREET FROM 13TH TO 14TH STREET PHASE 4	FINAL WIDTH OF MONMOUTH STREET TO BE DETERMINED BY WIDTH OF LAND ON WEST SIDE OF MONMOUTH OBTAINED BY CITY OF JERSEY CITY FROM LAND OWNER
d.	THE CONSTRUCTION OF 15TH STREET RIGHT-OF-WAY BETWEEN COLES & MONMOUTH STREETS	PHASES 1 & 2 AS NOTED ON THE PHASING PLAN	
e.	THE IMPROVEMENT OF THE 16TH STREET RIGHT-OF-WAY BETWEEN COLES & MONMOUTH STREETS	PHASES 3 & 4 AS NOTED ON THE PHASING PLAN	
f.	DEDICATION OF 30'-40' OF LAND ON THE WEST SIDE OF THE PROPERTY BETWEEN 14TH & 16TH STREETS FOR RE-OPENING OF MONMOUTH STREET	PHASE 1	30' TO BE DEDICATED ON EAST SIDE AS PART OF THIS SITE'S MAJOR SUBDIVISION. REMAINDER OF MONMOUTH STREET TO BE OBTAINED BY CITY OF JERSEY CITY FROM LANDOWNER OF WEST SIDE OF MONMOUTH STREET
g.	DEDICATION OR PUBLIC EASEMENT AND CONSTRUCTION OF A 60' WIDE SECTION OF LAND BETWEEN MONMOUTH & COLES STREET FOR RE-OPENING OF 15TH STREET	PHASE 1	



h.	THE DEDICATION OF PUBLICLY ACCESSIBLE OPEN AND RECREATIONAL LAND SOUTH OF 14TH STREET FOR THE EMERSON PARK AFTER EXPIRATION OF ITS CURRENT USE	FUTURE PHASE TO BE DETERMINED	DETAILED DRAWINGS WILL BE PROVIDED WHEN FINAL APPROVAL DRAWINGS ARE SUBMITTED AFTER EXPIRATION OF IT'S CURRENT USE
i.	THE DETAILED RECONSTRUCTION OF THE ART DECO ENTRANCES AT THE CORNERS OF 14TH STREET, 15TH STREET AND COLES STREET AT THE BASE OF THE NEW SOUTHERN STRUCTURE	PHASE 1 & 2 AS NOTED ON THE PHASING PLAN	BOTH ENTRANCES TO BE PROVIDED. ENTRANCE AT CORNER OF 14TH & COLES STREET TO BE LOCATED AT 15TH AND MONMOUTH STREET
j.	CONSTRUCTION AND DEDICATION OF A PUBLIC USE FACILITY AS FURTHER OUTLINED IN THIS DISTRICT	PHASE 1	LOCATED ON 1ST & 2ND FLOOR ALONG 14TH STREET, +- 23,900 SF. PROVIDED WITH 40 ON-SITE PARKING SPACES
k.	CONSTRUCTION OF THE COLES STREET PARK (PARK FRONTING COLES ST. BETWEEN 16TH & 18TH STREETS) IN ACCORDANCE WITH THE DESIGN OBJECTIVES AND REQUIREMENTS FOR IMPROVED OPEN SPACE OF THE JERSEY PARK REDEVELOPMENT PLAN, AT SUCH TIME WHEN THE LAND REQUIRED TO CONSTRUCT THE COLES STREET PARK HAS BEEN DEDICATED CONVEYED AND ACCEPTED BY THE CITY OF JERSEY CITY	PHASE 1	CONSTRUCTION DEPENDENT ON PROPERTY BEING DEDICATED CONVEYED AND ACCEPTED BY THE CITY OF JERSEY CITY

