

PERFORMANCE STANDARDS (COMMUNITY BENEFITS) (D.2.a-1)			
	REQUIREMENTS:	PHASE:	NOTES:
a.	RESTORATION & ADAPTIVE REUSE OF THE ORIGINAL 1920'S, 5 STORY STRUCTURE WITH NO APPARENT CHANGE TO THE BUILDING'S HEIGHT	PHASE III	DETAILED DRAWINGS ARE PROVIDED WITH FINAL DRAWINGS FOR PHASE 3
b.	THE PROVISION OF PUBLIC USES IN THE DISTRICT TO HELP ADMINISTER PUBLIC SERVICES TO A GROWING NEIGHBORHOOD AND GREATER JERSEY CITY	VARIOUS PHASES AS NOTED IN THIS CHART (h, j, k. & l.)	PHASE I UNDER CONSTRUCTION
c.	THE CONSTRUCTION OF MONMOUTH STREET, A 60' RIGHT-OF-WAY BETWEEN 13TH & 16TH STREETS	MONMOUTH STREET FROM 14TH TO 15TH STREET PHASE II; MONMOUTH STREET FROM 15TH TO 16TH STREET AND MONMOUTH STREET FROM 13TH TO 14TH STREET PHASE IV	FINAL WIDTH OF MONMOUTH STREET TO BE DETERMINED BY WIDTH OF LAND ON WEST SIDE OF MONMOUTH OBTAINED BY CITY OF JERSEY CITY FROM LAND OWNER
d.	THE CONSTRUCTION OF 15TH STREET RIGHT-OF-WAY BETWEEN COLES & MONMOUTH STREETS	PHASES I & II AS NOTED ON THE PHASING PLAN	PHASE I UNDER CONSTRUCTION
e.	THE IMPROVEMENT OF THE 16TH STREET RIGHT-OF-WAY BETWEEN COLES & MONMOUTH STREETS	PHASES III & IV AS NOTED ON THE PHASING PLAN	
f.	DEDICATION OF 30' OF LAND ON THE WEST SIDE OF THE PROPERTY BETWEEN 14TH & 16TH STREETS FOR RE-OPENING OF MONMOUTH STREET	PHASES II & IV	30' TO BE DEDICATED ON EAST SIDE OF MONMOUTH STREET AS PART OF THIS SITE'S MAJOR SUBDIVISION. REMAINDER OF MONMOUTH STREET TO BE OBTAINED BY CITY OF JERSEY CITY FROM LANDOWNER OF WEST SIDE OF MONMOUTH STREET
g.	DEDICATION OR PUBLIC EASEMENT AND CONSTRUCTION OF A 60' WIDE SECTION OF LAND BETWEEN MONMOUTH & COLES STREET FOR RE-OPENING OF 15TH STREET	PHASE I UNDER CONSTRUCTION	CONSTRUCTION ONGOING. PROPERTY WILL BE CONVEYED AFTER CONSTRUCTION IS ACCEPTED BY CITY OF JERSEY CITY.
h.	THE DEDICATION OF PUBLICLY ACCESSIBLE OPEN AND RECREATIONAL LAND SOUTH OF 14TH STREET FOR THE EMERSON PARK AFTER EXPIRATION OF ITS CURRENT USE	FUTURE PHASE TO BE DETERMINED. PHASE IV.	DETAILED DRAWINGS WILL BE PROVIDED AFTER EXPIRATION OF IT'S CURRENT USE. CONSTRUCTION OF NEW SIDEWALK ALONG NORTH SIDE OF 13TH STREET
i.	THE DETAILED RECONSTRUCTION OF THE ART DECO ENTRANCES AT THE CORNERS OF 14TH STREET, 15TH STREET AND COLES STREET AT THE BASE OF THE NEW SOUTHERN STRUCTURE	PHASE I & II AS SHOW ON THE DRAWINGS.	BOTH ENTRANCES ARE PROVIDED, ENTRANCE AT CORNER OF 14TH & COLES STREET SHON ON THE DRAWINGS.
j.	CONSTRUCTION AND DEDICATION OF A PUBLIC USE FACILITY AS FURTHER OUTLINED IN THIS DISTRICT	PHASE I UNDER CONSTRUCTION	LOCATED ON 1ST & 2ND FLOOR ALONG 14TH STREET, + 23,900 SF. PROVIDED WITH 40 ON-SITE PARKING SPACES
k.	CONSTRUCTION OF THE COLES PARK (PARK FRONTING COLES ST. BETWEEN 16TH & 18TH STREETS) IN ACCORDANCE WITH THE DESIGN OBJECTIVES AND REQUIREMENTS FOR IMPROVED OPEN SPACE OF THE JERSEY PARK REDEVELOPMENT PLAN.	PHASE I UNDER CONSTRUCTION	CONSTRUCTION ONGOING. PROPERTY WILL BE DEDICATED & CONVEYED AFTER CONSTRUCTION IS ACCEPTED BY CITY OF JERSEY CITY.
l.	CONSTRUCTION OF THE EMERSON PARK (TRIANGLE PLOT OF LAND ON 13TH STREET) IN ACCORDANCE WITH THE DESIGN OBJECTIVES AND REQUIREMENTS FOR IMPROVED OPEN SPACE OF THE JERSEY AVENUE PARK REDEVELOPMENT PLAN AFTER EXPIRATION OF ITS CURRENT USE.	FUTURE PHASE TO BE DETERMINED	DETAILED DRAWINGS WILL BE PROVIDED AFTER EXPIRATION OF IT'S CURRENT USE.

