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November 14, 2023

Elizabeth Opper  
Director, Division of City Planning  
City of Jersey City, City Hall Annex  
1 Jackson Square  
Jersey City, New Jersey 07304

**Re: Applicant: Newport Associates Development Company (NADC)**  
**Subject Property: Block 7302, Lot 3.15 a/k/a 44 Park Lane North**  
**Case #: P2023-0056**  
**Project: Preliminary Major Site Plan Approval**

As you know, this firm represents the applicant, Newport Associates Development Company (NADC) ("Applicant") regarding the above property.

The Property is located on vacant land in the Residential District of the Newport Redevelopment Plan (the "Plan") shown as Block 7302, Lot 3.15 on the Jersey City tax records a/k/a 44 Park Lane North.

We are in receipt of your letter dated October 11, 2023 and your Checklist Comments submitted therewith in connection with the above referenced Application.

In response to your comments, please find enclosed the following:

1. Architectural site plans prepared by MHS revised as of October 25, 2023;
2. Civil site plans including landscaping site plans prepared by Dresdner Robins revised as of October 30, 2023;
3. A supplement to Sheet C-301 which is a colorized PATH Easement Boundary Exhibit; and,
4. Updated General Development Application and Addendum with Principal Points; and
5. Traffic Study Report updated as of November 2023 due to the change providing for the one-way driveway going north to south.

October 11, 2023 Letter:

With regard to the comments in your letter, please be advised of the following:

Street trees- Waivers from 2018 JCFS requested for: minimum distance between trees- only on 16<sup>th</sup> Street; and minimum distance from a pole on Washington Blvd. See Sheet L-601. The Applicant agrees to pay the \$500.00 contribution for the 1 tree deficiency per the JCFS for the required number of trees- See also Sheet I-601.

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N-S Drive Lane-

The civil site plans have been revised to make show a one-way driveway going from north to south.

16th St. drop off –

No revisions have been made to the plans. The applicant prefers to keep the drop off in the plan. 16th St. is a private street; therefore, no city ordinance for the drop off will be necessary unless and until 16th St. is dedicated to the City of Jersey City.

Unit Layouts –

No revisions have been made to the plans. It is respectfully requested that your office reconsider its opposition to the Applicant's waiver request. The Applicant believes a waiver is justified because this is an application for a preliminary site plan approval which, if granted, does not authorize construction of the project. The Planning Board has granted this waiver on a preliminary site plan application in the past. The Applicant will agree to a condition with language mutually acceptable to the Planning Board and the Applicant that requires the Applicant to include unit layouts in a final site plan application for this project.

PANYNJ –

The Applicant intends to notify the PANYNJ of this Application and work with it to the extent required under any agreements it has with the PANYNJ to protect the structural integrity of the PATH tunnels under the surface of the property. However, please note from Sheet C-301 of the civil site plans and the PATH Boundary Exhibit submitted herewith that it is only the surface improvements for the proposed project that are within the PATH's review zone. The building is outside the review zone. Moreover, the Applicant's agreement with the PANYNJ requires PANYNJ approval prior to construction. As set forth above, in light of the fact that this is a preliminary site plan application, if granted, the Planning Board will not be authorizing any construction work to be performed on the Property.

Sheet A02. 33 –

The architectural plans have been revised to clarify the balcony square footage.

Sheet A02. 71 –

The plans have been revised to show the outline of the extent of the main roof area below.

Ramp Drive Aisle Dimensions -

Sheets A02.01 - A02.03 have been revised to show dimensions of parking aisles of 22 - 25 ft. in width.

Driveway and curb cut widths –

The driveway width and curb cut widths on all 3 access points have been added to Sheet C-301 of the civil engineering plans.

Green Roof –

A maintenance walkway has been added to Sheet L-603 of the civil site plans.

Sidewalk lighting-

The Lighting Calculations Table on Sheet L-701 of the civil site plans has been modified to show 0.7 FC minimum. The Applicant is requesting a variance from the 1.0 FC requirement in the JCLDO. This relief is limited to a section of Washington Blvd. The Lighting Plan complies with 1.0 FC requirement on 16th Street and North Blvd. The need for the variance on Washington Blvd. occurs, in part, because a shadow the light casts directly adjacent to the fixture itself. The light is the same type used and approved by the Planning Board throughout the neighborhood.

Check List Comments:

With regard to checklist comments, please be advised:

Civil plans have been signed and sealed.

Graphic scale has been added to the architectural plans.

Both civil and architectural plans now are now titled 44 Park Lane North. All references to Site 5 have been deleted.

FAR-

The plans have not been revised. The FAR set forth on the Plans is correct. The number of units was adjusted based upon a preliminary site plan approval granted by the Planning Board in Case # P21-163 which reduced the total FAR for the District.

Bicycle parking-

182 bicycle spaces have been added to the Zoning Table on the civil plans.

Lot Coverage-

76.3% has been added to the Zoning Table on the civil plans.

Building coverage-

42.5% has been added to the Zoning Table on the civil plans.

Lot dimensions- Irregular; lot depth 330.83 ft. / width 248.04 ft

Average Unit Sizes -

Sheet A00.01 of architectural plans has been revised to add table listing the average unit sizes by square feet.

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Material Book -

Sheets, A03.01 - A03.02 of architectural plans have been revised to include material images and specifications that match those in the material book.

Balconies-

Sheets A02.2 through A02.71 of architectural plans have been revised to include balcony privacy divider locations.

Trash -

Sheet A02.01 of the architectural plans has been revised to include the quantity of trash bins in the trash room, and to indicate that trash removal will occur through the building loading area.

Review Agents:

Please authorize this firm to serve review agents, namely, JCMUA, , JC Engineering, and Jersey City Traffic as soon as possible. Please advise if any additional review agents should be served.

If any further information or documentation is needed for you to complete your review, please feel free to contact my office.

Very truly yours,

A handwritten signature in black ink, appearing to read 'James C. McCann', with a long horizontal flourish extending to the right.

James C. McCann  
On Behalf of the Firm

JCM/mg

Encs.

cc: Newport Associates Development Company (via e-mail)