I.	CONSTRUCTION OF THE EMERSON PARK (TRIANGLE PLOT OF LAND ON 13TH STREET) IN ACCORDANCE WITH THE DESIGN OBJECTIVES AND REQUIREMENTS FOR IMPROVED OPEN SPACE OF THE JERSEY AVENUE PARK REDEVELOPMENT PLAN AFTER EXPIRATION OF ITS CURRENT USE.	FUTURE PHASE TO BE DETERMINED	DETAILED DRAWINGS WILL BE PROVIDED WHEN FINAL APPROVAL DRAWINGS ARE SUBMITTED AFTER EXPIRATION OF IT'S CURRENT USE
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14. Mr. Reeves testified as to the proposed encroachments within into the right-of-way on 16th Street and the newly created 15th Street which will require Franchise Agreements with the City of Jersey City. Mr. Reeves testified that the proposed roadway improvements surrounding the Property as well as the utility connections for the Project will be constructed in accordance with the Section 31 application for proposed roadway improvements for the Redevelopment Plan area as reviewed by the Jersey City Planning Board at their meeting on July 10, 2018.

15. The Project conforms to the requirements, restrictions, regulations and objectives of the Redevelopment Plan and does not require deviations or waivers or any variances from the JC LDO.

16. The Applicant has met the procedural requirements of the JC LDO, including the payment of fees, and in all other respects the application conforms to the requirements of the JC LDO and the Redevelopment Plan for approval of the Preliminary and Final Major Site Plan application.

**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 and Final Major Site Plan approval, to wit: Calendar No. P18-047, for approval to construct a four (4) phase project consisting of a mixture of new development towers and a conversion of an existing, historic warehouse building for retail, parking and public uses and a maximum of 1,000 residential dwelling units, with regard to the property formerly known as 225-259 Coles Street and 614 Monmouth Street, Jersey



City, New Jersey, and also designated as Block 6903, Lots 2 and 3 (Subdivided as Development Parcels A, B, C, D, and E) on the Official Tax Map of the City of Jersey City in accordance with Applicant's Supporting Documents and the testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions:

1. Should the Applicant fail to create a Special Assessment District for the proposed roadway improvements, Applicant will post a bond with Jersey City Engineering in accordance with N.J.S.A. 40:55D-53.
2. Applicant will complete and dedicate the Coles Street Park as public space to the City of Jersey City prior to the issuance of a Temporary Certificate of Occupancy for Phase 1.
3. Applicant will apply for and receive a Franchise from the City of Jersey City for the proposed building stoops constructed within the 15th Street and 16th Street rights-of-way.
4. Applicant will work with the Jersey City Planning Department to address the comments of the Jersey City review Agents.

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**APPLICANT:** STATCO DEVELOPMENT GROUP, LLC

**FOR:** PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL  
(PHASE 1)  
PRELIMINAR MAJOR SITE PLAN APPROVAL (PHASES II, III,  
AND IV)  
F/K/A 225-259 COLES STREET AND 614 MONMOUTH STREET  
JERSEY CITY, NEW JERSEY  
F/K/A/ BLOCK 6903, LOTS 2 AND 3  
SUBDIVIDED AS BLOCK 6903, DEVELOPMENT PARCELS A, B, C,  
D, AND E

**CASE NO.:** P18-047

**VOTE:** 6-0-1

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COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Dr. Orlando Gonzalez, Acting-Chairman

X

Eric Fleming, Commissioner

X

John Seborowski, Commissioner

X

Joyce Watterman, Commissioner

X

Allison Solowsky, Commissioner

X

Dr. Vijaya Desai, Commissioner

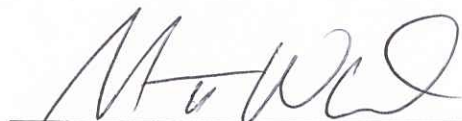
X

Arnold Bettinger, Commissioner

X



CHRISTOPHER LANGSTON, CHAIRMAN  
JERSEY CITY PLANNING BOARD



MATT WARD, SECRETARY  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



SANTO T. ALAMPI, ESQ.

