

**RESOLUTION
City of Jersey City
Planning Board
In the Matter of Durga Ma Sip, LLC**

**232-238 Sip Ave.
Block 10502, Lots 15 through 18**

**P19-072
Decided on June 4, 2019
Memorialized on June 18, 2019
Zone 4: Journal Square 2060 Redevelopment Plan
Neighborhood Mixed Use
1-year Extension of
Preliminary and Final Major Site Plan Approval with Deviations**

WHEREAS, Durga Ma Sip, LLC (hereinafter the "Applicant") has made an application before the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey (the "Board"), for a one-year extension to the Preliminary and Final Major Site Plan approval with associated "c" deviations memorialized on May 30, 2017 in Resolution P17-012, (the "Approval") in connection with the property located at 232-238 Sip Ave., Jersey City, New Jersey, also known as Block 10502, Lots 15 through 18 on the Tax Maps of the City of Jersey City (the "Property"), to permit the construction of an fourteen-story mixed use building (the "Project").

WHEREAS, pursuant to Resolution P17-012, the Applicant received approval for the Project which is currently situated in Zone 4 of the Journal Square 2060 Redevelopment Plan (the "Plan"); and

WHEREAS, a public hearing was conducted on this application on June 4, 2019, and

WHEREAS, the Board reviewed the Applicant's Affidavit of Service and Affidavit of Publication and determined that the Board had jurisdiction to hear this application;

and

WHEREAS, the Applicant was represented by Donald M. Pepe, Esq. of Scarinci Hollenbeck; and

WHEREAS, the Applicant has submitted proof that it has complied with the applicable procedural requirements including the payment of fees.

WHEREAS, the Approval provides as follows (the "Approved Project"):

(a) Number of Floors:	14
(b) Total Number of Units:	129
(i) Number of Studios:	66
(ii) Number of One-bedroom Units:	49
(iii) Number of Two-bedroom Units:	11
(iv) Number of Three-bedroom Units:	3
(c) Total Retail Area:	1,590 s.f.
(d) Gross Floor Area:	128,030 s.f.
(e) Commercial/Office:	15,900 s.f.
(f) Number of Parking Spaces:	0
(g) Parking Ratio:	N/A

WHEREAS, the parties wish to memorialize (a) the granting of a one-year extension to the Approval.

NOW, THEREFORE, after consideration of the application and the testimony presented at the meeting, the Board has made the following findings of fact relating to the Project:

Testimony was heard from Donald Pepe, Esq., attorney for Applicant, who requested the extension so the applicant has additional time for the Project. Mr. Pepe provided the reasons behind the need for the extension.

Testimony was then heard by Erica Baptiste, Senior Planner for the Division of City Planning. Ms. Baptiste testified that staff has no comments and recommends approval of the request.

No members of the public appeared or participated in the public hearing as to the Application.

NOW, THEREFORE, the Planning Board makes the following conclusions of law based upon the foregoing findings of fact.

1. The basis of the proposed extension as set forth in the record is reasonable.
2. Granting the proposed Application as set forth in the record will not have a detrimental impact to the intent of the redevelopment plan.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Jersey City makes the following conclusions of law based upon the foregoing findings of fact.

1. The Municipal Land Use Law, at N.J.S.A. 40:55D-52(a) provides Boards with the power to grant extensions of previously granted approval for periods of one-year not to exceed three such extensions.

2. The Applicant has provided a reasonable basis for requesting the first of three allowable one-year extensions.

4. **BE IT FURTHER RESOLVED** by the Planning Board of the City of Jersey City that the Application described herein is hereby approved.

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DATE OF HEARING: June 18, 2019

VOTE: 8

VOTING IN FAVOR: COMMISSIONERS

1. Commissioner, Arnold Bettinger
2. Commissioner, David Cruz
3. Commissioner, John Seborowski
4. Commissioner, Michael Sims
5. Commissioner, Dr. Vijay Desai
6. Commissioner, Allison Solowsky
7. Chairman, Christopher Langston
8. Vice Chair, Dr. Orlando V. Gonzales

VOTING AGAINST: 0

ABSTAINING: 0



CHRISTOPHER LANGSTON, Chairman
JERSEY CITY PLANNING BOARD



MATT WARD, Secretary
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



SANTO T. ALAMPI, ESQ.
JERSEY CITY PLANNING BOARD