

# TRANSMITTAL

CONNELL FOLEY, LLP  
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2510 Plaza Five  
Jersey City, NJ 07311-4029

Telephone: (201) 521-1000  
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To: Tanya Marione, PP, AICP, Director of Planning Date: December 3, 2020

Address: Division of City Planning  
1 Jackson Square, 2<sup>nd</sup> Floor  
Jersey City, New Jersey 07305

From: James C. McCann, Esq. Case #: TBD  
Applicant: Hotel at Newport Urban Renewal, LLC

Copy to: Hotel at Newport Urban Renewal, LLC Subject Property: 479 Washington Blvd.  
Block 7303, Lot 11

Project: Westin Hotel

Our office represents the Applicant, Hotel at Newport Urban Renewal, LLC regarding the above proposed project.

Applicant proposes an amendment to the final site plan approval for the existing Westin hotel to create additional shared use parking in the Newport office corridor by reducing the parking requirement for the hotel and reallocating parking spaces for flexible/shared use by the hotel and surrounding projects. This applicant is not proposing to eliminate parking spaces or physically change any existing parking garage.

In this regard, we enclose the following documents for your review:

Submitted	No. of Original/Copies	Description
X	1 orig.	Original signed and sealed General Development Application executed by Applicant (including copies of prior Resolutions).
X	1 orig.	Detailed Addendum to General Development Application
X	1 orig.	Hotel Parking Usage Analysis prepared by Enovate Engineering dated July 9, 2020.
X	1 orig.	Affidavit of Ownership for Hotel at Newport Urban Renewal, LLC.
X	1 orig.	Affidavit of Control and Ownership for Hotel at Newport Urban Renewal, LLC.

X	1 orig.	Affidavit of Performance for Hotel at Newport Urban Renewal, LLC.
X	1 orig.	Tax Certification.
X	1 orig.	Check in the amount of \$150, representing the deposit for the Application fee.

Please process the enclosed accordingly. All outstanding documents will be forwarded upon receipt. Thank you.



# CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION ("GDA")



1 Jackson Square, 2<sup>nd</sup> floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@jcnj.org

## THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

### 1. SUBJECT PROPERTY

Address: 479 Washington BoulevardBlock & Lots: Block 7303, Lot 11Ward: E

### 2. BOARD DESIGNATION

☒ Planning Board☐ Zoning Board of Adjustment

### 3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input checked="" type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input checked="" type="checkbox"/> Other (fill in) <u>administrative amendment</u>

### 4. PROPOSED DEVELOPMENT

Name &amp; Nature of Use (describe project)

An as-built, existing 22 story, 429 room hotel with approximately 20,000 sq. ft. of meeting space, 6,705 sq. ft. of retail and 215 parking spaces for guests and visitors in the South Garage located at 2 Mall Drive East, Jersey City, New Jersey.

### 5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

Applicant seeks an amendment to the final site plan approval for the hotel to create additional shared use parking for Newport by reducing the hotel's approved parking ratio from 0.5 parking spaces per room to 0.25 parking spaces per room - see Section VII.B of the Newport Redevelopment Plan. No variances are required. For a detailed explanation see the Addendum to the General Development Application attached hereto.

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

Per a parking needs study prepared by Enovate dated July 9, 2020, the hotel does not produce trip generation requiring 0.5 parking spaces per room. Per the study, during peak usage the hotel only requires 0.25 parking spaces per room; therefore, certain parking spaces can be reclassified for shared use.

### 6. APPLICANT

Hotel at Newport Urban Renewal, LLC

40 West 57th Street

Applicant's Name

Street Address

212-708-6682

212-708-6681

New York

NY

10019

Phone

Fax

City

State

Zip

ALehman@lefrak.com

e-Mail address

7. Same as Applicant

OWNER

Owner's Name

Street Address

Phone

Fax

City

State

Zip

e-mail address

8. APPLICANT'S  
ATTORNEY

James C. McCann, Esq.

185 Hudson Street, Suite 2510

Attorney's Name

Street Address

Connell Foley LLP

Jersey City

NJ

07311

Firm's Name

City

State

Zip

201-521-1000

201-521-0100

jmccann@connellfoley.com

Phone

Fax

e-mail address

9. PLAN  
PREPARERS

James Watson, AICP PTP

2 N Ave W

Engineer's Name & License Number

Street Address

Enovate Engineering

Cranford

NJ

07016

Firm's Name

City

State

Zip

(908) 363-5299

Phone

Fax

e-mail address

N/A

Surveyor's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Edward Kolling, 33L100306800

1 Evertrust Plaza, #901

Planner's Name & License Number

Street Address

Dresdner Robin

Jersey City

NJ

07302

Firm's Name

City

State

Zip

201-217-920

201-217-9607

ekolling@dresdnerrobin.com

Phone

Fax

e-mail address

N/A

Architect's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Site Acreage (square footage and dimensions):  
58,644 sf x \*\*Irregular (dimensions)

Redevelopment Area:  
Historic District: **Newport**

Check all that apply for present conditions:

<input checked="" type="checkbox"/> Conforming Use	<input type="checkbox"/> Non-Conforming Use
<input checked="" type="checkbox"/> Conforming Structure	<input type="checkbox"/> Non-Conforming Structure
<input type="checkbox"/> Vacant Lot	

☐ Application for use of a portion of a building

Number of New Buildings: 0

Number of dwelling units (if applicable):		
Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:	429 Existing hotel rooms	units

% of lot to be covered by buildings:	Existing 67.5	%
% of lot to be covered by buildings & pavement:	Existing 7.3	%
Gross floor area (GFA):	Existing 332,018	sf
Floor Area Ratio (FAR):	5.662 to 1	

# 11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 215\*\* / Dimensions: \_\_\_\_\_ Standard dimensions per JCLDO  
 Number of loading spaces & dimensions: number: \_\_\_\_\_ / Dimensions: \_\_\_\_\_

\*\*Note: The 215 parking spaces are in the South Garage.