DATE OF HEARING:

July 10, 2018

DATE OF MEMORIALIZATION:

July 24, 2018

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

**APPLICANTS:**       **EMERSON LEASING CO. II  
EMERSON LEASING CO. III  
EMERSON LEASING CO. IV**

**FOR:**               **AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN  
APPROVAL  
316, 325, 326 FIFTEENTH STREET, MONMOUTH STREET AND  
FIFTEENTH STREET; PORTIONS OF 239 COLES STREET  
JERSEY CITY, NEW JERSEY  
BLOCK 6903, LOTS 1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4  
PORTIONS OF BLOCK 7002, LOT 1**

**CASE NO.:**       **P19-187**

**WHEREAS**, the Applicants EMERSON LEASING CO. II, EMERSON LEASING CO. III AND EMERSON LEASING CO IV, per Connell Foley, LLC (Thomas P. Leane, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Amended Preliminary and Final Major Site Plan for phased approvals, to wit: Calendar No. P19-187, for approval to construct Phases II, III and IV of a four (4) phase project consisting of a mixture of new development towers and the adaptive reuse of an existing, original warehouse building for residential, retail, parking and public uses as well as public improvements wherein the total of all four (4) phases will consist of 1,099 residential dwelling units, attendant on-site parking, retail and commercial uses and a public use facility, with regard to the property known as 316, 325, 326 Fifteenth Street, Monmouth Street, Fifteenth Street and portions of 239 Coles Street also known as Block 6903, Lots 1.01, 1.02, 2.01, 3.02, 3.03, 3.04 and 4, as well as portions of Block 7002, Lot 1 on the Official Tax Map of the City of Jersey City; and

**WHEREAS** the Property is located within the boundaries of the Jersey Avenue Park Redevelopment Plan Area, specifically the Emerson District, and is governed by the regulations of the Jersey Avenue Park Redevelopment Plan; 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 October 27, 2020 and November 10, 2020 at 5:30 p.m., was duly published as prescribed in the Jersey City Land Development Ordinance, the Senator Byron M. Baer Open Public Meetings Act and the Municipal Land Use Law; 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 first having been sworn and 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. All the Recitals hereinabove set forth are incorporated herein by reference and all the exhibits, drawings and documents, including the architectural site plans prepared by Urban Architecture LLC (Ronald J. Russell, RA) dated 11-08-19 with a final revision date of 6-11-20 and the drawings presented to the Board, the civil site plans prepared by Urban Architecture LLC (Jeffrey D. Reeves, PE) dated 11-11-19 with a final revision date of 7-20-20 and the drawings presented to the Board; the Applicant's General Development Application and supporting documents (collectively, the "Applicant's Supporting Documents") and City planner's testimony and reports, if any, are hereby incorporated by reference.

2. The Applicant has complied with the requirements of N.J.S.A. 40:55D-12, the Senator Byron M. Baer Open Public Meetings Act and the Jersey City Land Development Ordinance ("JC LDO") and provided adequate notice of the within application.

3. The Applicant filed an application for Amended Preliminary and Final Site Plan approval to construct Phases II, III and IV of a four (4) phase project consisting of a mixture of new development towers and the adaptive reuse of an existing, original warehouse building for residential, retail, parking and public uses as well as public improvements wherein the total of all four (4) phases will consist of 1,099 residential dwelling units, attendant on-site parking, retail and commercial uses and a public use facility, with regard to the property known as 316, 325, 326 Fifteenth Street, Monmouth Street, Fifteenth Street also known as Block 6903, Lots 1.01, 1.02, 2.01, 3.02, 3.03, 3.04 and 4 (the "Property"). The present application also concerns portions of 239 Coles Street also known as Block 7002, Lot 1 on the Official Tax Map of the City of Jersey City (the "Emerson Park"). All of the above-referenced

parcels are located within the Jersey Avenue Park Redevelopment Plan (the "Redevelopment Plan").

4. Preliminary and Final Major Site Plan approval for Phase I, a twenty-six (26) story tower consisting of 350 dwelling units, 349 parking spaces, 10,400 square feet of retail and a 23,900 square foot Public Use Facility ("Phase I") was granted under Planning Board Case No. P18-047 (the "Prior Approval"). Phase I is currently under construction and is located at the corner of Coles Street and the presently existing, vacated Fourteenth Street and shall be constructed on Block 6903, Lot 3.01. Phase I will be constructed in conjunction with the community benefits as outlined in Section X.D.2 of the Redevelopment Plan.

