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July 22, 2022

By Electronic Filing (jmorales@jcnj.org; tmiller@jcnj.org)

Joey-Ann Morales
Tasha Miller
Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City, NJ 07305

Re: T.A. Pool LLC
Application for Extension of Preliminary & Final Major Site Plan Approval
30 River Court, Jersey City, NJ, Block 7302, Lots 33, 34, 44, 45, 46 & 58
Case #: P20-056

Dear Ms. Morales and Ms. Miller:

This firm represents T.A. Pool LLC (the "Applicant") in connection with the above-captioned project and approval.

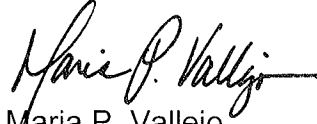
The Preliminary & Final Major Site Plan Approval for the above property was granted by the Jersey City Planning Board on September 22, 2020, memorialized by Resolution of the Planning Board, dated October 13, 2020 (the "Approval"). A copy of the Planning Board's Resolution is attached as Exhibit A.

The period for the Approval expires on October 13, 2022. The Applicant does not anticipate beginning construction prior to the expiration date. As such, on behalf of the Applicant, we respectfully request a one (1)-year extension of the Preliminary & Final Major Site Plan Approval for the project from October 14, 2022, to October 13, 2023. The request is made pursuant to N.J.S.A. 40:55D-52(a), which authorizes the Planning Board to grant extensions of final approvals for periods of at least one (1) year, not to exceed a total of three extensions. This is the Applicant's first extension request.

Kindly confirm receipt of the request for a one-year extension and assigned case number so that the Applicant can make the required \$300 deposit online.

If you need further information, please feel free to contact my office. If no further information is needed, it would be greatly appreciated if you would place this extension application on the next available Planning Board Agenda.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Maria P. Vallejo". The signature is fluid and cursive, with a long horizontal stroke at the end.

Maria P. Vallejo
On Behalf of the Firm

MPV/ma

c: T.A. Pool LLC (By Electronic Mail)

EXHIBIT A

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: T.A. POOL LLC

**FOR: PRELIMINARY AND FINAL SITE PLAN APPROVAL
30 RIVER COURT
JERSEY CITY, NEW JERSEY
BLOCK 7302, LOTS 33, 34, 44, 45, 46 & 58**

CASE NO.: P20-056

WHEREAS, the Applicant, **T.A. POOL LLC**, (the “Applicant”), per **CHASAN LAMPARELLO MALLON & CAPPUZZO, PC** (Kenneth A. Porro, Esq. and Maria P. Vallejo, 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 Site Plan Approval, Calendar No. P20-056, for property located at 30 River Court, Jersey City, New Jersey, and also identified on the Jersey City Tax Maps as Block 7302, Lots 33, 34, 44, 45, 46 & 58; and

WHEREAS, due notice of a hearing on the application before the Planning Board of the City of Jersey City, on September 22, 2020, at 5:30 p.m., was duly published as prescribed in the Zoning Ordinance of the City of Jersey City; 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, 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. The property is located at 30 River Court, Jersey City, New Jersey, identified on the Jersey City Tax Maps as Block 7302, Lots 33, 34, 44, 45, 46 & 58 (the “Property”).
2. The Property is located in the Newport Redevelopment Plan (“Redevelopment Plan”) area.
3. The Redevelopment Plan allows for the development of recreational facilities and open space, subject to approval by the Jersey City Planning Board.
4. The Property is owned by Tower America Urban Renewal Co., Tower East Urban

Renewal Co., 20 River Court West Urban Renewal Co., 30 River Court East Urban Renewal Co., and Newport Associates Development Company.

5. The Applicant filed an application for major preliminary and final site plan approval to permit the construction of a private, residential swimming pool for residents of the East Hampton Apartments, South Hampton Apartments, Atlantic Apartments and Riverside Apartments.