PHASE I

- 1.1B COLES STREET PARK
1.5 COLES STREET BETWEEN 16TH STREET AND 18TH STREET
1.7 COLES STREET BETWEEN 14TH STREET & 15TH STREET
1.8 14TH STREET- BETWEEN COLES STREET AND 14TH STREET STA. 11+25
1.9 15TH STREET- BETWEEN COLES STREET AND 15TH STREET STA. 7+50

PHASE II

- 1.10 MONMOUTH STREET- BETWEEN 14TH STREET AND 15TH STREET INCLUDING 15TH STREET UP TO STA. 7+50 AND INCLUDING 14TH STREET UP TO STA. 11+25

PHASE III

- 1.7 COLES STREET BETWEEN 15TH STREET AND 16TH STREET
1.11 16TH STREET BETWEEN COLES STREET AND 16TH STREET STA. 11+00

PHASE IV

- 1.11A 16TH STREET BETWEEN STA. 10+00 AND STA. 11+00 INCLUDING MONMOUTH STREET BETWEEN 15TH STREET AND 16TH STREET

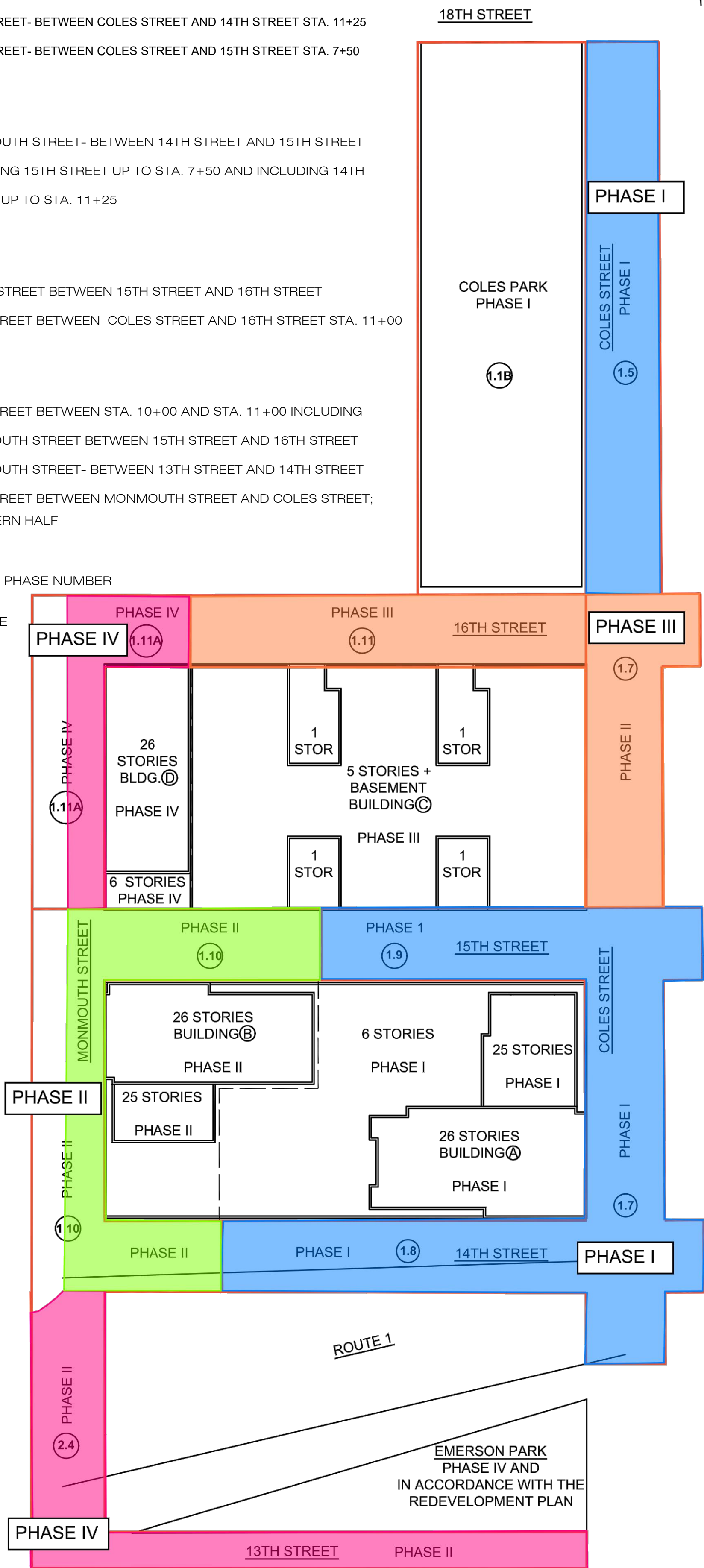
- 2.4 MONMOUTH STREET- BETWEEN 13TH STREET AND 14TH STREET