5. Additionally, Preliminary Site Plan approval for the remaining three (3) phases was granted under the Prior Approval for the following:

(a.) Phase II: the development of a mixed use twenty-six (26) story building containing 300 residential dwelling units, 159 parking spaces and retail and commercial space;

(b) Phase III: the adaptive reuse and rehabilitation of the existing warehouse into a mixed use building containing 150 residential dwelling units, 60 on-site parking spaces and retail and commercial space; and

(c) Phase IV: the development of a mixed use twenty-six (26) story building containing 200 residential dwelling units.

6. Applicant now requests Preliminary and Final Major Site Plan development for the Phases II, III and IV (hereafter, referred to as the "Project") as follows:

(a) Phase II: the development of a mixed use twenty-six (26) story building containing 340 residential dwelling units, 128 parking spaces and retail and commercial space;

(b) Phase III: the adaptive reuse and rehabilitation of the existing warehouse into a mixed use building containing 156 residential dwelling units, 94 on-site parking spaces and retail and commercial space; and

(c) Phase IV: the development of a mixed use twenty-six (26) story building containing 200 residential dwelling units.

(d) Community Benefits: Community Benefits will be provided as required by the Jersey Avenue Park Redevelopment Plan and as set forth on Drawing G-005, labeled Performance Standards (Community Benefits).

7. The Property is located within the boundaries of the Jersey Avenue Park Redevelopment Plan Area, and is governed by the Redevelopment Plan. The Property is a series of lots fronting on Coles Street to the east, 16th Street to the north, 13th Street to the south, a portion of vacated Monmouth Street to the west and portion of vacated Monmouth Street (current Block 6903, Lot 4) within the bounds of the Emerson district as designated by the Redevelopment Plan.

8. The Property currently contains the historic northern most original structure (Continental Can Company building) and vacant land.

9. The Board heard testimony from two witnesses: Ronald Russell, Professional Architect, Lic#21AI01140800, expiring 07/31/2021 and Jeffrey Reeves, Professional Engineer, Lic#24GE04036700, expiring 04/30/2022, both of Urban Architecture, LLC both of whom were accepted as experts in their respective fields. The Planning Board accepts and agrees with the testimony and conclusions of the respective experts.

10. Mr. Reeves testified as to the status of the improvements associated with Phase I as well as the public improvements including the development of the Coles Street Park as required by the Redevelopment Plan. Mr. Reeves also provided testimony as to street upgrades and other public improvements required per the phasing plan approved under the Prior Approval. The public improvement phasing plan has been amended in the present application pursuant to the recommendation and proposed conditions of approval of Jersey City Planning Department Staff and as set forth on Drawing G-005, labeled Phasing Plan. Mr. Reeves testified that the Applicant agreed to the proposed recommendations and conditions of approval as follows:

A. Phase II to include:



- i. 13th Street improvements regarding street lighting, fencing, sidewalks, curbing as well as any associated road improvements to be done in Phase II.
- ii. Portion of Monmouth Street, previously to be provided in Phase IV shall be completed in Phase II. Delivery of the connection of 13th Street to 14th Street on Monmouth Street.
- iii. Portions of Coles street that were to be provided in Phase III shall be completed in Phase II to ensure that Coles Street is raised to the appropriate elevation alongside the development of Coles Street Park.

B. Phase IV to include:

- I. Prior to any building permit issued for the Phase IV building (Block 6903 Lot 3.03), the Applicant shall return before the Planning Board with an application for Preliminary and Final Major site plan regarding the development of the Emerson Park as a public park
- II. Construction of the Emerson Park to be completed by the Applicant prior to the issuance of any certificate of occupancy for the Phase IV Building at Block 6903 Lot 3.03.
- III. Incorporation of Block 6903, Lot 1.01 to be worked on with Planning Staff. The design may include the construction of back-in perpendicular parking, landscaping and fence installation at 14<sup>th</sup> Street and Monmouth Street or an alternate design. The final design of Block 6903, Lot 1.01 shall be approved by planning staff.

