

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

**APPLICANT:** PH URBAN RENEWAL LLC  
**FOR:** FINAL MAJOR SITE PLAN APPROVAL  
25 COLUMBUS DRIVE AND 100 MONTGOMERY STREET  
JERSEY CITY, NEW JERSEY  
BLOCK 13102, LOTS 1.02 AND 1.01  
**CASE NO.:** P17-052

**WHEREAS**, the Applicant, PH URBAN RENEWAL 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 Final Site Plan Approval, to wit: Calendar No. P17-052, for approval to develop on Lot 1.02 a residential tower consisting of up to 750 residential units (the "Tower"), of which five percent (5%) of the revenue generating residential units will be deed restricted for a twenty (20) year term for use as Qualified Affordable Housing Units (i) retail/commercial space (the "Commercial Space"), and (ii) a School Space of approximately 35,000 gross square feet in size, as acceptable to the Jersey City Board of Education (the "JCBOE"), for use as a first grade, kindergarten and/or pre-kindergarten facility or as the JCBOE shall decide ("School Space"), and site improvements to Lot 1.01, in connection with the property identified as 25 Columbus Drive and 100 Montgomery Street, Jersey City, New Jersey and is also identified on the Jersey City Tax Maps as Block 13102, Lots 1.02 and 1.01; and

**WHEREAS**, due notice of a hearing on the above said application before the Planning Board of the City of Jersey City, on July 18, 2017, at 5:30 p.m., was duly published as prescribed in the Zoning Ordinance of the City of Jersey City; and

**WHEREAS**, the application was heard by the Jersey City Planning Board on July 18, 2017; 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**, 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, PH Urban Renewal LLC, filed an application for Final Major Site Plan approval for approval to develop on Lot 1.02 a residential tower consisting of up to 750 residential units (the "Tower"), of which five percent (5%) of the revenue generating residential units will be deed restricted for a twenty (20) year term for use as Qualified Affordable Housing Units (ii) retail/commercial space (the "Commercial Space"), and (iii) a School Space of approximately 35,000 gross square feet in size, as acceptable to the Jersey City Board of Education (the "JCBOE"), for use as a first grade, kindergarten and/or pre-kindergarten facility or as the JCBOE shall decide ("School Space"), and site improvements to Lot 1.01, in connection with the property identified as 25 Columbus Drive and 100 Montgomery Street, Jersey City, New Jersey and is also identified on the Jersey City Tax Maps as Block 13102, Lots 1.02 and 1.01.
2. The Applicant is the contract purchaser of Lot 1.02. Lot 1.02 is currently used as a surface parking lot for the residents of the existing building on Lot 1.01.
3. A related entity of the Applicant is the owner of Lot 1.01.
4. The property is located in the Block 13102 Redevelopment Plan ("Redevelopment Plan Area").
5. This development received Preliminary Major Site Plan approval from the Planning Board on November 1, 2016.
6. The Redevelopment Plan requires that a developer of a new development within the Redevelopment Plan be designated as the redeveloper of the property by the Jersey City Redevelopment Agency ("JCRA").

7. The Applicant has been designated as the redeveloper of Lot 1.02 by the JCRA and has entered into a redevelopment agreement with the JCRA in connection with the development of Lot 1.02, and the construction of the site improvements on Lot 1.01.
8. Portions of the overall proposed project are located on Lot 1.01. The owner of Lot 1.01 is anticipated to provide easements for the benefit of the Applicant to construct these improvements on these portions of Lot 1.01. In the alternative, a further subdivision of the parcels will be completed by the Applicant and the adjacent owner prior to or after final construction to adjust the lot lines consistent with the overall development.
9. As part of this application, the Applicant will construct a residential tower consisting of up to 750 residential units; retail/commercial space along Columbus Drive, and at the corner of Montgomery Street and Warren Street (and fronting on both Warren and Montgomery Streets); and a parking garage for approximately four hundred-one (401) parking spaces.
10. As part of this application, five percent (5%) of the revenue generating residential units of the new Tower will be deed restricted for a twenty (20) year term for use as Qualified Affordable Housing Units (moderate income affordable housing units, as defined in the Applicant's redevelopment agreement with the JCRA).
11. As part of this application, the Applicant shall construct an open space plaza along the corner of Warren Street and Columbus Drive, and along Columbus Drive. No more than 25% of this open space may be dedicated to commercial use.
12. As part of this application, the Applicant will be constructing a new School Space of approximately 35,000 gross square feet in size. Upon completion of the School Space, the School Space ("new school") shall be transferred to the Jersey City Board of Education for nominal consideration. An application will be made in the future to subdivide and create a separate lot for the School Space, which will be transferred upon completion to the JCBOE in fee for one dollar (\$1.00).
13. The application also includes proposed site improvements to Lot 1.01 as part of the overall development.

