



| ITEM | REQUIRED | PROPOSED | NOTE | VARIANCE |
|---|---------------------------------|--|------------------------------|--------------------|
| MIN. LOT AREA | 60,000 S.F. | 28,301 S.F. | | YES |
| MIN. LOT WIDTH | 300' | 126'(MONTGOMERY ST.) 119.25'(CORNELISON AVE.) | | YES |
| MIN. LOT DEPTH | 200' | N/A | THROUGH LOT, NOT APPLICABLE | NO |
| MIN. FRONT YARD SETBACK (MONTGOMERY ST.) | 10' | 0' AT PARKING LEVELS (BELOW MONTGOMERY STREET LEVEL), 10' AT MONTGOMERY STREET LEVEL | | YES (PARKING ONLY) |
| MIN. FRONT YARD SETBACK (CORNELISON AVE.) | 10' | 91.5' | | NO |
| MIN. SIDE YARD SETBACK | 10' | 0' AT PARKING LEVELS (BELOW MONTGOMERY STREET LEVEL), 10' AT MONTGOMERY STREET LEVEL | | YES (PARKING ONLY) |
| MON. REAR YARD SETBACK | 25' | N/A | THROUGH LOT, NOT APPLICABLE | YES |
| MAX. BUILDING HEIGHT | 110' | 203.90' (MEASURED FROM AVERAGE GRADE TO TOP OF ROOF) | "D" VARIANCE | NO |
| MAX BUILDING COVERAGE (GROUND FLOOR) | 60% | 37% (10,399 SF/28,301 SF) | AREA CALCULATED FOR LOT 1.02 | NO |
| MAX. LOT COVERAGE | 85% | 75% (21,244 SF/28,301 SF) | AREA CALCULATED FOR LOT 1.02 | NO |
| ALLOWABLE USES | HIGH RISE RESIDENTIAL , PARKING | HIGH RISE RESIDENTIAL, PARKING, MEDICAL USE | MEDICAL USE ("D" VARIANCE) | YES |
| OFF-STREET PARKING (0.5 SPACE/UNIT) | 53 | 75 TOTAL=49 RESIDENTIAL +26 EXISTING JONES HALL | | NO |
| RESIDENTIAL BICYCLE PARKING (0.5/UNIT) | 53 | 65 | | |
| RETAIL BICYCLE PARKING | 0.5/1,000 S.F. | N/A | | |
| UNIT COUNT (150 UNIT/SPACE) | 98 | 98 | | NO |

| ZONING TABULATION CHART (JONES HALL SUBDIVISION) (PROPOSED LOT 1.01) | | | | |
|--|----------------|------------------------------------|---|-----------|
| ITEM | REQUIRED | PROPOSED | NOTE | DEVIATION |
| MIN. LOT AREA | 10,000 S.F. | 12,604 S.F. | | NO |
| MIN. LOT WIDTH | 100' | 92.58'(FROM CORNELISON AVE.) | CORNER LOT | YES |
| MIN. LOT DEPTH | 100' | 136'(FROM CORNELISON AVE.) | CORNER LOT | NO |
| MIN. FRONT YARD SETBACK (CORNELISON AVE.) | 10' | 10'(CORNELISON AVE.) | | NO |
| MIN. SIDE YARD SETBACK | 15' | 10' | PRE-EXISTING CONDITION | YES |
| MIN. REAR YARD SETBACK | 40' | 7.67' | | YES |
| MAX. BUILDING HEIGHT | 110' | 211' (MEASURED FROM AVERAGE GRADE) | PRE-EXISTING CONDITION | YES |
| MAX. BUILDING COVERAGE (GROUND FLOOR) | 65% | 50% (6,270 SF/12,604 SF) | | NO |
| MAX. LOT COVERAGE | 75% | 95% (11,969 SF/12,604 SF) | | YES |
| ALLOWABLE USES | SENIOR HOUSING | SENIOR HOUSING | PRE-EXISTING CONDITION | NO |
| OFF-STREET PARKING (0.5 SPACE/UNIT) | 22 | 26 | INCLUDED IN OFF-SITE GARAGE (BY WAY OF AGREEMENT WITH LOT 1.02) | YES |

