

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: CALI HARBORSIDE PLAZA I (FEE) ASSOCIATES, L.P.

**FOR: PRELIMINARY SITE PLAN APPROVAL
CHRISTOPHER COLUMBUS DRIVE
BLOCK 10, LOTS 5 AND 17
HARBORSIDE FINANCIAL CENTER-PLAZA I
LOCATED WITHIN THE EXCHANGE PLACE NORTH
REDEVELOPMENT AREA**

CASE NO.: P05-044

WHEREAS, the applicant, **CALI HARBORSIDE PLAZA I (FEE) ASSOCIATES L.P.** (the "Applicant"), being represented by Weiner Lesniak LLP (Jeanne Ann McManus, Esq. appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for preliminary site plan approval, to wit: Case No. P05-044 to permit renovation of the facade and entrance area of the existing building at Block 10, Lots 5 and 17 on Exchange Place, known as Plaza I, Harborside Financial Center; and

WHEREAS, the Applicant has submitted proof that it has complied with all applicable procedural requirements, including notice and the payment of fees, as required by the City; and

WHEREAS, the Planning Board heard this matter on April 26, 2005; and

WHEREAS, the Applicant and its witnesses first having been sworn and all testimony having been formally heard for this application and no objectors appearing; and

WHEREAS, Thomas Golden, a New Jersey licensed professional planner, appeared and presented testimony on behalf of the Applicant; and

WHEREAS, after consideration of the application and the testimony presented at the meeting, the Planning Board has made the following findings of fact:

Mr. Golden testified the Applicant proposes renovations to the front entrance of Harborside Financial Center Plaza I including a glass-enclosed vestibule, exterior stairs and additional landscaping in front of the existing building on Exchange Place, all as shown on the plans submitted by the Applicant entitled "Preliminary Site Plan, Harborside Financial Center, Plaza I, Jersey City, New Jersey, Block 10, Lot 5"

(hereinafter, the "Plans & Specifications"). Mr. Golden explained that the 2 1/2 story glass vestibule will have the same appearance as the existing entranceway to the Harborside Financial Center Plaza 5 building. The use and the dimensions of the proposed renovation are in compliance with the Exchange Place North Redevelopment Plan (the "Redevelopment Plan").

Maryanne Bucci-Carter of the Jersey City Planning Department indicated that all recommendations of the Jersey City Planning Department had been incorporated by the Applicant into the plans and, therefore, the City's planning staff recommended approval of the application.

The meeting was opened up to the public for comment and there were no members of the public present who expressed any objection with respect to this application.

NOW, THEREFORE, the Planning Board of the City of Jersey City hereby makes the following conclusions of law, based upon the foregoing findings of fact:

The application before the Planning Board is for preliminary site plan approval to allow renovations to the facade of the existing Harborside Financial Center Plaza I building located on Exchange Place, Block 10, Lots 5 & 17, including the construction of a 2 1/2 story glass-enclosed vestibule, exterior steps and additional landscaping. The Applicant has satisfactorily addressed all staff comments in regard to this development project. The Applicant has complied with the Exchange Place North Redevelopment Plan and all applicable Jersey City Zoning Ordinances.

Upon consideration of the plans, testimony, application and staff comments, the Board concluded that the Applicant has submitted sufficient information so as to enable the Board to make an informed decision on this application. Based upon the foregoing, the Board determines and concludes that the application meets all requirements for the Jersey City Master Plan, as well as being in conformance with the Exchange Place North Redevelopment Plan. As a result, the Board concludes that the application for preliminary site plan approval may be granted at this time.

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 site plan approval that seeks to construct a 2 1/2 story glass-enclosed vestibule, exterior steps and additional landscaping, all as shown on the Plans and Specifications, at Plaza I, Harborside Financial Center, Block 10, Lots 5 & 17, located on Exchange Place within the Exchange Place North Redevelopment Area, and same is hereby given to Case No. P05-044 in accordance with the site plan and testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions:

1. This application for preliminary site plan approval is granted in accordance with the requirements of the Municipal Land Use Law.
2. The proposed renovations to the front entrance of Plaza I shall be implemented in accordance with the Plans and Specifications submitted and approved.
3. Subject to all other applicable rules, regulations, ordinances and statutes of the City of Jersey City, County of Hudson, State of New Jersey, or any other governmental entity having jurisdiction thereover.
4. The foregoing is a memorializing resolution that memorializes actions taken by the Jersey City Planning Board at its regularly scheduled meeting held on April 26, 2005.