- 13TH STREET BETWEEN MONMOUTH STREET AND COLES STREET, NORTHERN HALF

LEGEND:

- 1.1 INDICATES PHASE NUMBER

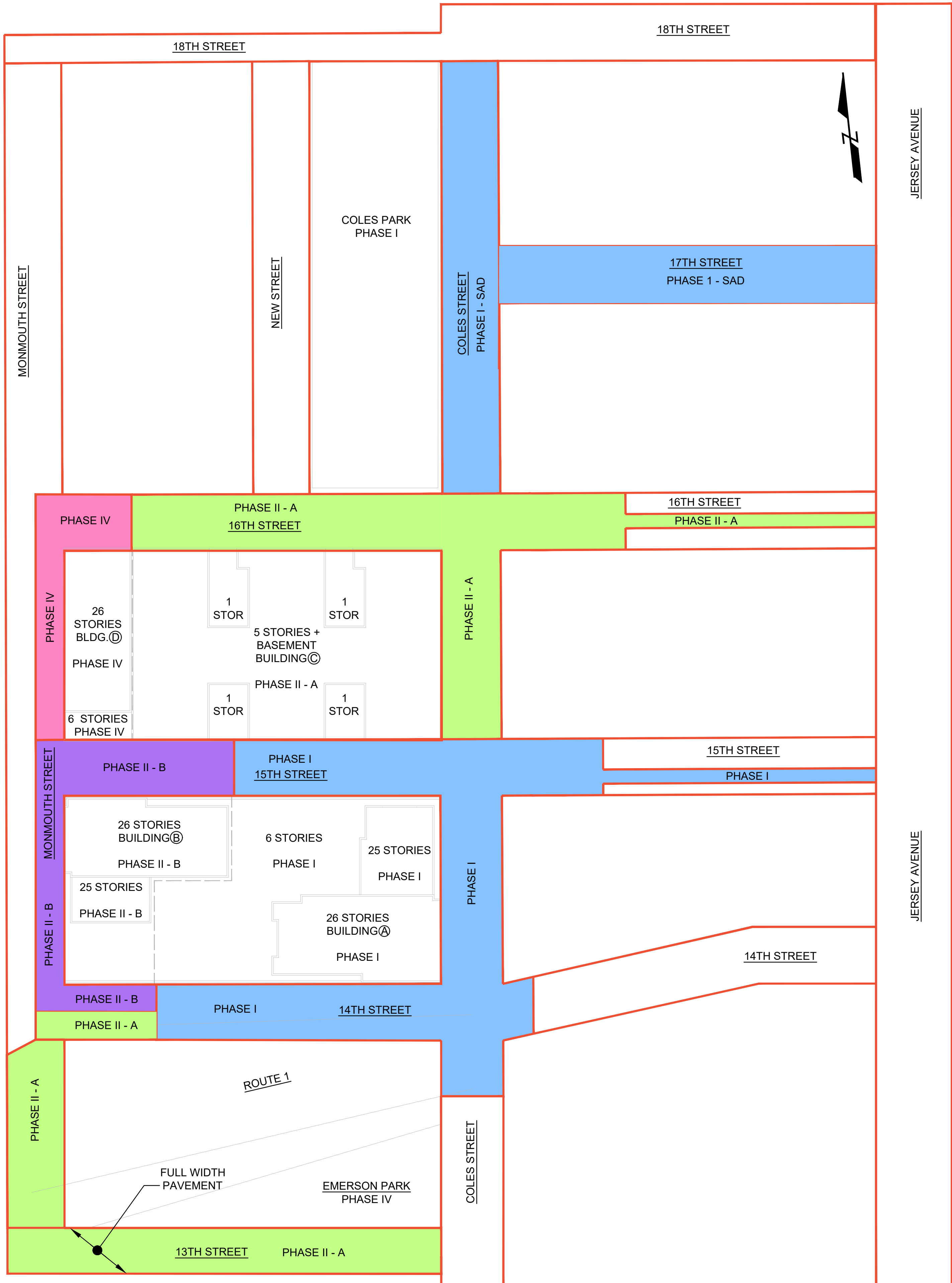
- PHASE LINE



PRELIMINARILY APPROVED PHASING PLAN

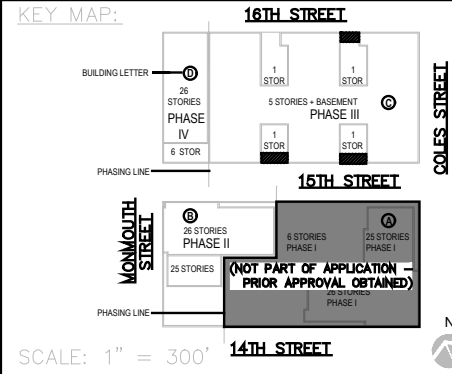
N.T.S.

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FINAL APPROVED PHASING PLAN

N.T.S.



AS SHOWN	
HJD	JDR



NO.	DESCRIPTION	DATE	STATUS
11.	FINAL SITE PLAN - PHASES 2, 3 & 4 RESUBMISSION #2	06.11.20	IN PROGRESS
12.	UPDATE EASEMENT DRAWING PER PSECC COMMENTS	07.07.20	COMPLETED
13.	UPDATE SITE PLAN TO SHOW FUTURE EMERSON PARK	07.09.20	COMPLETED
14.	UPDATE PHASING PLAN WITH FUTURE EMERSON PARK	07.20.20	COMPLETED
15.	CONFORMED SUBMITTAL	01.07.21	COMPLETED
16.	REVISED CONFORMED SUBMITTAL AS PER PLANNER	02.22.21	COMPLETED
17.	REVISED AS PER PLANNER	02.24.21	COMPLETED
18.	ADDED TREES & CURB-TO-CURB ON 13TH STREET	03.03.21	COMPLETED
19.	REVISED 16TH STREET SANITARY PROFILES & CONFL.	06.03.21	COMPLETED