| BOARD SECRETARY | |
|---|------|
| <p>I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF P.L. 2011 c. 217 "THE MAP FILING LAW," AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF HUDSON COUNTY BY THE PLANNING BOARD OF CITY OF JERSEY CITY. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID CLERK ON OR BEFORE _____</p> | |
| MUNICIPAL CLERK OR BOARD SECRETARY | DATE |
| <p>THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE HUDSON COUNTY CLERK ON OR BEFORE _____, WHICH DATE IS ONE HUNDRED NINETY (190) DAYS FROM THE DATE UPON WHICH THE RESOLUTION WAS ADOPTED.</p> | |
| SECRETARY | DATE |

| | |
|--|------|
| PLANNING BOARD | |
| APPROVED AS A MAJOR SUBDIVISION BY THE CITY OF JERSEY CITY PLANNING BOARD. | |
| CHAIRMAN | DATE |
| SECRETARY | DATE |
| ENGINEER | DATE |

| | |
|---|-------------|
| SURVEYOR | |
| <p>I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 8/15/20 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.</p> | |
| JUSTIN J. HEDGES P.L.S NO. GS43362. | DATE |

| CERTIFICATIONS | |
|---|------|
| OWNER - BLOCK 12601 LOT 1 | |
| I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SUBDIVISION AND SITE PLAN WITH THE CITY OF JERSEY CITY PLANNING BOARD. | |
| NEW JERSEY DEPARTMENT OF TRANSPORTATION | DATE |
| <u>NOTARY PUBLIC</u> | |
| SWORN AND SUBSCRIBED TO BEFORE ME THIS DAY OF | |
| NOTARY PUBLIC | DATE |

| | |
|--|------|
| MUNICIPAL CLERK | |
| <p>THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 195, c.291 (C.40:50-1 et seq) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.</p> | |
| MUNICIPAL CLERK | DATE |

| MUNICIPAL ENGINEER | |
|---|------|
| <p>I HAVE CAREFULLY EXAMINED THE MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.</p> | |
| CITY ENGINEER | DATE |

LEGEND

- BOUNDARY LINE
- LOT LINE TO BE REMOVED
- PROPOSED LOT
- EXISTING EASEMENT
- SLATED TEXT - EXISTING
- VERTICAL TEXT - NEW OR PROPOSED
- MONUMENT TO BE SET

| | |
|--------------------------|---|
| <u>PROJECT LOCATION:</u> | BLOCK 13801, LOT 1 591 MONTGOMERY STREET CITY OF JERSEY CITY HUDSON COUNTY, NEW JERSEY |
| <u>OWNER:</u> | JONES HALL ASSOCIATES, LP 1060 BROAD STREET NEWARK, NJ 07102-2397 |
| <u>APPLICANT:</u> | JONES HALL ASSOCIATES, LP 1060 BROAD STREET NEWARK, NJ 07102-2397 |

| | |
|--|---------|
| CALL BEFORE YOU DIG! | |
| NJ ONE CALL.....800-272-1000 | |
| <i>(at least 3 days prior to excavation)</i> | |
| ELECTRIC | RED |
| GAS / OIL | YELLOW |
| COMMUNICATION / TV | ORANGE |
| WATER | BLUE |
| SEWER | GREEN |
| TEMP. SURVEY MARKINGS | MAGENTA |
| PROPOSED EXCAVATION | WHITE |



REVISIONS

[illegible]

| | | |
|----------------------|--|--------------|
| NOT FOR CONSTRUCTION | | |
| | | APPROVED BY: |
| FOR CONSTRUCTION | | |
| PLAN INFORMATION | | |

MINOR SUBDIVISION

TITLE:
MINOR SUBDIVISION
PLAT