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

MINOR SITE PLAN APPROVAL

**APPLICANT: MACK-CALI PLAZA 1, LLC
MINOR SITE PLAN APPROVAL
COLUMBUS DRIVE, JERSEY CITY, NEW JERSEY
BLOCK 11603, LOT 15**

CASE NO.: P12-081

WHEREAS, the Applicant, **MACK-CALI PLAZA 1, LLC**, (the "Applicant"), per **CONNELL FOLEY, LLP** (Charles J. Harrington, III, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Minor Site Plan Approval, to wit: Calendar No. P12-081, to install a tenant directory sign atop the existing knee wall outside of the Harborside Financial Center Plaza 1 entrance on the property located along Columbus Drive, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 11603, Lot 15, which is located within the River View District of the Exchange Place North Redevelopment Plan area; 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 November 20, 2012 at 5:30 p.m., was duly published as prescribed in the Jersey City Land Development Ordinance 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. The Applicant made an application to install a tenant directory sign atop the existing knee wall outside of the Harborside Financial Center Plaza 1 entrance on the property located

along Columbus Drive, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 11603, Lot 15, which is located within the River View District of the Exchange Place North Redevelopment Plan ("Redevelopment Plan") area.

2. The proposed signage will be located at the south east end of the property near the entrance to Plaza 1 and placed on top of and incorporated into an existing knee wall.
3. The purpose of the signage is to provide a directory to and for the tenants and visitors to all of the Harborside Financial Center.
4. The proposed signage conforms to the Redevelopment Plan regulations.

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 Minor Site Plan Approval, to wit: Calendar No. P12-081, to install a tenant directory sign atop the existing knee wall outside of the Harborside Financial Center Plaza 1 entrance on the property located along Columbus Drive, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 11603, Lot 15, in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City.

APPLICANT: MACK-CALI PLAZA 1, LLC
MINOR SITE PLAN APPROVAL
COLUMBUS DRIVE, JERSEY CITY, NEW JERSEY
BLOCK 11603, LOT 15

CASE NO.: P12-081

VOTE: 8 - 0

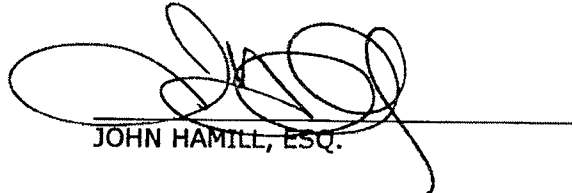
COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Michael A. Ryan, Chairman	X			
James P. McNeill, Commissioner	X			
Nidia Lopez, Commissioner	X			
Larry Eccleston, Commissioner	X			
Karen McIntyre, Commissioner	X			
Edwardo Torres, Commissioner	X			
Michael Sims, Commissioner	X			
Robert McPherson, Commissioner	X			


MICHAEL RYAN, CHAIRMAN
JERSEY CITY PLANNING BOARD


ROBERT COTTER, SECRETARY
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:


JOHN HAMILL, ESQ.

DATE OF HEARING:

November 20, 2012

DATE OF MEMORIALIZATION:

December 4, 2012

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: MACK-CALI PLAZA 1, LLC
FOR: MINOR SITE PLAN APPROVAL WITH A DEVIATION
COLUMBUS DRIVE, JERSEY CITY, NEW JERSEY
BLOCK 11603, LOTS 15 AND 18
CASE NO.: P13-026

