

PRINCIPAL POINTS STATEMENT

HUDSON EXCHANGE PHASE 2 LLC

**99 PROVOST STREET (FORMERLY 400-420 MARIN BLVD.),
JERSEY CITY, NEW JERSEY
BLOCK 11603, LOT 51.01 (FORMERLY 50 & 51)
P2023-0031**

The subject property is located within the West Neighborhood District of the Harsimus Cove Station Redevelopment Plan (the “Redevelopment Plan”). The Applicant, Hudson Exchange Phase 2 LLC, has filed an application for Amended Preliminary and Final Major Site Plan approval with the Jersey City Planning Board with regards to the property located at 99 Provost Street, Jersey City, New Jersey, and also known as Block 11603, Lot 51.01 on the Tax Maps of the City of Jersey City.

The Applicant previously received Preliminary and Final Major Site Plan approval (P22-097) with “c” variances/deviations pursuant to N.J.S.A. 40:55D-70(c), to develop the Property with a new 60-story mixed use building that will include a new Shoprite supermarket to be located on the second floor of the approved building (the “Initial Approval”). The purpose of this application is to amend the Initial Approval to allow certain modifications to the design of the building resulting from a land swap between the Applicant and the owner of a neighboring parcel. Specifically, the proposed amendments include: the extension of Provost Street to Thomas Gangemi Drive (a/k/a Sixth Street); modifications to the parking and loading entranceway on Provost Street; modification of interior circulation on floors 1-5, modifications to landscaping on the Amenity Deck and ground level of development; and modifications to certain façade materials and exterior elements.

In connection with the application, the Applicant is not making any modifications to any of the variances, waivers, and/or exceptions from either the Redevelopment Plan or the Jersey City Land Development Ordinance (“JCLDO”) granted as part of the Initial Approval. However, as part of the subject application, the Applicant is requesting a variance/deviation pursuant to N.J.S.A. 40:55D-70(c) due to the proposed use of certain façade materials that are listed as prohibited.

The proposed development will facilitate the appropriate development of the property that will benefit the immediate neighborhood and will promote the general welfare. The development will also promote desirable visual environment by maintaining the already existing building complex. Moreover, the proposed use is an

appropriate use of the land and the proposed use will not affect the permitted uses in the neighborhood. The granting of the requested deviation is for a design alternative that although not conforming is consistent with the intent of the Redevelopment Plan, and therefore does not raise to the level of a substantial impairment of the Redevelopment Plan.