11. Mr. Russell testified as to the proposed Phases of the Project which will contain the following elements and which must be adhered to. Any change in Phasing of the Development will incur/require an amendment to the Planning Board:

Phase	Development Lot	Phase Description
II	B	Twenty-six (26) story tower, stepping down to twenty-five (25) stories on the same six (6) story podium as Phase I, containing 340 dwelling units and 128 parking spaces.
III	C	Rehabilitation of the existing façade in accordance with the redevelopment plan and the approved amended

		drawings. Phase III will include 156 dwelling units and 94 parking spaces.
IV	D	Twenty-six (26) story tower including 253 dwelling units

12. Mr. Russel testified as to the proposed interior layout of Phases II, III and IV including the retail use locations, the parking garage ingress, egress and traffic flow, unit layout, utility location and tenant amenity spaces. Additionally, Mr. Russell provided testimony as to the rehabilitation façade guidelines of the Phase III development (Continental Can Company building).

13. Mr. Russell testified that Applicant will be required to comply with all of the public improvements and benefits as required by the Redevelopment Plan and the Prior Approval.

14. Matt Ward of the Division of Jersey City Planning testified as to the application. Specifically, Mr. Ward testified as to the memorandum prepared by the Division of City Planning dated September 22, 2020. Mr. Ward testified that the Applicant has revised the phasing plan within the Site Plans as submitted per the recommendations of the Division of City Planning. Applicant will be required to provide all street improvements per the phasing plan and will be required to amend the submitted civil site plans to include street light. The Division of City Planning maintains that the Emerson Park shall be included prior to permits being issue for Phase 4 along with a full site plan approval for the Emerson Park. Any amendments to the phasing plan will require approval by the Planning Board.

15. The Project conforms to the requirements, restrictions, regulations and objectives of the Redevelopment Plan and does not require deviations or waivers or any variances from the JC LDO.

16. The Applicant has met the procedural requirements of the JC LDO, including the payment of fees, and in all other respects the application conforms to the requirements of the JC LDO and the Redevelopment Plan for approval of the Preliminary and Final Major Site Plan application.

**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 and Final Major Site Plan approval, to wit: Calendar No. P19-187, for approval to construct Phases II, III and IV of a four (4) phase project consisting of a mixture of new development towers and the adaptive reuse of an existing, original warehouse building for residential, retail, parking and public uses as well as public improvements wherein the total of all four (4) phases will consist of 1,099 residential dwelling units, attendant on-site parking, retail and commercial uses and a public use facility, with regard to the property known as 316, 325, 326 Fifteenth Street, Monmouth Street, Fifteenth Street and portions of 239 Coles Street also known as Block 6903, Lots 1.01, 1.02, 2.01, 3.02, 3.03, 3.04 and 4, as well as portions of Block 7002, Lot 1 on the Official Tax Map of the City of Jersey City, subject to the following conditions:

1. All conditions of approval from the Prior Approval shall remain in full force and effect.
2. Prior to any building permit issued for the Phase IV building (Block 6903 Lot 3.03), the Applicant shall return before the board with an application for Preliminary and Final Major site plan approval regarding the development of the Emerson Park.
3. Construction of the Emerson Park the Applicant prior to the issuance of any certificate of occupancy for the Phase IV Building at Block 6903 Lot 3.03.
4. Applicant shall update the phasing of the development as recommended by Planning Staff and approved by Planning Board.
5. All materials and color selections shall be shown on Final Plans. No change to the facade and site design, including materials as well as any changes that may be required by the Office of Construction Code, shall be permitted without consultation with and approval by planning staff.
6. All testimony given by the Applicant and their expert witnesses in accordance with this application shall be binding.
7. That the Applicant comply with all Jersey City review agent comments.
8. With exception of the proposed tree spacing, all street trees and landscaping shall be installed in accordance with JC-LDO Section 345-66, prior to an issuance of a Certificate of Occupancy.