WHEREAS, the Applicant, **MACK-CALI PLAZA 1, LLC**, (the "Applicant"), per **CONNELL FOLEY, LLP** (Charles J. Harrington, III, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Minor Site Plan Approval, with a deviation pursuant to N.J.S.A. 40:55D-70(c), to wit: Calendar No. P13-026, to install a tenant directory sign with animation on top of the existing knee wall outside of the Harborside Financial Center Plaza 1 entrance and in front of the entrance to Harborside Financial Center Plaza 3 (Atrium entrance) on the property located along Columbus Drive, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 11603, Lots 15 and 18, which is located within the Harborside District of the Exchange Place North Redevelopment Plan area; 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 April 30, 2013 at 5:30 p.m., was duly published as prescribed in the Jersey City Land Development Ordinance 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. The Applicant made an application to install a tenant directory sign with animation on top of the existing knee wall outside of the Harborside Financial Center Plaza 1 entrance and in front of the entrance to Harborside Financial Center Plaza 3 (Atrium entrance) on the property located along Columbus Drive, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 11603, Lots 15 and 18, which is located within the River View District of the Exchange Place North Redevelopment Plan ("Redevelopment Plan") area.
2. The proposed signage will be located at the south east end of the property near the entrance to Plaza 1 and placed on top of and incorporated into an existing knee wall; and placed outside the atrium entrance to Plaza 3.
3. The purpose of the signage is to provide a directory to and for the tenants and visitors to all of the Harborside Financial Center, and to provide announcements and notices solely and exclusively related to tenants of the Harborside Financial Center.
4. The proposed signage will include "animation", which will permit the sign messages/notices to change periodically. "Animation" on signs is not permitted by the Redevelopment Plan, and a deviation is necessary.
5. The Harborside Financial Center is a unique office complex within this Redevelopment Plan area and within Jersey City. The Harborside Financial Center consists of office, retail, hotel, and restaurant uses that are spread out across a campus that includes numerous buildings (and many of the tenants do not have street frontage identification at all). In this unique instance, it will be beneficial to permit the signage to be "animated" because it will assist pedestrians in being aware of the numerous respective tenants and their locations.
6. The "animated" signage will be limited exclusively to information regarding the property owner and the tenants of the Harborside Financial Center, and subject to the conditions of approval in this resolution.
7. Accordingly, the benefits of granting the deviation to permit "animated" signage outweigh any substantial detriments, and the deviation can be granted.

Revised 5/8 - 3pm

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 Minor Site Plan Approval with a deviation, to wit: Calendar No. P13-026, to install a tenant directory sign with animation on top of the existing knee wall outside of the Harborside Financial Center Plaza 1 entrance and in front of the entrance to Harborside Financial Center Plaza 3 (Atrium entrance) on the property located along Columbus Drive, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 11603, Lots 15 and 18, in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions:

1. The sealed flat panel LED screen shall be of high resolution color digital display, with the semblance of a flat screen TV.
2. There shall be no audio permitted.
3. It shall not be a flashing display.
4. At least half of the TV screen display area shall be static with the directory and map of the existing tenants.
5. The LED screen will allow Harborside tenants to provide information about their goods and services but it shall not be permitted to display any off-site or third-party advertising or any advertising for individual products.
6. The Applicant shall work with the Division of Planning staff to determine/identify the exact placement of the Plaza 3 Sign.
7. The hours of operation shall coincide with the operation of the Plaza 1 and Plaza 3 building.
8. The signs shall not have any interactive functions.

APPLICANT: MACK-CALI PLAZA 1, LLC
FOR: MINOR SITE PLAN APPROVAL WITH A DEVIATION
COLUMBUS DRIVE, JERSEY CITY, NEW JERSEY
BLOCK 11603, LOTS 15 AND 18
CASE NO.: P13-026
VOTE: 7 - 0

COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Roseanna Petruzelli, Acting Chairwoman	X			
James P. McNeill, Commissioner	X			
Nidia Lopez, Commissioner	X			
Karen McIntyre, Commissioner	X			
Edwardo Torres, Commissioner	X			
Robert McPherson, Commissioner	X			
Daniela Ciammarucori, Commissioner	X			

ROSEANNA PETRUZELLI,
ACTING CHAIRWOMAN
JERSEY CITY PLANNING BOARD

ROBERT COTTER, SECRETARY
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

JOHN HAMILL, ESQ.

DATE OF HEARING:
DATE OF MEMORIALIZATION:

April 30, 2013
May 21, 2013

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: M-C HARBORSIDE PROMENADE, LLC

**FOR: MINOR SITE PLAN APPROVAL
FOOT OF COLUMBUS DRIVE
JERSEY CITY, NEW JERSEY
BLOCK 11603, LOTS 13, 15 - 18**

CASE NO.: P14-019

WHEREAS, the Applicant, **M-C HARBORSIDE PROMENADE, LLC** per **Connell Foley, LLC, (Charles J. Harrington, III, Esq., appearing)** made application to the Planning Board of the City of Jersey City for Minor Site Plan approval, to wit, Case #P14-019, to improve the entrances to the existing buildings ("Plazas I, II and III") and to redesign and renovate the waterfront walkway adjacent to the Harborside Financial Center, specifically the waterfront walkway area that is located between the existing Hyatt Hotel located at the foot of Columbus Drive and the North Pier residential development to the north, on the parcels located at the foot of Columbus Drive, Jersey City, New Jersey, which are also identified on the Jersey City Tax Maps as Block 11603, Lots 13, 15-18; and

