

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

**APPLICANT:** SCITECH SCITY LLC

**FOR:** PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL  
115 JERSEY CITY BOULEVARD, 65 PHILLIP STREET, 101 PHILLIP STREET  
AND OLIVER STREET  
JERSEY CITY, NEW JERSEY  
BLOCK 21504, LOTS 4.01, 5, 6 AND 7

**CASE NO.:** P21-086

**WHEREAS, SCITECH SCITY LLC** (the “Applicant”), per **Connell Foley LLP** (Charles J. Harrington, III, Esq., appearing) made application to the Planning Board of the City of Jersey City for Preliminary and Final Major Site Plan approval with deviations pursuant to N.J.S.A. 40:55-70(c)(to permit relief from the signage standards – maximum number; maximum permitted size; and the location of the signage; to permit an illuminated LED screen; to permit outside bike storage; and to permit more than the permitted on site parking) , to wit, Calendar No. P21-086, to construct a an eight (8) story mixed use building that will include a research and development facility, including life and science laboratory uses, restaurant and retail uses, office and conference space uses, and banquet hall use, site improvements, and a proposed interim parking lot (for a 3-year period) for overflow parking (the “Project”) on the property located at 115 Jersey City Boulevard, 65 Philip Street, 101 Phillip Street, and Oliver Street, Jersey City, New Jersey, and which are also identified on the Jersey City tax maps as Block 21504, Lots 4.01, 5, 6 and 7 (and as subdivided pursuant to P21-139; the “Property”); and

**WHEREAS,** it appears that due notice of a hearing on the above said application before the Planning Board of the City of Jersey City, on December 7, 2021 at 5:30 p.m., was duly published as prescribed in the Jersey City Land Development Ordinance (“JC LDO”) and the Municipal Land Use Law; 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. The Applicant, Scitech Scity LLC, filed an application for Preliminary and Final Major Site Plan Approval to construct a an eight (8) story mixed use building that will include a research and development facility, including life and science laboratory uses, restaurant and retail uses, office and conference space uses, and banquet hall use (the “Edgeworks Building”), site improvements, and a proposed interim parking lot (for a 3-year period) for overflow parking (the “Project”) on the property located at 115 Jersey City Boulevard, 65 Phillip Street, 101 Philip Street, and Oliver Street, Jersey City, New Jersey, and which are also identified on the Jersey City tax maps as Block 21504, Lots 4.01, 5, 6 and 7 (and as subdivided pursuant to P21-139; the “Property”).
2. The Applicant is a non-profit entity, and has been designated as the Redeveloper of the Property by the Jersey City Redevelopment Agency (the “JCRA”)
3. The Property is approximately 12.53 acres in total lot area and is located within the Science and Technology District of the Liberty Harbor Redevelopment Plan (the “Redevelopment Plan”) area.
4. The Property was approved for a subdivision pursuant to P21-139 to create four (4) lots for the future development of the Scitech Scity campus development, including this Project, that will include the Edgeworks Life/Science building; a public school; a residential component; and an interim parking lot (the “Interim Parking Lot”).
5. The Edgeworks Building and the related site improvements will be developed on the lot designated by the Jersey City Tax Assessor’s office as proposed Lot 4.03 (or as further designated by the Tax Assessor’s office). Proposed Lot 4.03 is approximately 3.281 acres +/- . The Interim Parking Lot will be developed on the lot designated by the Jersey City Tax Assessor’s office as proposed Lot 4.05 (or as further designated by the Tax Assessor’s office). Proposed Lot 4.05 is approximately 3.494 acres +/- .
6. The Edgeworks Building will be part of a greater campus for “Scitech Scity”. The Scitech Scity campus will include the Edgeworks Building as its first component, and eventually add a public school component and a residential component. There will be room for potentially an additional component on the land that will be used as the Interim Parking Lot.