9. Architects of record shall provide an affidavit confirming the development is built in accordance with the approved plans prior to the issuance of the first certificate of occupancy.
10. The memorialized resolution shall be recorded with the office of the County Registrar and made part of the deeds of the Property. In addition, documentation of same shall be submitted to the Division of City Planning prior to application for construction permits.
11. Applicant will supply the Division of City Planning staff with a copy of the lease which currently governs Block 7002, Lot 1.
12. Applicant will work with the Division of City Planning staff to incorporate Block 6903, Lot 1.01 into the right-of-way to be known as 14<sup>th</sup> Street between Monmouth Street and Coles Street. The design of Block 6903, Lot 1.01 shall be designed as approved by Planning Staff.
13. Applicant and Owners shall comply with all conditions of approval set forth on the record by the Planning Board and/or the Division of City Planning staff.

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**APPLICANTS:**       **EMERSON LEASING CO. II**  
                          **EMERSON LEASING CO. III**  
                          **EMERSON LEASING CO. IV**

**FOR:**               **AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN**  
                          **APPROVAL**  
                          **316, 325, 326 FIFTEENTH STREET, MONMOUTH STREET AND**  
                          **FIFTEENTH STREET; PORTIONS OF 239 COLES STREET**  
                          **JERSEY CITY, NEW JERSEY**  
                          **BLOCK 6903, LOTS 1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4**  
                          **PORTIONS OF BLOCK 7002, LOT 1**

**CASE NO.:**       **P19-187**


**VOTE:**           **5-0-2**


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COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Dr. Orlando Gonzalez, Acting-Chairman	X			
Edwardo Torres, Commissioner	X			
Geoffrey Allen, Commissioner	X			
Joyce Watterman, Council President			X	
Harkesh Thakur, Commissioner	X			
Dr. Vijaya Desai, Commissioner			X	
Peter Horton, Commissioner	X			

  
\_\_\_\_\_  
Christopher Langston (Jan 20, 2021 14:56 EST)  
CHRISTOPHER LANGSTON, CHAIRMAN  
JERSEY CITY PLANNING BOARD

  
\_\_\_\_\_  
erica baptiste (Jan 20, 2021 09:07 EST)  
ERICA BAPTISTE, SECRETARY  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
\_\_\_\_\_  
Santo T. Alampi (Jan 20, 2021 10:10 EST)  
SANTO T. ALAMPI, ESQ.

DATE OF HEARING:  
DATE OF MEMORIALIZATION:

October 27, 2020 and November 10, 2020  
January 19, 2021

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

**APPLICANTS:**       **EMERSON LEASING CO. II  
EMERSON LEASING CO. III  
EMERSON LEASING CO. IV**

**FOR:**               **AMENDED FINAL MAJOR SITE PLAN APPROVAL  
316, 325, 326 FIFTEENTH STREET, MONMOUTH STREET AND  
FIFTEENTH STREET; PORTIONS OF 239 COLES STREET  
JERSEY CITY, NEW JERSEY  
BLOCK 6903, LOTS 1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4  
PORTIONS OF BLOCK 7002, LOT 1**

**CASE NO.:**       **P21-051**

**WHEREAS**, the Applicants EMERSON LEASING CO. II, EMERSON LEASING CO. III AND EMERSON LEASING CO IV, per Connell Foley, LLC (Thomas P. Leane, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Amended Final Major Site Plan for phased approvals, to wit: Calendar No. P21-051, for approval to amend the previously approved phasing schedule for a project consisting of a mixture of new development towers and the adaptive reuse of an existing, original warehouse building for residential, retail, parking and public uses as well as public improvements wherein the total of all four (4) phases will consist of 1,099 residential dwelling units, attendant on-site parking, retail and commercial uses and a public use facility, with regard to the property known as 316, 325, 326 Fifteenth Street, Monmouth Street, Fifteenth Street and portions of 239 Coles Street also known as Block 6903, Lots 1.01, 1.02, 2.01, 3.02, 3.03, 3.04 and 4, as well as portions of Block 7002, Lot 1 on the Official Tax Map of the City of Jersey City; and