WHEREAS, due notice of a hearing before the Planning Board of the City of Jersey City, on June 17, 2014, at 5:30, 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 Applicant, M-C Harborside Promenade, LLC, filed an application to the Planning Board for Minor Site Plan approval, to wit, Case #P14-019, to improve the entrances to the existing buildings ("Plazas I, II and III") and to redesign and renovate the waterfront walkway adjacent to the Harborside Financial Center, specifically the waterfront walkway area that is located between the existing Hyatt Hotel located at the foot of Columbus Drive and the North Pier residential development to the north, on the parcels located at the foot of Columbus Drive, Jersey City, New Jersey, which are also identified on the Jersey City Tax Maps as Block 11603, Lots 13, 15-18 (commonly referred to as "Plazas I, II and III").

2. The property is located in the Harborside District of the Exchange Place North Redevelopment Plan area ("Redevelopment Plan"). The existing waterfront walkway at this location consists of two separate levels.

3. The Applicant is seeking approval to redesign and renovate the waterfront walkway adjacent to Plazas I, II and III of the Harborside Financial Center, specifically the area that is located between the existing Hyatt Hotel and the North Pier residential developments.

4. The waterfront walkway will be enhanced with new seating, landscaping and planters, and lighting. The redesign will also be providing three (3) new entrances from the waterfront walkway to the interior of the existing Plaza buildings. The redesign of the waterfront walkway will also provide for stairs between the upper and lower levels that will integrate the use of both levels of the waterfront walkway, and allow for the placement of tables and chairs along the upper walkway as an added amenity to the destination if so desired by the owner and tenants.

5. Additionally, the east, west, and south entrances to Plazas I, II and III will be

renovated with new façade and canopy elements, and landscaping.

6. The signage depicted on the plan is not part of the application. The Applicant will return to the Planning Board with a separate application to address new signage and wayfinding needs.

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 Minor Site Plan Approval, to wit, Case #P14-019, to improve the entrances to the existing buildings ("Plazas I, II and III") and to redesign and renovate the waterfront walkway adjacent to the Harborside Financial Center, specifically the waterfront walkway area that is located between the existing Hyatt Hotel located at the foot of Columbus Drive and the North Pier residential development to the north, on the parcels located at the foot of Columbus Drive, Jersey City, New Jersey, which are also identified on the Jersey City Tax Maps as Block 11603, Lots 13, 15-18, in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions:

1. The Applicant shall provide a print copy of the material board to the Division of Planning staff.

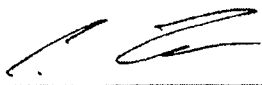
APPLICANT: M-C HARBORSIDE PROMENADE, LLC

FOR: MINOR SITE PLAN APPROVAL
FOOT OF COLUMBUS DRIVE
JERSEY CITY, NEW JERSEY
BLOCK 11603, LOTS 13, 15 - 18

CASE NO.: P14-019

VOTE: 8 - 0

<u>COMMISSIONER:</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Roseanna Petruzzelli, Chairwoman	X			
Karen McIntyre, Commissioner	X			
Dr. Orlando V. Gonzalez, Commissioner	X			
Ricardo Ayala, Commissioner	X			
John Seborowski, Commissioner	X			
Michael Sims, Commissioner	X			
Shawn Thomas, Councilwoman	X			
Christopher Langston, Commissioner	X			



CHAIRWOMAN / CHAIRMAN
JERSEY CITY PLANNING BOARD



ROBERT COTTER, SECRETARY
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



DAVID L. GANZ, ESQ.

DATE OF HEARING:

June 17, 2014

DATE OF MEMORIALIZATION:

July 8, 2014

**RESOLUTION
City of Jersey City
Planning Board
M-C Plaza II & III LLC**

**10 Columbus Drive and 200-120 Hudson Street
Block 11603, Lots 15, 16, 17, 18 and 28**

**P18-103
Decided on February 5, 2019
Memorialized on February 19, 2019
Application for Preliminary and Final Major Site Plan Approval**

WHEREAS, M-C Plaza II and III LLC (hereinafter the "Applicant") made an application before the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey (the "Board"), for Preliminary and Final Major Site Plan Approval in connection with the property located at 10 Columbus Drive and 200-120 Hudson Street, Jersey City, New Jersey, also known as Block 11603, Lots 15, 16, 17, 18 and 28 on the Tax Maps of the City of Jersey City (the "Property"), to permit exterior renovation to Harborside Plazas 1, 2 and 3; reconstruction of pedestrian plazas on the south, west and north sides of the building complex; reconstruction of the North Pier Access Road; and construction of a new vestibule enclosure on the west side of the building complex (the "Project").

