

**RESOLUTION OF THE PLANNING BOARD
OF THE CITY OF JERSEY CITY
PRELIMINARY/FINAL MAJOR SITE PLAN WITH DEVIATIONS
SUBMITTED BY WAVE 2, LLC
30 PARK LANE NORTH, BLOCK 7302, LOT 3.13
(CASE # P20-079)**

WHEREAS, The Planning Board has considered the above matter at its regular meeting on January 19, 2021, as more fully set forth herein; and

WHEREAS, it appears that due notice of a hearing on the application for Preliminary and Final Major Site Plan with deviations before the Planning Board of the City of Jersey City was provided as prescribed in the Land Development Ordinance of the City of Jersey and the Municipal Land Use Law; and

WHEREAS, the Applicant appeared before the Board by means of an electronic Zoom conference as prescribed by “Senator Byron M Baer Open Public Meetings Act” on January 19, 2021, represented by Ronald H. Shaljian, Esq. of Schumann Hanlon Margulies, LLC; and

WHEREAS, the Applicant has submitted proof that it has complied with the applicable procedural requirements, including payment of fees and public notices; and

WHEREAS, the Planning Board did consider the application, exhibits, Staff recommendations, comments from members of the public, if any, and legal argument of legal counsel and other evidence and;

WHEREAS, the Planning Board did consider the comments of Applicant’s counsel, Applicant’s architect, Jack Raker of Minno-Wasko Architects; Applicant’s professional planner, Edward Kolling of Dresdner Robin Associates; Applicant’s civil engineer, Matthew Neuls of Dresdner Robin Associates and Giovanni Diaz of Weintraub Diaz, Landscape Architects, all of

which were recorded in the record of the hearing; and

WHEREAS, after due consideration and deliberation at the aforementioned hearing, the Planning Board did vote upon the application; and

WHEREAS, a decision must be reduced to writing and shall include findings of fact and conclusions based thereon; and

WHEREAS, the Planning Board of the City of Jersey City makes the following findings of fact, based upon the evidence presented at its public hearing:

1. Applicant is the owner of the subject premises (Block 7302, Lot 3.13) which is one of the lots created by a subdivision of Block 7302, Lot 3.04 which subdivision was approved by this Board in 2020 as Case #P20-033 and will be recorded shortly.

2. The premises are 49,936 square feet or 1.1464 acres.

3. The premises are part of the Northeast Quadrant. Parcel 4B/C and lies between 16th Street and 18th Street inland from Parcel 4A.

4. The proposed project will occupy the entire lot.

5. The proposed project will be bounded by private streets: to the north by 18th Street, to the east by River Drive, to the south by Park Lane North and to the west by North Boulevard.

6. For bulk regulations applicable to the proposed project, the total lot area includes the subject premises (Lot 3.13) with 49,336 square feet and one half of the right of way of the aforementioned private streets (39,935 square feet) for a total lot area of 85,871 square feet or 1.97 acres.

7. What is proposed is a thirty-three (33) story building, approximately 351 feet in height with a total of 391 dwelling units and 7,970 square feet of ground floor retail.

8. Currently, the unit count consists of 30 studios, 174 one bedroom units, 153 two bedroom units, 32 three bedroom units and 2 four bedroom units.

9. The roof will contain mechanical equipment that will not exceed 20% of the rooftop area and will be properly screened.

10. Adjacent to the tower is a 7 story, 363 space parking garage with 196 bicycle parking spaces; and

11. On the seventh floor of the garage building is located an outdoor amenity space which consists of a central open green space, framed with trees, fitness spaces, yoga space, a dog run, a series of lounging spaces and outdoor dining features for residents of the building.

12. The project also proposes approximately 13,415 square feet of improved open space which includes sidewalks and 44 street trees along the perimeter of the building and 40 on-street parking spaces

13. The proposed project conforms in all respects with the development requirements and regulations set forth in the Newport Redevelopment Plan and the Jersey City Land Development Ordinance except for a waiver for the tree spacing requirements (Standard 11.A.1g) where a minimum distance from a streetlight or utility pole to the tree trunks is a least 15 feet.

14. The proposed project also conforms with the 2000 Jersey City Master Plan and the goals described in the Newport Redevelopment Plan.

15. Applicant acknowledged receipt of the October 27, 2020 Report provided by the City of Jersey City Department of Engineering, Traffic and Transportation consisting of two (2) pages and agreed, on the record, to comply with the terms and conditions thereof.

16. Applicant acknowledged receipt of the September 25, 2020 Report provided by the

Jersey City Municipal Utilities Authority consisting of two (2) pages and agreed, on the record, to comply with the terms and conditions thereof.

17. Applicant acknowledged receipt of the December 3, 2020 Memo provided by the Jersey City Planning Division consisting of two (2) pages and agreed, on the record, to comply with the terms and conditions thereof.

18. With respect to the proposed materials, Applicant's architect has submitted a sample pamphlet dated April 29, 2020 which was made part of the record as part of the initial submission.

19. Other than the specific waiver pertaining to the Forestry Standards that this Board granted, there are no variances or deviations associated with this site plan and the project meets the designs standards, goals and objectives of the Newport Redevelopment Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Board of the City of Jersey City, for the foregoing reasons, as well as those stated on the record which are incorporated by reference herein, approves the Application for Preliminary and Final Major Site Plan Approval with the requested deviations from the Newport Redevelopment Plan with the following conditions:

1. Applicant shall comply with the comments set forth in the October 27, 2020 memo of the Division of Engineering, Traffic and Transportation. Revised plans shall be submitted showing incorporation of the Jersey City's Division of Engineering's comments.
2. Applicant shall comply with the comments set forth in the September 25, 2020 memo of the Jersey City Municipal Utilities Authority.
3. Applicant shall comply with the comments set forth in the December 3, 2020 memo of the City of Jersey City Planning Division.

4. All materials and color selections shall be shown on Final Plans. No change to the façade 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 and approval by planning staff and, if necessary, approval by the Planning Board.
5. The architect of record and the engineer of record shall each submit a signed and sealed affidavit that the final building was constructed as approved prior to the issuance of a Certificate of Occupancy
6. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
7. Except for the specific waiver or deviation granted by the Planning Board at the January 19, 2021 meeting, all street trees and landscaping shall be installed in accordance with section 345-66 of the Forestry Standards prior to the issuance of the Certificate of Occupancy.

**RESOLUTION OF THE PLANNING BOARD
OF THE CITY OF JERSEY CITY
PRELIMINARY/FINAL MAJOR SITE PLAN WITH DEVIATIONS SUBMITTED BY
WAVE 2, LLC
30 PARK LANE NORTH, BLOCK 7302, LOT 3.13
(CASE # P20-079)**


DATE OF HEARING: January 19, 2021

VOTE: 6-0-0

VOTING IN FAVOR: Christopher Langston, Chairman
Dr. Orlando Gonzalez, Commissioner
Geoffrey Allen, Commissioner
Peter Horton, Commissioner
Edwardo Torres, Commissioner
David Cruz, Commissioner

VOTING AGAINST: None

ABSTAINING: None




Christopher Langston (Feb 3, 2021 15:25 EST)
CHRISTOPHER LANGSTON, Chairman
JERSEY CITY PLANNING BOARD



erica baptiste (Feb 3, 2021 12:55 EST)
ERICA BAPTISTE, Secretary
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



Santo T. Alampi (Feb 3, 2021 15:57 EST)
SANTO ALAMPI, ESQ.

DATE OF MEMORIALIZATION: February 2, 2021_____