**WHEREAS** the Property is located within the boundaries of the Jersey Avenue Park Redevelopment Plan Area, specifically the Emerson District, and is governed by the regulations of the Jersey Avenue Park Redevelopment Plan; 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 August 10, 2021 at 5:30 p.m., was duly published as prescribed in the Jersey City Land Development Ordinance, the Senator Byron M. Baer Open Public Meetings Act and the Municipal Land Use Law; 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 first having been sworn and 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. All the Recitals hereinabove set forth are incorporated herein by reference and all the exhibits, drawings and documents, including the Phasing Plan prepared Urban Architecture LLC (Jeffrey Reeves, PE) dated June 7, 2021; Applicant's request for amendment dated April 20, 2021 and supporting documents (collectively, the "Applicant's Supporting Documents") and City planner's testimony and reports, if any, are hereby incorporated by reference.

2. The Applicant has complied with the requirements of N.J.S.A. 40:55D-12, the Senator Byron M. Baer Open Public Meetings Act and the Jersey City Land Development Ordinance ("JC LDO") and provided adequate notice of the within application.

3. Applicant received Preliminary and Final Site Major Plan approval under No. P18-047, as amended by Case P19-187, to construct Phases II, III and IV of a four (4) phase project consisting of a mixture of new development towers and the adaptive reuse of an existing, original warehouse building for residential, retail, parking and public uses as well as public improvements wherein the total of all four (4) phases will consist of 1,099 residential dwelling units, attendant on-site parking, retail and commercial uses and a public use facility, with regard to the property known as 316, 325, 326 Fifteenth Street, Monmouth Street, Fifteenth Street also known as Block 6903, Lots 1.01, 1.02, 2.01, 3.02, 3.03, 3.04 and 4 (the "Property"). All of the above-referenced parcels are located within the Jersey Avenue Park Redevelopment Plan (the "Redevelopment Plan").

4. Preliminary and Final Major Site Plan approval for Phase I, a twenty-six (26) story tower consisting of 350 dwelling units, 349 parking spaces, 10,400 square feet of retail

and a 23,900 square foot Public Use Facility ("Phase I") was granted under Planning Board Case No. P18-047 (the "Original Approval"). Phase I is currently under construction and is located at the corner of Coles Street and the presently existing, vacated Fourteenth Street and shall be constructed on Block 6903, Lot 3.01. Phase I will be constructed in conjunction with the community benefits as outlined in Section X.D.2 of the Redevelopment Plan. Preliminary Final Major Site Plan approval was granted for Phases II, III and IV as part of the Original Approval.

5. Applicant applied for and received approval under Case P19-187 (the "Prior Approval") Preliminary and Final Major Site Plan development for the Phases II, III and IV (hereafter, referred to as the "Project") as follows:

(a) Phase II: the development of a mixed use twenty-six (26) story building containing 340 residential dwelling units, 128 parking spaces and retail and commercial space;

(b) Phase III: the adaptive reuse and rehabilitation of the existing warehouse into a mixed use building containing 156 residential dwelling units, 94 on-site parking spaces and retail and commercial space; and

(c) Phase IV: the development of a mixed use twenty-six (26) story building containing 253 residential dwelling units.<sup>1</sup>

(d) Community Benefits: Community Benefits will be provided as required by the Jersey Avenue Park Redevelopment Plan and as set forth on Drawing G-005, labeled Performance Standards (Community Benefits).

6. Applicant now requests to develop Phase III building prior to the construct the Phase II building.

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<sup>1</sup> Please note the previous Amended Preliminary and Final Major Site Plan approval memorialized under Case P19-187 erroneously stated that Phase IV would include 200 residential dwelling units. The plans as submitted, presented and approved by the Jersey City Planning Board properly included and depicted 235 residential dwelling units.