14. The Applicant has provided for the following revisions/changes/details for the development as a result of its continuing discussions and review of the development since the Preliminary Site Plan approval with the Division of Planning, the Jersey City Review Agent departments, and the local community, which include the following:

- a. Provided for additional detail on the landscaping plan(s), including landscaping along the plaza located at the corner of Christopher Columbus Drive and Warren Street, and surrounding the 100 Montgomery Street building.
- b. Provided for additional detail on site lighting.
- c. Created easement areas for the Jersey City Board of Education ("JC BOE") to provide pedestrian pathway/ingress/egress for curbside trash.
- d. Parking: (a) eliminated potential for stackers at the second floor by decreasing the floor to floor height; (b) added a story to the parking garage; (c) reduced the number of total parking spaces from 416 to 401; and (d) increased aggregate building height by 5'-4".
- e. Repositioned the building amenities, including relocating the dog run from 2<sup>nd</sup> story roof to 7<sup>th</sup> story to improve accessibility to residents.
- f. Provided for bulb outs, and drop off/no parking areas to support the Jersey City Board of Education School Space along Washington Street.
- g. Provided for loading zone entry/exit and no parking zones along Warren Street.
- h. Removed truck access from Montgomery Street and making that entry/exit for residential vehicles only. Truck access is now provided from Warren Street.
- i. Increased the residential tower by one story as a result of the additional story added to the parking garage.
- j. At 100 Montgomery Street created a minimum 15' wide sidewalk, pulled back existing fencing, widened hardscape entry to 100 Montgomery Street, lobby and provided clear path to trash storage at Lot 1.02.

15. The proposed development conforms to the regulations of the Redevelopment Plan.

**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 Final Major Site Plan Approval, to wit: Calendar No. P17-052, for approval to develop on Lot 1.02 a residential tower consisting of up to 750 residential units (the "Tower"), of which five percent (5%) of the revenue generating residential units will be deed restricted for a twenty (20) year term for use as Qualified Affordable Housing Units (ii) retail/commercial space (the "Commercial Space"), and (iii) a School Space of approximately 35,000 gross square feet in size, as

acceptable to the Jersey City Board of Education (the "JCBOE"), for use as a first grade, kindergarten and/or pre-kindergarten facility or as the JCBOE shall decide ("School Space") and site improvements to Lot 1.01, in connection with the property identified as 25 Columbus Drive and 100 Montgomery Street, Jersey City, New Jersey and is also identified on the Jersey City Tax Maps as Block 13102, Lots 1.02 and 1.01, in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions:

1. The Applicant shall address and/or comply with the comments of the Jersey City Review Agents.
2. The Applicant shall continue to work with the Jersey City Engineering Department with regard to the future circulation of Washington Boulevard (e.g. whether it remains a one way street adjacent to the Property, or is converted to a two way street at this location).
3. The Applicant shall provide the Jersey City Department of Public Works ("DPW") a statement/document evidencing the development's compliance with the sanitation requirements.
4. The Applicant shall install a "no left turn" sign at the exit of the parking garage ingress/egress along Montgomery Street.
5. The Applicant shall restore any bike lanes that are disturbed as part of the development.
6. The Applicant shall restore, and revise, if necessary, any handicap ramps disturbed as part of the development.
7. The Applicant shall provide the Division of Planning a revised easement plan showing the proposed easements for the development.
8. The Applicant shall provide copies of the proposed form of easements to the Division of Planning for their review and approval as to form.
9. The proposed on street loading areas presented for the development are all approved subject to the necessary approvals from the City Council.
10. The Applicant shall coordinate with New Jersey Transit regarding any changes to the bus stop located at the corner of Washington Boulevard and Montgomery Street.
11. The Applicant shall be responsible for the management and maintenance of the bioswales, rain gardens, and/or stormwater handlers located at the corners of Washington Boulevard at Christopher Columbus Drive and Montgomery Street.
12. The residents of 100 Montgomery Street and 25 Christopher Columbus Drive shall have priority in the new parking garage over other users of the garage.

13. The Applicant shall provide an easement to permit the parking garage, including its ramp and stair tower, to be located on Lot 1.01.

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**VOTE:** 9 - 0

COMMISSIONER:	YES	NO	ABSTAIN	ABSENT
Christopher Langston, Chairman	X			
Dr. Orlando Gonzalez, Vice-Chairman	X			
John Seborowski, Commissioner	X			
Allison Solowsky, Commissioner	X			
Dr. Vijay Desai, Commissioner	X			
Councilwoman Joyce Watterman, Commissioner	X			
Eduardo Torres, Commissioner	X			
Arnold Bettinger, Commissioner	X			
Eric Fleming, Commissioner	X			

  
CHRISTOPHER LANGSTON, CHAIRMAN  
JERSEY CITY PLANNING BOARD

  
MATTHEW WARD, SECRETARY  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
~~DENNIS LI, CIA, ESQ.~~  
Christopher K. Hamon, Esq.  
July 18, 2017

DATE OF HEARING:

DATE OF MEMORIALIZATION:

August 15, 2017