

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: M-C PLAZA VI & VII, LLC

FOR: PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL
WITH A DEVIATION (LOT AREA)
200 GREENE STREET
JERSEY CITY, NEW JERSEY
BLOCK 10, LOT 22
(NOW DESIGNATED AS BLOCK 11603, LOT 31)

CASE NO.: P12-005

WHEREAS, the Applicant, **M-C PLAZA VI & VII, LLC**, (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 Subdivision Approval with a deviation pursuant to N.J.S.A. 40:55d-c (lot area), to wit: Calendar No. P12-005, to subdivide the existing lot into two lots for future development and to extend Bay Street between the development lots on the property located at 200 Greene Street, Jersey City, New Jersey, and also identified on the Jersey City Tax Maps as Block 10, Lot 22 (and recently designated as Block 11603, Lot 31);

WHEREAS, due notice of a hearing on the above said application before the Planning Board of the City of Jersey City, on February 21, 2012 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, the Planning Board has made the following findings of fact:

FINDINGS OF FACT

1. The Applicant, M-C Plaza VI & VII, LLC, filed an application for Preliminary and Final Major Subdivision Approval with a deviation pursuant to N.J.S.A. 40:55d-7(c) (lot area) with the Jersey City Planning Board property located at 200 Greene Street, Jersey City, New Jersey, and also identified on the Jersey City Tax Maps as Block 10, Lot 22 (and recently designated as Block 11603, Lot 31).
2. The property is located in the Harborside West District of the Exchange Place North Redevelopment Plan ("Redevelopment Plan").
3. The purpose of the subdivision is to create two lots for future development and to create an

additional lot that will be used as a right-of-way to extend Bay Street between the two development lots.

4. The Applicant is seeking approval for a deviation from the lot area requirements for the proposed right-of-way (if necessary).

5. The Redevelopment Plan provides that the minimum required lot area is one (1) acre.

6. The existing lot is being subdivided to create two lots for development (that exceed one acre) and the third lot will be created for the proposed right-of-way ("r-o-w") and the extension of Bay Street (which is less than one acre). The Applicant will retain ownership and responsibility for the r-o-w until the owner offers the r-o-w for dedication to the City of Jersey City and the r-o-w is accepted by the City of Jersey City.

7. The purpose of the r-o-w is to enhance the street grid and circulation in the area, and is consistent with the intent and goals of the Redevelopment Plan. Accordingly, to the extent a deviation is required for the r-o-w lot area (for a "lot" less than one acre), the benefits outweigh any substantial detriments and the relief can be granted.

8. Performance Bonds will be posted for the roadway improvements in an amount estimated by the City Engineer if they are requested.

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 Subdivision Approval with a deviation pursuant to N.J.S.A. 40:55D-70(c) (lot area), to wit: Calendar No. P12-005, to subdivide the existing lot into two lots for future development and to extend Bay Street between the development lots on the property located at 200 Greene Street, Jersey City, New Jersey, and also identified on the Jersey City Tax Maps as Block 10, Lot 22 (and recently designated as Block 11603, Lot 31) in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City.

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VOTE: 6 - 0

COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Michael Ryan, Chairman	X			
Roseanna Petruzzelli, Commissioner	X			
James P. McNeill, Commissioner	X			
Michael Sims, Commissioner	X			
Dr. Orlando V. Gonzalez, Commissioner	X			
Edwardo Torres, 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:

February 21, 2012

DATE OF MEMORIALIZATION:

March 6, 2012