

**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 LOTS 3.01 AND 3.02; PROPOSED LOTS 3.04, 3.05, 3.06, 3.07, 3.08, 3.09 & 3.10**

**700 WASHINGTON BOULEVARD; 40 14<sup>TH</sup> STREET**

**CASE: P17-022**

**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. and Nancy A. Skidmore, 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. P17-022, to subdivide two (2) existing lots commonly known as 700 Washington Boulevard and 40 14<sup>th</sup> Street and identified on the Jersey City Tax Maps as Block 7302, Lots 3.01 & 3.02, into seven (7) proposed lots described as Lots 3.04, 3.05, 3.06, 3.07, 3.08, 3.09 & 3.10 in Block 7302 (the "Property"), 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 May 16, 2017 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 two (2) existing lots into seven (7) new lots.

The two (2) existing lots are commonly known as 700 Washington Boulevard and 40 14th Street and identified on the Jersey City Tax Maps as Block 7302, Lots 3.01 & 3.02.

3. 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 3.04 – 319,260 sq. ft. / 7.329 acres
- b. Block 7302, Proposed Lot 3.05 – 10,319 sq. ft. / 0.237 acres
- c. Block 7302, Proposed Lot 3.06 – 3,905 sq. ft. / 0.0896 acres
- d. Block 7302, Proposed Lot 3.07 – 45,480 sq. ft./ 1.044 acres
- e. Block 7302, Proposed Lot 3.08 – 18,487 sq. ft./ 0.424 acres
- f. Block 7302, Proposed Lot 3.09 – 56,464 sq. ft./ 1.296 acres
- g. Block 7302, Proposed Lot 3.10 – 19,066 sq. ft. / .04377 acres.

3. Proposed Lot 3.04 will be utilized for (a) interim vehicular parking and bicycle parking to accommodate the occupants and visitors of the proposed mixed-use residential development on the adjacent lot (proposed Lot 3.09) and (b) a previously approved mixed-use residential development memorialized by Resolution dated November 30, 2010 Case No. P10-070.

4. Proposed Lots 3.05, 3.07 & 3.08 will be utilized for roadway improvements and Proposed Lot 3.10 will be utilized to make minor changes to previously approved and constructed section of the waterfront walkway to accommodate a proposed mixed use residential development on proposed Lot 3.09.

5. The new lots and proposed 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. P17-022, to subdivide two (2) existing lots commonly known as 700 Washington Boulevard and 40 14th Street and identified on the Jersey City Tax Maps as Block 7302, Lots 3.01 & 3.02, into seven (7) proposed lots to be known as Lots 3.04, 3.05, 3.06, 3.07, 3.08, 3.09 & 3.10 in Block 7302 which is situated in the Residential District of the Newport Redevelopment Plan area.

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**FOR:** PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL


**BLOCK 7302, EXISTING LOTS 3.01 AND 3.02; PROPOSED LOTS 3.04, 3.05, 3.06, 3.07, 3.08, 3.09 & 3.10**

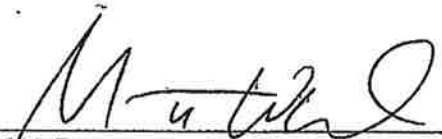

**700 WASHINGTON BOULEVARD; 40 14TH STREET**

**CASE:** P17-022

**VOTE:** 9-0

COMMISSIONER	YES	NO	ABSTAIN	ABSENT
Christopher Langston, Chairman	X			
Dr. Orlando Gonzalez, Vice Chairman	X			
Joyce Watterman, Councilwoman	X			
Eric Fleming, Commissioner	X			
John Seborowski, Commissioner	X			
Michael Sims, Commissioner	X			
Allison Solowsky, Commissioner	X			
Harkesh Thakur, Commissioner	X			
Dr. Vijay Desai, Commissioner	X			

  
 CHRISTOPHER LANGSTON, CHAIRMAN  
 JERSEY CITY PLANNING BOARD  
*Dr. Orlando V. Gonzalez*  
 APPROVED AS TO LEGAL FORM:

  
 MATT WARD, SECRETARY  
 JERSEY CITY PLANNING BOARD  
  
 FLORIO AND KENNY, LLP  
 DENNIS LILOIA, ESQ.

