

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY

FOR: PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL

BLOCK 7302, EXISTING LOT 3.04; PROPOSED LOTS 3.11, 3.12, 3.13, 3.14, 3.15 and 3.16

700 WASHINGTON BOULEVARD; 40 14TH STREET

CASE: P20-033

WHEREAS, NEWPORT ASSOCIATES DEVELOPMENT COMPANY (the “Applicant”) represented by **Connell Foley, LLP**, Harborside Financial Center, 2510 Plaza Five, Jersey City, NJ 07311-4029 (James C. McCann, 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 to wit: Calendar No. P20-033, to subdivide one (1) existing lot commonly known as 700 Washington Boulevard; 40 14th Street and identified on the Jersey City Tax Maps as Block 7302, Lot 3.04 (the “Property”) into six (6) proposed lots to be known as Lots 3.11, 3.12, 3.13, 3.14, 3.15 and 3.16 in Block 7302, which is situated in the Residential District of the Newport Redevelopment Plan area.

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 June 23, 2020 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 submitted proof that it complied with the applicable procedural requirements including the payment of fees and public notices; and

WHEREAS, the Applicant and 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 as well as the comments and recommendations of the Planning Board staff, the Planning Board has made the following findings of fact:

FINDINGS OF FACT

1. The Property is located within the Residential District of the Newport Redevelopment Plan (the “Plan”).

2. The Applicant, Newport Associates Development Company has filed an application for preliminary and final major subdivision approval for the Property. The purpose of the application is to subdivide one (1) existing lot into six (6) new lots.

3. The existing lot is commonly known as 700 Washington Boulevard and 40 14th Street and identified on the Jersey City Tax Maps as Block 7302, Lot 3.04.

4. The proposed new lots are as follows, as more particularly shown on the preliminary and final major subdivision plat presented to the Board:

- a. Block 7302, Proposed Lot 3.11 – 141,041 sq. ft. / 3.2379 acres
- b. Block 7302, Proposed Lot 3.12 – 10,340 sq. ft. / 0.2374 acres
- c. Block 7302, Proposed Lot 3.13 – 49,936 sq. ft. / 1.1464 acres
- d. Block 7302, Proposed Lot 3.14 – 15,901 sq. ft./ 0.3650 acres
- e. Block 7302, Proposed Lot 3.15 – 63,058 sq. ft./ 1.4476 acres
- f. Block 7302, Proposed Lot 3.16 – 38,984 sq. ft./ 0.8949 acres

5. Proposed Lots 3.11, 3.13, and 3.15 are anticipated to be utilized as future development sites. Proposed Lot 3.12 is anticipated to be utilized for a pedestrian walkway between the Hudson River Waterfront Walkway and the neighborhood streets. Proposed Lots 3.14 and 3.16 are anticipated to be utilized as roads.

6. There is no minimum or maximum lot size in the Plan. The proposed new lots and subdivision comply in all respects with the Plan, the Jersey City Land Development Ordinance, the Jersey City Subdivision Ordinance, the Jersey City Master Plan, and the Municipal Land Use Law.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the City of Jersey City, County of Hudson, State of New Jersey for the foregoing reasons as well as those stated on the record by the Board members and Planning staff, which are incorporated herein by reference, approves the within application for Preliminary and Final Major Subdivision Approval to wit: Calendar No. P20-033, to subdivide one (1) existing lot commonly known as 700 Washington Boulevard and 40 14th Street and identified on the Jersey City Tax Maps as Block 7302, Lot 3.04, into six (6) proposed lots to be known as Lots 3.11, 3.12, 3.13, 3.14, 3.15 and 3.16 in Block 7302 which is situated in the Residential District of the Newport Redevelopment Plan area, subject to the following conditions of approval:

1. All testimony given by the Applicant and their expert witnesses in according with this application shall be binding; and
2. Revised plans shall be submitted addressing the comments of the City Jersey Division of Engineering, if any.

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VOTE: 9-0

COMMISSIONER	YES	NO	ABSTAIN	ABSENT
Christopher Langston, Chairman	x			
Dr. Orlando Gonzalez, Vice Chairman	x			
Joyce Watterman, Council President	x			
Edwardo Torres, Commissioner	x			
Dr. Vijay Desai, Commissioner	x			
Allison Solowsky, Commissioner	x			
Harkesh Thakur, Commissioner	x			
David Cruz, Commissioner	x			
Vidya Gangadin, Commissioner	x			


Christopher Langston (Jul 7, 2020 19:40 EDT)

CHRISTOPHER LANGSTON, CHAIRMAN
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:


Matt Ward (Jul 7, 2020 17:23 EDT)

MATT WARD, SECRETARY
JERSEY CITY PLANNING BOARD


Santo T. Alampi (Jul 8, 2020 09:32 EDT)
SANTO T. ALAMPI, ESQ.

DATE OF HEARING: June 23, 2020
DATE OF MEMORIALIZATION: July 7, 2020