

NOTICE OF PUBLIC HEARING

JERSEY CITY PLANNING BOARD

Application No: P2023-0023

PLEASE TAKE NOTICE that on Tuesday, February 6, 2024 at 5:30 P.M., a public hearing will be conducted before the Jersey City Planning Board (“Board”) in the Board Room of the Holloway Building, 4 Jackson Square, Jersey City, New Jersey 07305. The Board will hear an application in connection with the property located at 30 and 40 Newport Parkway, Jersey City, New Jersey, 07310 further known as Block 7302, Lot 60 on the Tax Map of the City of Jersey City, County of Hudson, State of New Jersey (“Property”).

The Applicant/Owner is NC Housing Associates #200 Co. (“Applicant”). The Applicant proposes to construct a 10,472 square foot one-story central lobby and amenity space, including a fitness center and co-working business space, which will connect the two existing buildings. Further, the Applicant seeks to convert existing professional space within the Thomas Jefferson Tower into four residential units. The Property is situated in the Residential Land Use District (“RES District”) of the Newport Redevelopment Plan Area. The proposed use is a permitted in the RES District.

The Applicant seeks the following Approval: Preliminary and Final Major Site Plan Approval: Construction of a 10,472 square foot one-story central lobby and amenity space including a fitness center and co-working business space; conversion of a second-floor professional space into four apartment units. Lastly, the Applicant requests that the Board grant any additional approvals, permits, 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.

Any person or persons affected by or interested in this application may have an opportunity to be heard by the Board at the meeting on Tuesday, February 6, 2024, at 5:30 P.M., which may continue at further hearings without further notice. You may appear in person, or by an attorney, and present comments which you may have regarding the application.

To access the application, plans and all materials related to the application in person, you may visit the planning department office at 1 Jackson Square, Jersey City, New Jersey 07305. To review, access and download the digital plans, the Jersey City Planning Board agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](#). To access information regarding the application or plans in person, or to ask any questions regarding the application, plans or hearing, please contact the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. You can find more information available at jerseycitynj.gov/planning.

NC Housing Associates #200 Co. – Applicant

/s/ Lisa E Lomelo

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