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September 18, 2020

By Electronic Mail

Cameron Black  
Jersey City Department of Housing and Economic Development  
1 Jackson Square  
Jersey City, NJ 07305

Re: Preliminary and Final Major Site Plan Application  
Towers of America  
30 River Court, Jersey City, NJ (Block 7302, Lots 33, 34, 44, 45, 46 & 58)  
Application No. p20-056  
Our File No. 15478-1774

Dear Mr. Black:

As you are aware, this Firm represents applicant T.A. Pool LLC ("Applicant"). The Hearing for the above-application is scheduled for Tuesday, September 22, 2020.

On September 8, 2020, we previously submitted exhibits pre-marked A1 to A7. Enclosed you will find two additional exhibits pre-marked Exhibits A8 and A9, along with an updated Exhibits List and the Witness/Counsel List for the Hearing.

If you have any questions or concerns, do not hesitate to contact me. Thank you.

Very truly yours,

Maria P. Vallejo  
For the Firm

MPV/  
Encl.

c: LeFrak (By Electronic Mail)  
Langan (By Electronic Mail)

## **EXHIBIT LIST**

**T.A. POOL LLC  
Preliminary and Final Major Site Plan Application  
30 River Court, Jersey City, NJ (Block 7302, Lots 33, 34, 44, 45, 46 & 58)  
Application No. p20-056**

<b><u>Exhibit:</u></b>	<b><u>Description:</u></b>
<b>A1.</b>	<b>Preliminary and Final Major Site Plan;</b>
<b>A2.</b>	<b>General Development Application with Addendum;</b>
<b>A3.</b>	<b>Survey, signed and sealed by licensed surveyor;</b>
<b>A4.</b>	<b>Current color site photo and photo including adjacent properties;</b>
<b>A5.</b>	<b>Email from Cameron Black, AICP PP, Senior Planner of City of Jersey City, dated May 18, 2020;</b>
<b>A6.</b>	<b>Correspondence from Gregory L. Woodruff of Langan, dated June 12, 2020, in response to Email from Cameron Black;</b>
<b>A7.</b>	<b>Email from Winnie C. Chang of Port Authority of New York &amp; New Jersey, dated August 3, 2020;</b>
<b>A8.</b>	<b>Email from Lichuan Wang, principal engineer of City of the Jersey City, dated September 9, 2020; and</b>
<b>A9.</b>	<b>Memorandum, dated September 17, 2020, from Cameron Black, AICP PP, Senior Planner of City of Jersey City, providing comments from City Planning Department.</b>

## **WITNESS LIST**

**T.A. POOL LLC**  
**Preliminary and Final Major Site Plan Application**  
**30 River Court, Jersey City, NJ (Block 7302, Lots 33, 34, 44, 45, 46 & 58)**  
**Application No. p20-056**

### **COUNSEL:**

**Maria P. Vallejo, Esq. and Kenneth A. Porro, Esq.**  
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### **WITNESSES:**

**Sony David, PE, LEED AP**  
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**Michael Szura, PLA, ASLA, LEED-AP**  
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**Gregg Woodruff, PP, AICP, LEED-AP BD+C**  
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**Maria P. Vallejo**

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**From:** Lichuan Wang <Lichuan@jcnj.org>  
**Sent:** Wednesday, September 9, 2020 2:54 PM  
**To:** Joey-Ann Morales; Felicia Owusu-Broni; 'r.prakash@jcmua.com'; Linda Ledbetter; Matt Ward; Ruth E. Mogro; Brian Weller; Drew Banghart; Cameron Black; Tanya Marione; Erica Baptiste; Joseph Newman; Lindsey Sigmund; Darian Barletto; Mallory Clark; Timothy Krehel; Paul Russo  
**Cc:** Maria P. Vallejo  
**Subject:** Site Plan Comments: 30 River Court

Based on our review, we have no engineering related comments at this time.

**Lichuan Wang, P.E.**  
***Principal Engineer***  
***Jersey City Municipal Services Complex***  
***Engineering***  
***13-15 Linden Ave. East***  
***City of Jersey City, NJ 07305***  
***T: 201-547-5072***

# CITY OF JERSEY CITY

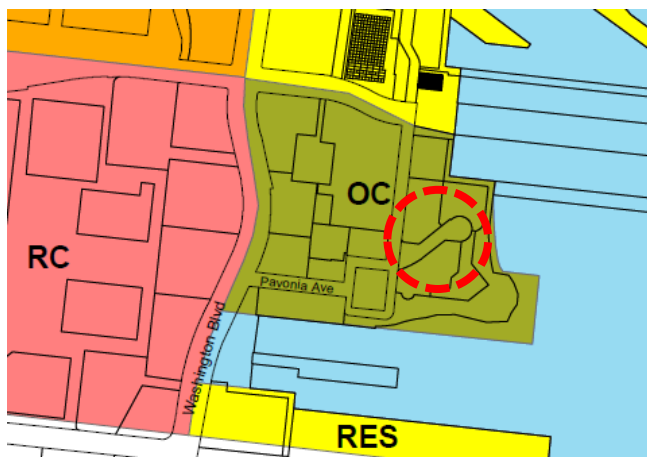
Department of Housing, Economic Development & Commerce  
Division of City Planning  
Interdepartmental Memorandum



DATE: 9/17/20  
TO: Planning Board Commissioners  
FROM: Cameron Black, AICP, PP, Senior Planner  
RE: 30 River Court  
Case #P20-056 Block 7302, Lots 33, 34, 44, 45, 46, and 58  
Preliminary and Final Major Site Plan

## **BACKGROUND**

30 River Court (P20-056) is part of the Office Commercial zone of the Newport Redevelopment plan and the applicant is proposing traffic roundabout improvements, landscaping changes, and a swimming pool (50'x20') which is to be used by residents of the adjacent buildings owned by the applicant. The original layout of the roundabout and landscaping dates back to the mid-90s. The applicant's proposal will increase the landscaped area from 19 percent (39,561.23 sq. ft.) of the lot area to 21 percent (43,725.57 sq. ft.). The new landscaping will allow for the incorporation of the 2018 Jersey City Forestry standards and native species of plants, which include 54 native species trees and 480 native fruiting and flowering shrubs.



Newport's RDP Land Use - Applicant's approximate area of improvements are circled in Red with broken lines



**Photograph A - 30 River Court Entry Looking north/east - taken 9.17.20**



**Photograph B - 30 River Court – taken 9.17.20 looking east**



**Photograph C - 30 River Court – taken 9.17.20 looking west**

**Staff Comments:**

Staff Comments:

1. There are no variances associated with this site plan. The changes to the hardscape and the landscaping will allow incorporation of the 2018 forestry standards. The changes do not compromise any of the conditions from previous approvals associated with these applications nor do they disagree with the objectives and goals of the Newport Redevelopment Plan.

**In the event a motion for approval is made staff recommends the following conditions:**

1. Architect of record shall submit a signed and sealed affidavit confirming that the final site improvements were constructed as approved, prior to issuance of the Certificate of Occupancy.
2. All materials and color selections shall be shown on Final Plans. No change to the 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.
3. Engineer of record shall submit a signed and sealed affidavit confirming that the final site was constructed as approved, prior to issuance of the Certificate of Occupancy.
4. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
5. All landscaping shall be installed in accordance with 345-66 and the City's Forestry Standards, prior to an issuance of a Certificate of Occupancy.