

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: **MARBELLA TOWER ASSOCIATES SOUTH, LLC**

FOR: **ADMINISTRATIVE AMENDMENTS TO
PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL
WITH DEVIATIONS
401 WASHINGTON BLVD. (aka MARBELLA 2),
JERSEY CITY, NEW JERSEY
BLOCK 11603, LOT 45.01**

CASE NO.: **P12-009**

WHEREAS, the Applicant **MARBELLA TOWER ASSOCIATES SOUTH, 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 administrative amendments to its Preliminary and Final Major Site Plan Approval with deviations, to wit: Calendar No. P12-009, in connection with its previously approved development of thirty-nine (39) story building with 311 residential units that will be connected to the existing adjacent parking garage structure in connection with the property identified as 401 Washington Blvd., (aka Marbella 2), Jersey City, New Jersey, and is also identified on the Jersey City Tax Maps as Block 11603, Lot 45.01; and

WHEREAS, the proposed amendments by the Applicant are minimal as compared to the overall project; and

WHEREAS, the Division of Planning and the Planning Board have made a determination that the proposed amendments can be reviewed administratively, and that a formal application is not required; and

WHEREAS, due notice of a hearing on the above said application before the Planning Board of the City of Jersey City, on March 25, 2014 at 5:30 p.m., was duly published as prescribed in the Land Development 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, if any; and

WHEREAS, all testimony having been formally heard for this application; and

WHEREAS, after consideration of the application, plans, and the expert testimony presented at the meeting on behalf of the Applicant, the recommendations of the Division of Planning staff and the comments and testimony of the public, the Planning Board has made the following findings of facts:

FINDINGS OF FACT

1. The Applicant, Marbella Tower Associates South, LLC, made an application to the Planning Board for administrative amendments to the Preliminary and Final Major Site Plan Approval with deviations, which was approved on May 15, 2012 and memorialized by resolution on June 5, 2012, for the development of thirty-nine (39) story building with 311 residential units in connection with the property identified as 401 Washington Blvd., (aka Marbella 2), Jersey City, New Jersey, and is also identified on the Jersey City Tax Maps as Block 11603, Lot 45.01.

2. The proposed amendments to the project include the following:

A. Ground Floor Elevation

The Applicant is proposing to increase the ground floor elevation in the residential lobby two feet from elevation ten to elevation twelve in compliance with the recent FEMA Preliminary Work Maps and DEP requirements.

B. Height

The Applicant is proposing to increase the building height approximately 2 feet.

C. Number of Stories

The Applicant is proposing to decrease the number of stories from 39 to 38.

D. Ground Floor Use

The Applicant is proposing to change the use of approximately 600 square feet of interior space located in the southeastern corner of the ground floor from the "Residential Club Room" to retail use with street access from Washington Boulevard. Further, the Applicant is proposing to change the use of approximately 600 sq. ft. interior space located in the southern part of the ground floor from "Management Suite" and "Office" to expanded Lobby.

E. Ground Floor Landscaping and Grades

The Applicant is proposing adjustments to the landscaping and grades on Washington Boulevard and Second Street to accommodate steps with handrails and the slopes required to provide access to the proposed higher ground floor finished elevation. Additionally, the Applicant proposes to add a retail entrance to the proposed new retail space on Washington Boulevard.

F. Area

The Applicant is proposing to increase the gross floor area from 358,116 square feet to 359,347 square feet. This higher gross floor area remains below the maximum permitted floor area of 8 x the lot area (8 x 45,103 SF = 360,824 SF).

G. Tower Plans

The Applicant is proposing minor changes to the architectural layout of the tower levels. The number of dwelling units remains unchanged at 311 units.

H. 6th Floor Landscaping Layout

The Applicant is proposing a minor re-arrangement of the landscaping on top of the parking garage, which will not result in any decrease in the size of open space or any change in uses.

I. Revised civil Engineering Plans

Minor changes have been made to the civil engineering plans to reflect coordination between the Applicant's architect, MEP Engineers and the Utility companies.

3. None of the proposed material changes are substantial and there are no proposed changes to the site plan/improvements.

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 application for administrative amendments to the Preliminary and Final Major Site Plan Approval with deviations, to wit: Calendar No. P12-009, in connection with the property located at located at 401 Washington Boulevard (aka Marbella 2), Jersey City, New Jersey, and is also identified on the Jersey City Tax Maps as Block 11603, Lot 45.01 in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City.

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VOTE: **7 - 0**

COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Roseanna Petruzzelli, Chairwoman	X			
Karen McIntyre, Commissioner	X			
John Seborowski, Commissioner	X			
Robert McPherson, Commissioner	X			
Ricardo Ayala, Commissioner	X			
Dr. Orlando Gonzalez, Commissioner	X			
Jason Solowsky, Commissioner	X			


~~MICHAEL RYAN, CHAIRMAN~~ *VICE CHAIR*
JERSEY CITY PLANNING BOARD


ROBERT COTTER, SECRETARY
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



DAVID L. GANZ, ESQ.

DATE OF HEARING:

March 25, 2014

DATE OF MEMORIALIZATION:

April 8, 2014