20.	UTILITY REALIGNMENT PER PSECC COMMENTS	06.14.20	COMPLETED
21.	UPDATE CITY EASEMENT AND POLE DELOCATION	06.29.20	COMPLETED

NO.	DESCRIPTION	DATE	STATUS
1.	PLANNING BOARD SUBMISSION	03.26.18	COMPLETED
2.	PLANNING DEPT. RESUBMISSION	05.08.18	COMPLETED
3.	PLANNING DEPARTMENT CONFORM SUBMISSION	10.31.18	COMPLETED
4.	REVISED PLANNING DEPT. CONFORM SUBMISSION	02.11.19	COMPLETED
5.	NADP - FPA PRE APPLICATION SUBMISSION	06.21.19	COMPLETED
6.	NADP - FLOOD HAZARD AREA FULL SUBMISSION	08.12.19	COMPLETED
7.	FINAL SITE PLAN	11.11.19	COMPLETED
8.	FINAL SITE PLAN - PHASES 2, 3 & 4 RESUBMISSION	04.24.20	COMPLETED
9.	UTILITY REALIGNMENT PER PSECC COMMENTS	06.14.20	COMPLETED
10.	UPDATE CITY EASEMENT AND POLE DELOCATION	06.29.20	COMPLETED

JEFFREY D. REEVES PROFESSIONAL ENGINEER N.J. LICENSE NUMBER 240240370 EXPIRATION DATE 06/30/2025

EMERSON LOFTS PHASE II, III, & IV BLOCK 6903, LOTS 1.01, 1.02, 2.01, 3.02, 3.03, 3.04 & 4 255-259 COLES STREET, JERSEY CITY, HUDSON COUNTY, NJ

PHASING PLAN	
G-007	1/1