6. In support of the application, the Applicant filed with the Planning Board a site plan prepared by a civil engineer and presented the testimony of the civil engineer, Sony David of Langan. The Applicant also provided and submitted the following documents, marked into evidence as follows:

Ex.: Description:

- A1. Preliminary and Final Major Site Plan;
- A2. General Development Application with Addendum;
- A3. Survey, signed and sealed by licensed surveyor;
- A4. Current color site photo and photo including adjacent properties;
- A5. Email from Cameron Black, AICP PP, Senior Planner of City of Jersey City, dated May 18, 2020;
- A6. Correspondence from Gregory L. Woodruff of Langan, dated June 12, 2020, in response to Email from Cameron Black;
- A7. Email from Winnie C. Chang of Port Authority of New York & New Jersey, dated August 3, 2020;
- A8. Email from Lichuan Wang, principal engineer of City of the Jersey City, dated September 9, 2020; and
- A9. Memorandum, dated September 17, 2020, from Cameron Black, AICP PP, Senior Planner of City of Jersey City, providing comments from City Planning Department.
- A10. Site Architecture Plan with Existing Overlay
- A11. Site Architecture Plan with Side-by-Side Comparison
- A12. Towers of America – Plan Rendering

A13. Affidavit of Publication and Proof of Mailing.

7. There are no variances, waivers or exceptions required for the construction of the swimming pool.

8. The plan includes improvements to the looped, private roadway, which will continue to provide access to the adjacent surrounding properties.

9. The plan will provide significant new lighting and streetscape improvements, along with landscaping improvements using native species.

10. The proposed conditions include increasing the pervious coverage, resulting in a reduction of storm-water runoff and requiring an update to the collection system.

11. The proposed plan includes a pickup/drop-off area/zone for temporary transient parking.

12. Neither the Jersey City Engineering Department nor the Port Authority had any comments.

13. Allowing development and construction of a private residential swimming pool will facilitate the redevelopment of the area which serves the goals and objectives of the Redevelopment Plan. It will facilitate the redevelopment of the area by providing private recreational facilities and open space.

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 construction of a private residential pool for residents of East Hampton Apartments, South Hampton Apartments, Atlantic Apartments and Riverside Apartments., commencing of the date of the adoption of this Resolution to wit: Calendar No. P20-056, for property located at 30 River Court, Jersey City, New Jersey, and also identified on the Jersey City Tax Maps as Block 7302, Lots 33, 34, 44, 45, 46 & 58, all in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions:

1. Architect of record shall submit a signed and sealed affidavit confirming that the final site improvements were constructed as approved, prior to issuance of the Certificate of Occupancy
2. All materials and color selections shall be shown on Final Plans. No change to the 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.

3. Engineer of record shall submit a signed and sealed affidavit confirming that the final site was constructed as approved, prior to issuance of the Certificate of Occupancy
4. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding

APPLICANT: T.A. POOL LLC

FOR: PRELIMINARY AND FINAL SITE PLAN APPROVAL
30 RIVER COURT
JERSEY CITY, NEW JERSEY
BLOCK 7302, LOTS 33, 34, 44, 45, 46 & 58

CASE NO.: P20-056

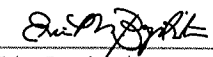
VOTE: 9 - 0

COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Christopher Langston, Chairman	X			
Dr. Orlando V. Gonzalez, Vice Chairman	X			
Harkesh Thakur, Commissioner	X			
David Cruz, Commissioner	X			
Vidya Gangadin, Commissioner				X
Joyce Watterman, Council President	X			
Edwardo Torres, Commissioner	X			
Dr. Vijay Desai, Commissioner	X			
Peter Horton, Commissioner	X			
Geoffrey Allen, Commissioner	X			




Christopher Langston (Oct 14, 2020 15:21 EDT)
CHRISTOPHER LANGSTON, CHAIRMAN
JERSEY CITY PLANNING BOARD
BOARD



Erica Baptiste (Oct 14, 2020 09:48 EDT)
ERICA BAPTISTE, SECRETARY
JERSEY CITY PLANNING

APPROVED AS TO LEGAL FORM:



Santo T. Alampi (Oct 14, 2020 15:01 EDT)
SANTO T. ALAMPI, ESQ.

DATE OF HEARING:

September 22, 2020

DATE OF MEMORIALIZATION:

October 13, 2020