



State of New Jersey

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

CATHERINE R. McCABE
Commissioner

October 11, 2019

Newport Associates Development Company
c/o Ms. Marsilia Boyle
111 Town Square Place, 3rd Floor
Jersey City, NJ 07310

RE: Authorization for a Waterfront Development Permit – Modification #8 Letter
LUR File No.: 0906-04-0002.4; WFD 190001
Permittee: Newport Associates Development Company
Project: Northeast Quadrant Pier 199B open space
Block: 7302 Lot: 5
City of Jersey City, Hudson County

Dear Ms. Boyle:

This letter is in response to your request, received by the Division of Land Use Regulation (Division) on June 24, 2019, to modify a Waterfront Development Upland Individual Permit (LUR file no.: 0906-00-0003.1) approved by the Division on February 22, 2001. The original permit authorized a ten year phased construction known as the Northeast Quadrant and consisted of the following: approximately 3,889 residential units in 12 mid-to-high rise buildings, 41,230 square feet of commercial space, 70,000 square feet of cultural facilities, 2,530 parking spaces and 2,440 linear feet of the Hudson River Waterfront Walkway and 15 acres of open space all upland of the Hudson River.

Seven modifications of the approved permit have been approved by the Department as a result of various design changes as construction of the development commenced. This modification is the eighth modification to the original permit and involves design changes only to Block 7302, Lot 5 on Pier 199B. The authorized modifications are:

1. The elimination of the previously approved 70,000 SF/65-foot high cultural center;
2. The addition of a 75-foot high public art sculpture; and
3. The addition of two 8' x 12' cantilevered viewing platforms.

The previously approved landward plaza, waterward plaza, and public access path on the north edge of the pier remain unchanged. The Department hereby approves the requested modifications to the original Waterfront Development Permit.

This modification is authorized under and in compliance with the Coastal Zone Management Rules, N.J.A.C. 7:7-1.1 *et seq.* and **contingent upon compliance with the following condition:**

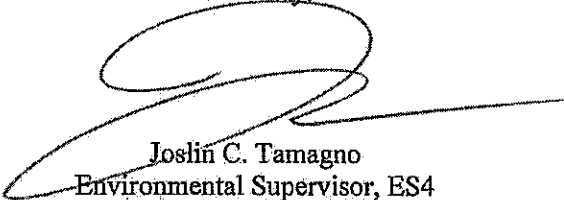
1. Prior to the construction of any structures within the V Zone, the permittee shall submit structural details and calculations which demonstrate that all structures proposed within the V Zone comply with the Flood Hazard Area Rules at N.J.A.C. 7:13-12.4. The calculations ensuring stability for hydrodynamic forces shall include the forces associated with the wave action (V-zone).

APPROVED PLANS:

The modified project is shown on one (1) sheet prepared by Dresdner Robin, last revised on September 13, 2019, and entitled: "PARCEL 7 DEVELOPMENT PLAN, PIER 199B "NEWPORT PIER PARK," NEWPORT - NORTHEAST QUADRANT, TAX BLOCK 7302 LOT 5, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY" (Drawing no. WD 11-1).

A copy of this permit modification has been appended to the original permit. Please be advised that all other conditions of the original permit and subsequent modifications remain in effect. **This letter does not extend the permit expiration date.** If you have any questions concerning this letter, please contact Becky Mazzei of my staff at Becky.Mazzei@dep.nj.gov or (609) 984-6216.

Sincerely,



Joslin C. Tamagno
Environmental Supervisor, ES4
Bureau of Urban Growth and Redevelopment
Division of Land Use Regulation

c: (Original sent to permittee)
City of Jersey City Construction Official
Mr. Jaan Haus, Riker Danzig

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**NEWPORT ASSOCIATES
DEVELOPMENT COMPANY**
111 TOWN SQUARE PLACE, SUITE 309
JERSEY CITY, NEW JERSEY 07310

Matthew J. Neuls

PARCEL 7
DEVELOPMENT PLAN

PIER 1998
"NEWPORT PIER PARK"

PIER 199B
NEWPORT - NORTHEAST QUADRANT
TAX BLOCK 7302 LOT 5
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

10182-090	WD 11-1	SHIFT 01 02 03
DATE: 01/13/2010	TIME: 08:15:00	
NAME: MRM	DATE: 01/13/2010	
TIME: 08:15:00	TIME: 08:15:00	

