

**RESOLUTION
City of Jersey City
In the Matter of JPMorgan Chase Bank, N.A.**

**575 Washington Boulevard
Block 7303, Lot 5**

**P18-150
Decided January 8, 2019
Memorialized on February 5, 2019
Application for Minor Site Plan**

WHEREAS, on October 3, 2018, JPMorgan Chase Bank. N.A. (“Applicant”) made application to the Jersey City Planning Board (“Planning Board”) for minor site plan approval to install halo lighting on the two (2) existing logo signs located on the east and west facades of the office building located at 575 Washington Boulevard and designated as Block 7303, Lot 5 on the Tax Map of the City of Jersey City (“Property”); and

WHEREAS, the Applicant appeared before the Planning Board for a public hearing on January 8, 2019; and

WHEREAS, the Applicant was represented by Jennifer M. Porter, Esq. of the law firm Chiesa Shahinian & Giantomasi, PC; and

WHEREAS, the Planning Board has reviewed all supporting materials submitted by the Applicant in advance of the meeting, including but not limited to, the following that are incorporated herein by reference along with all other application materials and submissions filed by the Applicant:

- a. City of Jersey City General Development Application and attachment.
- b. 10% Disclosure Statement.
- c. Affidavit of Ownership.
- d. Site Plan Checklist.

- e. Certification of Payment of Taxes.
- f. Signage Plans and Signage Details prepared by Philadelphia Sign, dated September 4, 2018 and September 28, 2018, respectively.

WHEREAS, the Planning Board has also heard and considered the sworn testimony of the Applicant's witness, Dan Herrman of Philadelphia Sign, who was accepted as an expert in his respective field by the Planning Board.

NOW, THEREFORE, the Planning Board makes the following findings of fact based upon the filed materials as well as the evidence and testimony presented at the aforesaid public hearing:

1. The Applicant seeks minor site plan approval to halo light the two (2) existing logo signs on the east and west facades of the office building located at 575 Washington Boulevard and designated as Block 7303, Lot 5.
2. The Applicant's sign expert, Dan Herrman of Philadelphia testified with regard to the details concerning the halo lighting to be installed and addressed the Board's comments regarding same.
3. Following Mr. Herrman's testimony, the application was opened to the public and no members of the public appeared to comment on the subject application.
4. The City's Senior Planner, Cameron Black, AICP testified that the application complies with the intent of the regulations and recommended approval of the application by the Planning Board, subject to the conditions set forth below.

NOW, THEREFORE BE IT RESOLVED by the Planning Board that it has reviewed all the evidence and testimony of the Applicant's witness, which it has deemed to be credible and reliable.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Applicant has met the requirements of the Municipal Land Use Law, case law and City Ordinances so as to grant the relief requested for minor site plan approval from the terms of the Jersey City Zoning Code based on the reasons articulated and presented by the Applicant.

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Jersey City that the application of JPMorgan Chase Bank, N.A. seeking minor site plan approval to install halo lighting on the two (2) existing logo signs on the east and west facades of the office building located at 575 Washington Boulevard and designated as Block 7303, Lot 5 is approved subject to the following terms and conditions:

1. All of the lighting, illumination, and materials for the signage shall be installed as per the plans provided and there shall be no change without consultation with and approval by Planning Staff.
2. All testimony given by the Applicant and its expert witness shall be binding.

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY
APPROVING THE APPLICATION OF JPMORGAN CHASE BANK, N.A., FOR
MINOR SITE PLAN APPROVAL TO INSTALL HALO LIGHTING ON THE LOGO
SIGNAGE ON PROPERTY LOCATED AT 575 WASHINGTON BOULEVARD AND
DESIGNATED AS BLOCK 7303, LOT 5**

FOR: Minor Site Plan Approval
Located at 575 Washington Boulevard and Designated as Block 7303, Lot 5

DATE OF MEETING: January 8, 2019

VOTE: 7-0
APPROVED

COMMISSIONER	YES	NO	ABSTAIN	ABSENT
Christopher Langston, Chairman	X			
Dr. Orlando V. Gonzalez, Vice-Chairman	X			
Edwardo Torres, Commissioner	X			
Arnold Bettinger, Commissioner	X			
John Seborowski, Commissioner	X			
Harkesh Thakur, Commissioner	X			
Allison Solowsky, Commissioner	X			


CHRISTOPHER LANGSTON, Chairman
JERSEY CITY PLANNING BOARD

Dr. Orlando V. Gonzalez, Acting Chair
APPROVED AS TO LEGAL FORM:


MATTHEW WARD, Secretary
JERSEY CITY PLANNING BOARD


SANTO ALAMPI, ESQ.
JERSEY CITY PLANNING BOARD

DATE OF MEMORIALIZATION:

February 5, 2018