

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY
FOR: PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL
700 WASHINGTON BOULEVARD
JERSEY CITY, NEW JERSEY
BLOCK 20, LOT 3.21
CASE NO.: P10-070

WHEREAS, the applicant, NEWPORT ASSOCIATES DEVELOPMENT COMPANY, (the "Applicant"), per Connell Foley, LLC, (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 Preliminary and Final Major Site Plan Approval, to wit: Calendar No. P10-070 develop the property with two (2) residential towers with ground floor retail or restaurant space, accessory parking, an additional segment of the Hudson River Waterfront Walkway, roadways, utilities, landscaping and site work (more specifically, a seven hundred ninety (790) dwelling unit apartment development with a forty (40) story east tower, thirty-one (31) west tower and five (5) levels of apartments in front of a six (6) level seven hundred ninety-four (794) space parking garage), in connection with the property located at 700 Washington Boulevard, Jersey City, New Jersey, also known on the Jersey City tax maps as Block 20, Lot 3.21; and

WHEREAS, due notice of a hearing before the Planning Board of the City of Jersey City, on November 30, 2010 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, as well as the comments and recommendations of the Division of the Planning's professional planning staff, the Planning Board has made the following findings of fact:

FINDINGS OF FACT

1. The Applicant, Newport Associates Development Company, filed an application with the Jersey City Planning Board for property located at 700 Washington Boulevard, Jersey City, New Jersey and also known on the Jersey City tax maps as Block 20, Lot 3.21 for Preliminary and Final Major Site Plan approval.
2. The purpose of the application is for the development of a seven hundred ninety (790) dwelling unit apartment development with a forty (40) story east tower, thirty-one (31) west tower, five (5) levels of apartments in front of a six (6) level seven hundred ninety-four (794) space parking garage and approximately 15,000 square feet of retail or restaurant space, collectively referred to as Newport Northeast Quadrant Site 8.
3. The application includes the development of roadways (16th Street, 18th Street, North Boulevard and River Drive) and utilities to serve Site 8 and other future developments within Newport's Northeast Quadrant.
4. The application includes the completion of an additional 130 linear feet of the Hudson River Waterfront Walkway as well as a perpendicular access pedestrian way to the walkway from the foot of proposed 18th Street.
5. The property is located within the Newport Redevelopment Plan Area.
6. The proposed development and uses are permitted uses pursuant to the Newport Redevelopment Plan Area and conforms to the zoning regulations of the Newport Redevelopment Plan Area and the Jersey City Land Development Ordinance.
7. The Applicant agrees to comply and/or address the comments of the Jersey City Review Agents.

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 and Final Major Site Plan Approval for the development of seven hundred ninety (790) dwelling unit apartment development with a forty (40) story east tower, thirty-one (31) west tower and five (5) levels of apartments in front of a six (6) level seven hundred ninety-four (794) space parking garage, ground level retail or restaurant space, an additional segment of the Hudson River Waterfront Walkway, roadways, utilities, landscaping and site work with regard to the property located at 700 Washington Boulevard, Jersey City, New Jersey and also known on the Jersey City tax maps as Lot 20, Lot 3.21, and same is hereby given to wit: Calendar No. P10-070, in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions of approval:

1. The Applicant shall comply with and/or address the comments of the Jersey City review Agents, and the signature plans shall be amended accordingly to reflect any required revisions.
2. The Applicant shall amend the plans to provide that the ground floor retail space shall be retail or restaurant space (while noting the Board's stated preference and enthusiasm for a restaurant, in this space, to the extent reasonably possible and viable).
3. The Applicant shall comply with all conditions of approval set forth on the record.

APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY
FOR: PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL
700 WASHINGTON BOULEVARD
JERSEY CITY, NEW JERSEY
BLOCK 28, LOT 3.21
CASE NO.: P10-070
VOTE:

COMMISSIONER:	YES	NO	ABSTAIN
---------------	-----	----	---------

~~Michael A. Ryan, Chairman~~
~~David Ruiz, Commissioner~~
Karen McIntyre, Commissioner
Leon Yost, Commissioner (acting chair)
Roseanna Petruzelli, Commissioner
Larry Eccleston, Commissioner
Franklyn Perez, Commissioner
~~Madeline Roman, Commissioner~~
~~Michael Jenner, Commissioner~~
~~Michael Sims, Commissioner~~
~~Nidia Lopez, Commissioner~~

X
X
X
X
X

ACTING L. YOST
MICHAELA RYAN, CHAIRMAN
PLANNING BOARD
OF THE CITY OF JERSEY CITY

Robert Cotter
ROBERT COTTER, SECRETARY
PLANNING BOARD OF
OF THE CITY OF JERSEY CITY

Approved as to Legal Form:

John F. Hamill, Jr.
JOHN F. HAMILL, JR., ESQ.

DATE OF HEARING:
DATE OF MEMORIALIZATION:

November 30, 2010
November 30, 2010