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April 28, 2021

VIA ELECTRONIC MAIL AND HAND DELIVERY

Matt Ward, Principal Planner
Division of City Planning
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: The Fourteen Florence Street Corp., P17-025
560 Marin Boulevard, 580 Marin Boulevard and 130-150 12th Street, Jersey
City, New Jersey
Block 8901, Lots 1 and 2
Block 7201, Lot 1
Extension of Preliminary and Final Major Site Plan approved under Case
No. P17-025**

Dear Mr. Ward:

This office represents The Fourteen Florence Street Corp. (the "Applicant") the owner of the above-referenced property. Please allow this letter to serve as a formal request to extend the statutory protections of the land use approval obtained under Case No. P17-025 (the "Approval") for a period of three (3) years pursuant to N.J.S.A. 40:55D-52(a).

Applicant received preliminary and final site plan approval (with no deviations or variances) August 15, 2017, which was memorialized on September 12, 2017 (see enclosed resolution; the "Approval"). The Approval, in summary, involved the construction of a phased mixed use development that consist of two separate residential towers with up to seven hundred fifty (750) residential units, with commercial uses and garages (the "Project"). The Project, in which a phased development was proposed, consists of one phase of development for Block 8901, Lots 1 and 2 (560 Marin Boulevard and 130-150 12th Street; "Block 8901 Phase") and a second phase of development for Block 7201, Lot 1 (580 Marin Boulevard; "Block 7201 Phase"). The Block 8901 Phase that was approved is a fifty-nine (59) story tower with up to three hundred eighty-three (383) residential units, one hundred twenty thousand (120,000) square feet of commercial space, and five hundred seventy-three (573) parking spaces within a garage. Additionally, the Block 7201 Phase that was approved is a fifty-seven (57) story tower with up to three hundred sixty-seven (367) residential units, one hundred

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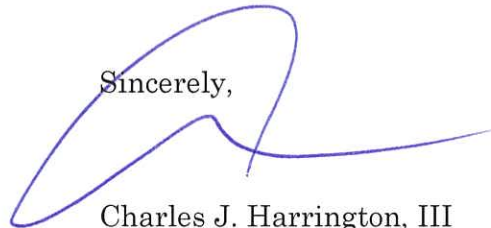
twenty thousand (120,000) square feet of commercial space, and four hundred ninety-eight (498) parking spaces within a garage.

Consistent with N.J.S.A. 40:55D-52, the statutory protections run for a period of two (2) years from the date of the adoption of the resolution for the final site plan approval (September 12, 2017), and the Planning Board may extend this period of protection for extensions of one year but not to exceed three extensions. While no zoning changes have been made since the final site plan Approval, the applicant now requests a three (3) year extension of the statutory protections of the Approval, from the date that the original two (2) year protection period expired. The extensions of the statutory protections of the Approval and the corresponding protections can be requested of the Jersey City Planning Board pursuant to N.J.S.A. 40:55D-52(a) and Section 345-24(E)(1) of the Jersey City Land Development Ordinance. Pursuant to N.J.S.A. 40:55D-52(c) an application may be made for extension after the initial two year period has ended, but in that event the date from which the extensions run shall be the date on which the initial two year period expired. See Friends of Peapack Gladstone v. Borough, 407 N.J. Super. 404, 427 (App. Div. 2009). Accordingly, the original statutory protections of the Approval protections expire on September 12, 2019. If the extension were to be provided, the statutory protections of the Approval would receive statutory protection until September 12, 2022.

In support of this extension I offer the following: the Applicant has been working with the Port Authority throughout the development process and post Approval to coordinate the potential construction of pedestrian infrastructure improvements over Port Authority property and municipal property to the east of the Project. The purpose of this is to provide a better pedestrian connectivity to and from the Project, Newport, and points to the north and west. The Project is also working on coordinating other site related issues with the Port Authority, which have been ongoing since the Approval. As such, the Applicant is requesting a three (3) year extension of its statutory approvals to complete the Project as approved and requests the same from the Planning Board.

Please advise as to whether this request can be presented at the next available Planning Board hearing.

Sincerely,



Charles J. Harrington, III

CJH/
enclosure