7. The Edgeworks Building lot (Proposed Lot 4.03) is located at the corner of Phillip Street and Jersey City Boulevard. The existing Liberty Science Center is located to the east of the Project site. Liberty State Park is located to the south of the Project site (across Phillip Street). The New Jersey Turnpike, a Hudson Bergen Light Rail Station, and the Morris Canal Redevelopment Plan area are located to the north of the Project site.
8. The Property is partially located within the 100 year flood plain.
9. The Edgeworks Building will be an eight (8) story building on a footprint of 18,377 +/- square feet, which will include a mix of uses including research and development; office; retail; restaurant; conference and banquet space.
10. There will be an open plaza directly adjacent to the Edgeworks Building with an enclosed pavilion with bathrooms, and a covered bicycle storage area. The loading operations for the building will be located at the rear of the building (the New Jersey Turnpike side). There will be an access road at the rear of the building that is accessed from Jersey City Boulevard.
11. There will be forty-four (44) at grade parking spaces associated with the Edgeworks Building. Thirty-six (36) parking spaces will be located within an at grade parking lot area, and an additional eight (8) parking spaces will be located directly adjacent to the Edgeworks Building. These parking spaces include four (4) ADA parking spaces, and three (3) electrical vehicle charging spaces.
12. This Project will also include a fifteen (15) foot wide central paver walkway to connect the overall Property.
13. The proposed Interim Parking Lot will be located at the western end of the Property. The Interim Parking Lot will provide parking for up to two hundred twenty-one (221) vehicles, and will provide for parking for over flow parking needs and special events at the Edgeworks Building. The Interim Parking Lot will have a stone surface and will be accessed from Phillip Street (as well as eventually from Jersey City Boulevard through a proposed future road way loop through the Property, which is not part of this site plan application/approval).
14. The construction of the Interim Parking Lot would commence with the construction of the Edgeworks Building.
15. Pursuant to the request and recommendation of the Division of Planning staff and the Planning Board, the Applicant will also be providing for a temporary asphalt (or similar material) sidewalk along Phillip Street (Proposed Lot 4.04). The temporary sidewalk will be located adjacent to Phillip Street and create a connection from the Edgeworks Building to the access road to the Interim Parking Lot from Phillip Street. The Applicant will coordinate any necessary

revisions to, or the elimination of, the temporary sidewalk when construction starts on Proposed Lot 4.04 (the residential component lot), and/or that coordination will be addressed during the site plan application for the residential component on Proposed Lot 4.04.

16. The Applicant is proposing seventeen (17) signs on the Edgeworks Buildings. The various signs are located at various locations on the building, with different sizes, and they serve various purposes. There is also a LED screen proposed to be located on the Edgeworks Building. The purpose of the LED screen is to provide information regarding activities, events, and information regarding the Edgeworks Building and the Scitech Scity campus. The LED screen faces the Liberty Science Center.

17. In connection with the Project, the Applicant is requesting that the Planning Board grant the following deviations, variances, waivers and/or exceptions from the redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO"):

- a. A deviation / variance to permit relief from the maximum permitted number and size of the proposed signage, and for relief for the proposed locations of the signage;
- b. A deviation / variance to permit an illuminated LED sign on the Edgeworks Building;
- c. A deviation / variance to permit relief to permit a bike storage area that is not fully enclosed, if necessary;
- d. A deviation to permit relief to exceed the maximum permitted on-site parking; and
- e. Any additional approvals, permits, deviations, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

18. The Applicant is requesting deviations for relief from the maximum permitted number of signs on the Edgeworks Building; for relief from the maximum permitted size of some of the signage; and for relief to permit the location of some of the signs. The various signs have different purposes for the building and the Scitech Scity Campus in general. The purpose of the number, size and location of the signage is connected to the branding and identification of the Edgeworks Building and the Scitech Scity campus.