WHEREAS, the proposed Property is situated within the Exchange Place North Redevelopment Plan (the "Plan"); and

WHEREAS, a public hearing was conducted on this application on February 5, 2019; and

WHEREAS, the Board reviewed the Applicant's Affidavit of Service and Affidavit of Publication and determined that the Applicant had standing and 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 submitted proof of compliance with the applicable procedural requirements including the payment of fees.

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

1. The Property is situated within the Exchange Place North Redevelopment Plan.

2. The Applicant is proposing to renovate portions of the building exterior of Harborside Plazas 1,2,3, including outdoor amenity improvements atop the stepback ledges at various locations; (b) to reconstruct the pedestrian plazas in front of 10 Columbus Drive (Plaza 1) and the west atrium entrance to Plazas 2 & 3 (200 & 210 Hudson Street); (c) to reconstruct the North Pier Access Road on the north side of Plaza 3 that leads to The Pier apartments; and (d) to add 12,035sf of new floor area throughout the Plaza 1, 2, and 3 buildings.

3. The only witness on behalf of the Applicant was Mathew Neuls, who was sworn in and is qualified as an expert civil engineer. Mr. Neuls described the façade renovations to the exterior of the Harborside complex. He testified that there will be a small traffic circle turnaround area and some minor façade renovations on the north side of the building. He further testified that some other Project improvements include the addition of trees, raised planters and improved landscaping. He testified that there will also be new doors and the existing atrium will be pushed to the west to line up with the existing overhang. He clarified that Lot 27 is not part of the application. Regarding the Applicant's waterfront development permit, Mr. Neuls stated that the Applicant received an amendment to its waterfront development permit that addressed the work that was shown in the Applicant's presentation to the Board. He further testified that the proposed Project is maintaining all existing area of public ingress and egress.

4. The Application was opened to the public for comment and no members of the public spoke.

5. Matthew Ward, Principal Planner of the Division of City Planning, testified that the Applicant covered staff comments and the answers provided to the Board were sufficient.

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 proposed improvements by the Applicant are consistent with the permitted uses in the Exchange Place North Redevelopment Plan; and

2. Preliminary and Final Major Site Plan approval is granted pursuant to N.J.S.A. 40:55D-46 and 40:55D-50, respectively.

BE IT FURTHER RESOLVED, by the Planning Board of the City of Jersey City that the application approved herein is subject to the following terms and conditions:

1. The implementation of the plan shall be implemented strictly in accordance with the plans submitted and approved by the Board.

2. All materials and color selections should be shown on the final plans.

3. 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 planning staff and approval by the planning board.

4. All street trees to be installed shall be done in accordance with the controlling redevelopment plan and forestry standards.

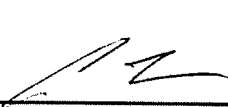
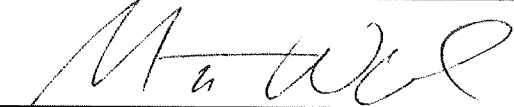

5. All testimony given by the Applicant and their expert witnesses in accordance with this Application shall be binding.

RESOLUTION
City of Jersey City
Planning Board
M-C Plaza II & III LLC

10 Columbus Drive and 200-120 Hudson Street
Block 11603, Lots 15, 16, 17, 18 and 28

P18-103
Decided on February 5, 2019
Memorialized on February 19, 2019
Application for Preliminary and Final Major Site Plan Approval

Vote:

COMMISSIONER:	YES	NO	ABSTAIN	ABSEN
Dr. Orlando V. Gonzales, Vice-Chairman	X			
Edwardo Torres, Commissioner	X			
Arnold Bettinger, Commissioner	X			
Dr. Vijay Desai, Commissioner	X			
Allison Solowsky, Commissioner	X			
David Cruz, Commissioner	X			
John Seborowski, Commissioner	X			
Joyce Watterman, Councilwoman	X			
Michael Sims, Commissioner	X			
				
Christopher Langston, Chairman Jersey City Planning Board	Matthew Ward, Secretary Jersey City Planning Board			
				
APPROVED AS TO LEGAL FORM:	Santo T. Alampi, Esq.			
DATE OF HEARING:	February 5, 2019			
DATE OF MEMORIALIZATION	February 19, 2019			