DATE OF HEARING: May 16, 2017

DATE OF MEMORIALIZATION: June 13, 2017

# MAJOR SUBDIVISION LOTS 3.01 AND 3.02 IN BLOCK 7302 CITY OF JERSEY CITY HUDSON COUNTY NEW JERSEY

8/20/2014

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT.

**UNDESIGNED AREAS**  
 UNDESIGNED AREAS ARE SHOWN IN DASHED LINES AND ARE NOT TO BE CONSIDERED PART OF THIS PLAN. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS APPROVED THE UNDESIGNED AREAS AS SHOWN ON THIS PLAN. THE CITY ENGINEER'S APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE UNDESIGNED AREAS OR THE CITY ENGINEER'S LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE UNDESIGNED AREAS.

**EXISTING AND PROPOSED LOT AREAS**  
 THE TOTAL AREA OF THE SUBDIVISION IS 1,111,111 SQUARE FEET. THE TOTAL AREA OF THE EXISTING LOTS IS 1,111,111 SQUARE FEET. THE TOTAL AREA OF THE PROPOSED LOTS IS 1,111,111 SQUARE FEET.

**OWNER**  
 MAJOR SUBDIVISION  
 CITY OF JERSEY CITY  
 HUDSON COUNTY

**DESIGNER**  
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**DATE**  
 [Blank]

**CITY ENGINEER**  
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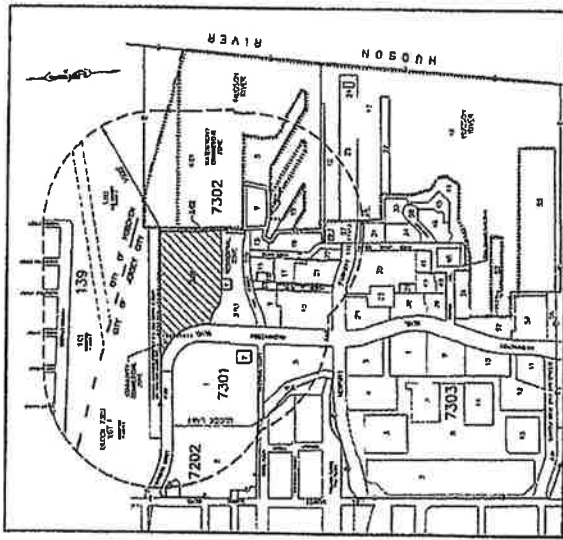
**CITY CLERK**  
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**COUNTY ENGINEER**  
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**NOTARIES**  
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**APPROVAL**  
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**APPROVAL**  
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KEY MAP  
 SCALE: 1" = 400' ±

EXISTING AND PROPOSED LOT AREAS

LOT NO.	EXISTING AREA (SQ. FT.)	PROPOSED AREA (SQ. FT.)
7202	1,111,111	1,111,111
7301	1,111,111	1,111,111
7302	1,111,111	1,111,111
7303	1,111,111	1,111,111
TOTAL	4,444,444	4,444,444

LEGEND

- EXISTING LOT BOUNDARIES
- PROPOSED LOT BOUNDARIES
- EXISTING LOT AREAS
- PROPOSED LOT AREAS

<b>PROJECT NAME</b>	MAJOR SUBDIVISION LOTS 3.01 AND 3.02 IN BLOCK 7302 CITY OF JERSEY CITY HUDSON COUNTY	<b>PROJECT NO.</b>	11-111	<b>DATE</b>	8/20/2014
<b>DESIGNER</b>	MAJOR SUBDIVISION CITY OF JERSEY CITY HUDSON COUNTY	<b>ENGINEER</b>	[Blank]	<b>DATE</b>	[Blank]
<b>APPROVAL</b>	[Blank]	<b>APPROVAL</b>	[Blank]	<b>DATE</b>	[Blank]