19. The Property and the Project are unique in that it is a corner property that is part of a future campus development, and the Property/Project are isolated from main areas of development as it is separated from the Morris Canal Redevelopment Plan area by the New Jersey Turnpike, and directly across the street from the Liberty Science Center and the highly

vegetated area of Liberty State Park. It is anticipated that this Property and Project will be a destination campus because of the unique life and science purpose of the campus. Therefore, the isolation of the Property/Project makes it important to have appropriate signage that is able to adequately identify the Edgeworks Building and the Scitech Scity campus from a distance. The signage is also incorporated as an architectural element of the design of the Edgeworks Building. Accordingly, the proposed signage, the number, size, and locations are important for identification of the Edgeworks Building and the Scitech Scity campus. Similarly, there will not be any substantial detriments resulting from the signage because of the distance and isolated location of the Property/Project. Accordingly, the benefits of the requested relief as to the number, size, and location of the signage outweigh and substantial detriments, and the relief is warranted and can be granted.

20. The Applicant is also requesting relief to permit an LED screen on the Edgeworks Building. Similar to the foregoing regarding the signage, the proposed LED screen will be a benefit to Project and the general public to advise those at the Liberty Science Center, those visiting the Edgeworks building and Scitech Scity campus, and those in the area as to activities, programs, and other information regarding the Edgeworks Building and the Scitech Scity campus. The LED screen will not be used for any off-site advertising (and therefore, not be a billboard), and the LED screen will be limited in its use consistent with the hours of operation of the Liberty Science Center. Additionally, distance and isolation of the Property/Project also again prevents any substantial detriments of the LED screen. Accordingly, the benefits of the requested relief to permit the LED screen outweigh any substantial detriments, and the relief is warranted and can be granted.

21. The Applicant is also requesting relief to permit the bike storage area to be located outside of the building. In this instance, the proposed bike storage is adequately covered/sheltered and in immediate proximity to the Edgeworks Building, so it meets the intent of having bicycle storage readily easily accessible. In the alternative, if the storage was to be provided within the Edgeworks Building, it would adversely affect the programming of the numerous uses within the building. Accordingly, the benefits of the requested relief for the outdoor bicycle storage outweigh any substantial detriments, and the relief is warranted and can be granted.

22. Lastly, the Applicant is requesting relief to exceed the maximum permitted on site parking. This request is related to the Applicant's request for an approval for the Interim Parking Lot for a three (3) year period. The term of the interim use would run for three (3) from the issuance of a Temporary Certificate of Occupancy ("TCO") for the Edgeworks Building. The Applicant has adequate additional land to provide for the Interim Parking Lot, and will be providing for an improved walkway that will connect the Interim Parking Lot to the Edgeworks Building for safe access. The purpose of the additional parking and Interim Parking Lot is to

provide parking for overflow parking and for events within and outside of the Edgeworks Building. The proposed Interim Parking Lot will not have an adverse effect on the contemplated development during the interim period. The benefits of the relief requested for the Interim Parking Lot and the additional parking beyond the maximum permitted parking outweigh and substantial detriments, and the relief is warranted and can be granted.

23. The requested deviations further several purposes of the Municipal Land Use Law (the “MLUL”), including promoting the general welfare and providing a variety of uses to meet the needs of the public, including promoting science and technology. There is no substantial detrimental impact to the public good, and the requested relief are consistent with the intent and goals of the Redevelopment Plan and the JC LDO. The Planning Board also recognizes the Planning Staff report dated December 3, 2021 prepared by Mallory Clark-Sokolov, PP, AICP, Senior Planner of the City of Planning, and concurs with the analysis and findings of the report.