7. The community benefits and other required benefits associated with Phase II will be constructed during the construction of the Phase III building as per the phasing plan present to the Planning Board and incorporated by reference to this Resolution.

8. The Project conforms to the requirements, restrictions, regulations and objectives of the Redevelopment Plan and does not require deviations or waivers or any variances from the JC LDO.

9. The Applicant has met the procedural requirements of the JC LDO, including the payment of fees, and in all other respects the application conforms to the requirements of the JC LDO and the Redevelopment Plan for approval of the Final Major Site Plan application.

15. The Applicant has reviewed the Memorandum of the Jersey City Division of City Planning dated August 5, 2021 and will comply with the recommendations of the Division of City Planning Staff.

**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 and Final Major Site Plan approval, to wit: Calendar No. P21-051, for approval to amend the previously approved phasing schedule for a project consisting of a mixture of new development towers and the adaptive reuse of an existing, original warehouse building for residential, retail, parking and public uses as well as public improvements wherein the total of all four (4) phases will consist of 1,099 residential dwelling units, attendant on-site parking, retail and commercial uses and a public use facility, with regard to the property known as 316, 325, 326 Fifteenth Street, Monmouth Street, Fifteenth Street and portions of 239 Coles Street also known as Block 6903, Lots 1.01, 1.02, 2.01, 3.02, 3.03, 3.04 and 4, as well as portions of Block 7002, Lot 1 on the Official Tax Map of the City of Jersey City, subject to the following conditions:

1. All conditions of approval from the Prior and Original Approval shall remain in full force and effect.
2. Applicant shall update the phasing of the development per the Phasing Plan presented to the Planning Board on August 20, 2021 and provided to Planning Staff.

3. All testimony given by the Applicant and their expert witnesses in accordance with this application shall be binding.
4. That the Applicant comply with all Jersey City review agent comments.
5. Architects of record shall provide an affidavit confirming the development is built in accordance with the approved plans prior to the issuance of the first certificate of occupancy.
6. The memorialized resolution shall be recorded with the office of the County Registrar and made part of the deeds of the Property. In addition, documentation of same shall submitted to the Division of City Planning prior to application for construction permits.
7. Applicant and Owners shall comply with all conditions of approval set forth on the record by the Planning Board and/or the Division of City Planning staff.



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**APPLICANTS:**       **EMERSON LEASING CO. II**  
                          **EMERSON LEASING CO. III**  
                          **EMERSON LEASING CO. IV**

**FOR:**               **AMENDED FINAL MAJOR SITE PLAN APPROVAL**  
                          **316, 325, 326 FIFTEENTH STREET, MONMOUTH STREET AND**  
                          **FIFTEENTH STREET; PORTIONS OF 239 COLES STREET**  
                          **JERSEY CITY, NEW JERSEY**  
                          **BLOCK 6903, LOTS 1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4**  
                          **PORTIONS OF BLOCK 7002, LOT 1**

**CASE NO.:**       **P21-051**


**VOTE:**           **7-0-0**


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COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Christopher Langston, Chairman	X			
Dr. Orlando Gonzalez, Vice-Chairman	X			
Edwardo Torres, Commissioner	X			
Geoffrey Allen, Commissioner	X			
David Cruz, Council President	X			
Dr. Vijaya Desai, Commissioner	X			
Peter Horton, Commissioner	X			

  
\_\_\_\_\_  
Christopher Langston (Nov 24, 2021 19:38 EST)  
CHRISTOPHER LANGSTON, CHAIRMAN  
JERSEY CITY PLANNING BOARD

  
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Cameron Black (Nov 24, 2021 13:29 EST)  
CAMERON BLACK, SECRETARY  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
\_\_\_\_\_  
Santo T. Alampi (Nov 24, 2021 11:59 EST)  
SANTO T. ALAMPI, ESQ.

DATE OF HEARING:  
DATE OF MEMORIALIZATION:

August 10, 2021  
November 23, 2021