

**RESOLUTION OF THE PLANNING BOARD
OF THE CITY OF JERSEY CITY**

APPLICANT: **HAMPSHIRE URBAN RENEWAL REDEVELOPMENT LLC AND
GARFIELD JC PARTNERS, LLC**

FOR: **PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL
880, 884 AND 900 GARFIELD AVENUE
JERSEY CITY, NEW JERSEY
BLOCK 21501, LOTS 18, 19 AND 20**

CASE NO.: **P20-053**

WHEREAS, HAMPSHIRE URBAN RENEWAL REDEVELOPMENT LLC and GARFIELD JC PARTNERS, LLC (jointly, the "Applicant"), per **Connell Foley, LLP,** (Thomas P. Leane, Esq., appearing on behalf of Hampshire Urban Renewal Redevelopment LLC) 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, to wit: Calendar No. P20-053, for approval to subdivide three (3) existing lots into six (6) new lots with regard to the property located at 880, 884 and 900 Garfield Avenue, Jersey City, New Jersey, and which is also identified as Block 21501, Lots 18, 19 and 20 on the Official Tax Map of the City of Jersey (the "Property"); and

WHEREAS, the Property is located within the boundaries of the Canal Crossing Redevelopment Plan Area, and is governed by the Canal Crossing Redevelopment Plan; and

WHEREAS, Block 21501, Lots 18 and 19 are owned by the Jersey City Redevelopment Agency while Block 21501, Lot 20 is owned by 900 Garfield LLC; and

WHEREAS, the necessary Affidavits of Ownership permitting Applicant to file the subject application have been provided to the Division of City Planning; and

WHEREAS, due notice of a hearing on the above said application before the Planning Board of the City of Jersey City, on May 19, 2020, was duly published as prescribed in the Jersey City Land Development Ordinance ("JC LDO"), the Senator Byron M. Baer Open Public Meetings Act and the Municipal Land Use Law ("MLUL"); 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, the Applicant and its witnesses first having been sworn and 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. All the Recitals hereinabove set forth are incorporated herein by reference and all the exhibits, drawings and documents, including the subdivision plat prepared by Dresdner Robin (Joseph Mele, PE, PLS) dated February 18, 2020 and containing one (1) page, the Applicant's General Development Application and supporting documents (collectively, the "Applicant's Supporting Documents") and City planner's testimony and reports, if any, are hereby incorporated by reference.

2. The Applicant has complied with the requirements of N.J.S.A. 40:55D-12 of the MLUL, the Senator Byron M. Baer Open Public Meetings Act and the JC LDO and provided adequate notice of the within application.

3. The Applicant, Hampshire Urban Renewal Redevelopment LLC and Garfield JC Partners, LLC jointly, has filed an application for Preliminary and Final Major Subdivision approval with the Jersey City Planning Board to subdivide three (3) existing lots into six (6) new lots with regard to the property located at 880, 884 and 900 Garfield Avenue, Jersey City, New Jersey, and which is also identified as Block 21501, Lots 18, 19 and 20 on the Official Tax Map of the City of Jersey (the "Property").

4. The property is located within the Canal Crossing Redevelopment Plan ("Redevelopment Plan") area.

5. The existing lots together are approximately 385,776 square feet. The resulting lots are as shown on the subdivision plat prepared by Dresdner Robin (Joseph Mele, PE, PLS) dated February 18, 2020.

6. The proposed lots conform to the requirements of the Redevelopment Plan and will require no deviations, variances, waivers or other exceptions.

7. At this time, the proposed lots have been designated as Block 21501, Lots 18.01, 18.02, 19.01, 19.02, 20.01 and 20.02 by the Jersey City Tax Assessor.

8. It is intended that proposed Block 21501, Lots 18.02, 19.02 and 20.02 will be dedicated to the City of Jersey City for the widening of the Garfield Avenue right-of-way pursuant to the requirements of the Redevelopment Plan.

9. The Applicant has met the procedural requirements of the JC LDO, including the payment of fees, and in all other respects the application conforms to the requirements of the JC LDO and the Redevelopment Plan for approval of the Preliminary and Final Major Subdivision application.

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, to wit: Calendar No. P20-053, for approval to subdivide three (3) existing lots into six (6) new lots with regard to the property located at 880, 884 and 900 Garfield Avenue, Jersey City, New Jersey, and which is also identified as Block 21501, Lots 18, 19 and 20 on the Official Tax Map of the City of Jersey, subject to the following conditions:

1. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
2. At the time of any site plan approval for presently existing Block 21501, Lots 18, 19 or 20 or proposed Block 21502, Lots 18.01, 19.01 or 20.01, the Applicant shall post a bond for any improvements deemed necessary by City Staff and for an amount approved by the Jersey City Division of Engineering.
3. A copy of the recoded plat or deed shall be forwarded to the Jersey City Division of City Planning.
4. The lots created to widen Garfield Avenue shall be transferred to the City of Jersey City for nominal consideration.

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VOTE: **8-0**

COMMISSIONER:	YES	NO	ABSTAIN	ABSENT
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Christopher Langston, Chairman	X			
Dr. Orlando Gonzalez, Vice-Chairman	X			
David Cruz, Commissioner	X			
Dr. Vijaya Desai, Commissioner	X			
Eduardo Torres, Commissioner	X			
Allison Solowsky, Commissioner	X			
Harkesh Thakur, Commissioner	X			
Vidya Gangadin, Commissioner	X			



Christopher Langston (Jun 9, 2020 14:07 EDT)

CHRISTOPHER LANGSTON, CHAIRMAN
JERSEY CITY PLANNING BOARD



Matt Ward (Jun 9, 2020 14:01 EDT)

MATT WARD, SECRETARY
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



Santo T. Alampi (Jun 9, 2020 20:37 EDT)

SANTO T. ALAMPI, ESQ.

DATE OF HEARING:
DATE OF MEMORIALIZATION:

May 19, 2020
June 9, 2020