24. Members of the public did speak on the application, and those comments were considered by the Planning Board.

**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 with deviations pursuant to N.J.S.A. 40:55-70(c)(to permit relief from the signage standards – maximum number; maximum permitted size; and the location of the signage; to permit an illuminated LED screen; to permit outside bike storage; and to permit more than the permitted on site parking) , to wit, Calendar No. P21-086, to construct a an eight (8) story mixed use building that will include a research and development facility, including life and science laboratory uses, restaurant and retail uses, office and conference space uses, and banquet hall use, site improvements, and a proposed interim parking lot (for a 3-year period) for overflow parking (the “Project”) on the property located at 115 Jersey City Boulevard, 65 Philip Street, 101 Phillip Street, and Oliver Street, Jersey City, New Jersey, and which are also identified on the Jersey City tax maps as Block 21504, Lots 4.01, 5, 6 and 7 (and as subdivided pursuant to P21-139; the “Property”), in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions:

1. All materials and color selections shall be shown on Final Plans. No change to the facade and site design, including materials as well as any changes that may be required by the Office of Construction Code, shall be permitted without consultation with planning staff or approval by Planning Board.

2. Applicant shall provide an affidavit from the architect of record representing that the constructed project is consistent with final approved plans.
3. All street trees and landscaping shall be installed in accordance with the Jersey City Forestry Standards prior to the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO).
4. The interim use period for the gravel parking lot is applicable for a three (3) years from the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy. Should the Applicant seek to continue the interim use, they must appear before the Board for an extension of the use.
5. The LED screen shall not be used for off-site advertising, and shall be limited in its hours of use consistent with the hours of operation of the Liberty Science Center.
6. The Applicant shall work with the Division of Planning staff and the Jersey City Engineering Department to design a temporary sidewalk along Phillip Street for lots A and C (as referenced in sheet CS100 of the approved Civil Set), and the temporary sidewalk shall be incorporated in to the final plans for signature by the Planning Board Chairman and Secretary (consistent with Paragraph 15 of the Findings of Fact).
7. The Applicant shall extend the sidewalk along Jersey City Boulevard to the curb cut into the driveway, and incorporate this change in to the final plans for signature by the Planning Board Chairman and Secretary.
8. The Applicant shall comply with and/or address to the satisfaction of the Jersey City Review Agents the comments from the Jersey City Review Agents.

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**APPLICANT:** SCITECH SCITY LLC

**FOR:** PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL  
115 JERSEY CITY BOULEVARD, 65 PHILIP STREET, 101 PHILLIP STREET  
AND OLIVER STREET  
JERSEY CITY, NEW JERSEY  
BLOCK 21504, LOTS 4.01, 5, 6 AND 7

**CASE NO.:** P21-086


**VOTE:** 5-1


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COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Christopher Langston, Chairman	X			
Edwardo Torres, Commissioner	X			
Geoffrey Allen, Commissioner		X		
Vidya Gangadin, Commissioner	X			
Peter Horton, Commissioner	X			
Dr. Vijay Desai, Commissioner	X			

  
Christopher Langston (Jan 5, 2022 13:04 EST)  
CHRISTOPHER LANGSTON, CHAIRMAN  
JERSEY CITY PLANNING BOARD

  
Cameron Black (Jan 6, 2022 09:04 EST)  
CAMERON BLACK, SECRETARY  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
Santo T Alampi (Jan 5, 2022 13:50 EST)  
SANTO T. ALAMPI, ESQ.

DATE OF HEARING:  
DATE OF MEMORIALIZATION:

December 7, 2021  
January 4, 2022



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

**APPLICANT:** SCITECH SCITY LLC

**FOR:** PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL  
115 JERSEY CITY BOULEVARD, 65 PHILLIP STREET, 101 PHILLIP STREET  
AND OLIVER STREET  
JERSEY CITY, NEW JERSEY  
BLOCK 21504, LOTS 4.01, 5, 6 AND 7

**CASE NO.:** P21-139

**WHEREAS**, SCITECH SCITY LLC (the "Applicant"), per **Connell Foley LLP** (Charles J. Harrington, III, Esq., appearing) made application to the Planning Board of the City of Jersey City for Preliminary and Final Major Subdivision approval, to wit, Calendar No. P21-139, to create four (4) new lots through a subdivision of the property located at 115 Jersey City Boulevard, 65 Philip Street, 101 Phillip Street, and Oliver Street, Jersey City, New Jersey, and which are also identified on the Jersey City tax maps as Block 21504, Lots 4.01, 5, 6 and 7 (the "Property"); and

**WHEREAS**, it appears that due notice of a hearing on the above said application before the Planning Board of the City of Jersey City, on December 7, 2021 at 5:30 p.m., was duly published as prescribed in the Jersey City Land Development Ordinance ("JC LDO") and the Municipal Land Use Law; 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. The Applicant, Scitech Scity LLC, filed an application for Preliminary and Final Major Subdivision Approval (the "Subdivision") to subdivide Lots 4.01, 5, 6 and 7 in Block 21504 (the "Property") to create lots for the future development of the Scitech Scity campus
2. The purpose of the Subdivision is to create four (4) newly configured lots for the future development of the Scitech Scity campus development that will include the Edgeworks Life/Science building; a public school; a residential component; and an interim parking lot. The new lots are conforming lots.
3. The Subdivision is defined as a Major Subdivision because the Property was previously subdivided with the last five (5) years of this application.
4. The Property is approximately 12.53 acres in total lot area and is located within the Science and Technology District of the Liberty Harbor Redevelopment Plan area (the "Redevelopment Plan").
5. All of the new lots will have access to a public right of way either through direct access, or through and necessary easements across other lots that are part of this subdivision. Any necessary easements will be identified on the approved subdivision map to be recorded with the Hudson County Register.
6. The Applicant did not request any specific deviations. However, the Applicant did request that the Planning Board of the City of Jersey City (the "Planning Board") grant any approvals, permits, deviations, variances, interpretations, waivers or exceptions reflected in the plans and materials filed or determined to be necessary by the Planning Board during the review and processing of this application.
7. The Applicant has met the procedural requirements of the Jersey City Land Development Ordinance (the "JC LDO"), including the payment of fees, and in all other

respects the application conforms to the requirements of the JC LDO for approval of a 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. P21-139, to create four (4) new lots through a subdivision of the property located at 115 Jersey City Boulevard, 65 Philip Street, 101 Phillip Street, and Oliver Street, Jersey City, New Jersey, and which are also identified on the Jersey City tax maps as Block 21504, Lots 4.01, 5, 6 and 7, in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City, with the following conditions;

1. All testimony given by the Applicant and the expert witness in accordance with this application shall be binding.
2. The professional land surveyor of record, shall submit a signed and sealed affidavit affirming that the major subdivision was executed and recorded according to the approved plans. A copy of the recorded subdivision will be provided to City Planning once perfected.

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**APPLICANT:** SCITECH SCITY LLC

**FOR:** PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL  
115 JERSEY CITY BOULEVARD, 65 PHILLIP STREET, 101 PHILLIP STREET  
AND OLIVER STREET  
JERSEY CITY, NEW JERSEY  
BLOCK 21504, LOTS 4.01, 5, 6 AND 7

**CASE NO.:** P21-139


**VOTE:** 6-0

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COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Christopher Langston, Chairman	X			
Edwardo Torres, Commissioner	X			
Geoffrey Allen, Commissioner	X			
Vidya Gangadin, Commissioner	X			
Peter Horton, Commissioner	X			
Dr. Vijay Desai, Commissioner	X			

  
Christopher Langston (Jan 5, 2022 13:04 EST)  
CHRISTOPHER LANGSTON, CHAIRMAN  
JERSEY CITY PLANNING BOARD

  
Cameron Black (Jan 6, 2022 09:04 EST)  
CAMERON BLACK, SECRETARY  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
Santo T Alampi (Jan 5, 2022 13:50 EST)  
SANTO T. ALAMPI, ESQ.

DATE OF HEARING:  
DATE OF MEMORIALIZATION:

December 7, 2021  
January 4, 2022