Number of Signs: \_\_\_\_\_ Existing - No Change  
 Height of monument and/or pylon signs: \_\_\_\_\_

# 12. INFRA- STRUCTURE

<b>WATER</b>		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Size Material		
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>SEWER</b>		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size Material		
Will there be sewer curb cleanout?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Existing
Are storm drains proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>MISC</b>		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____
Are any structures being removed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**13.  
TYPE OF  
DEVELOPMENT**

<b>REQUIRED FOR ALL DEVELOPMENT APPLICATIONS</b>	<b>Total number of new residential units created</b>	<b>Total number of affordable housing units* created</b>	<b>Total number of residential units demolished</b>
New structure containing residential units	N/A	N/A	N/A
Conversion from a non-residential structure to a structure containing residential units	N/A	N/A	N/A
Conversion from market rate housing units to NJ COAH defined affordable housing units	N/A	N/A	N/A

\*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Age Restricted</b>	<b>Rental Units</b>
<b>Number of affordable housing units created*</b>	N/A	N/A	N/A	N/A	N/A

\*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

<b>Use Group Description</b> (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<b>B:</b> Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.		
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.		
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.		
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.		
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.		
<b>A1:</b> Assembly uses including concert halls and TV studios.		
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.		
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship		
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.		
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums		
<b>E:</b> Schools K – 12		
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.		
<b>R1:</b> Hotels, motels and dormitories	Existing 332,018	
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.		

**14.**  
**APPROVAL**  
**HISTORY**

List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none  
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	P00-066.1; P00-66.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1/27/09; 9/19/06
Variance(s)	None	<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

**15.**  
**FEES**  
(see attached fee  
schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

**16.**  
**ATTACHMENTS**

Please Attach the required additional forms and information, if applicable (see attached **FORMS** and **CHECKLISTS**)

**17.**  
**CERTIFICATION**

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

November 19, 2020

Arnold S. Lehman

Signature of Applicant  
Arnold S. Lehman, authorized representative  
of Hotel at Newport Urban Renewal, LLC

Property Owner Authorizing Application if  
other than Applicant

Deborah Margulies

Notary Public

Deborah Margulies

Notary Public, State of New York  
No. 01MA5027938  
Qualified in Queens County  
Commission Expires May 23, 2022

**18.**  
**CONTACT**

Jersey City Division of City Planning  
1 Jackson Square, 2<sup>nd</sup> Floor  
Jersey City NJ 07305  
P:201-547-5010  
cityplanning@jcnj.org



**ADDENDUM TO APPLICATION  
FOR AN ADMINISTRATIVE AMENDMENT TO THE FINAL SITE PLAN APPROVAL  
FOR THE WESTIN HOTEL**

**1. Summary of Relief Requested:**

In light of evolving changes in the hotel, office and retail markets, the Applicant seeks to amend the final site plan approval for the Westin Hotel (the "Westin") to lower the approved parking space requirement from 0.5 parking spaces per hotel room to 0.25 parking spaces per hotel room.

The Applicant is not proposing to physically eliminate parking spaces or modify the parking garages used by the Westin in any way.

The Applicant is seeking to lower the approved parking space ratio for the sole purpose of creating unassigned parking spaces in the South Garage used by the Westin for re-classification by the Board as flexible/shared use parking spaces for the Westin, the Newport Centre Mall, the NOC office buildings, and neighborhood retail.

This application is consistent with Newport's two recent site plan amendment applications to reduce the parking space requirements for the NOC office buildings and the Newport residential buildings to create flexible/shared use parking spaces throughout Newport, which were approved by the Planning Board in March, 2018 and October, 2018 respectively.

**2. Existing Approval:** Under the existing site plan approval, the Westin, as-built, contains 429 hotel rooms, 20,000 sq. ft. of meeting space, and 6,705 sq. ft. of retail/restaurant space. It is required to have 215 parking spaces ( $429 \times 0.5 = 215$ ). The Westin has 215 parking spaces assigned to it in the South Garage at 2 Mall Drive East.

**3. Proposed:** An amended site plan approval that reduces the parking space requirement to 0.25 parking spaces per hotel room will change the number of parking spaces required for the Westin from 215 to 108 parking spaces ( $429 \times 0.25 = 108$ ). This will result in the creation of unassigned 107 parking spaces ( $215 - 108 = 107$ ). The Applicant requests that these 107 unassigned spaces be re-classified by the Board as flexible use parking spaces which then can be formally shared by the Westin, the Mall, the NOC office buildings, and neighborhood retail.

A reduction in the Westin parking space requirement for the purpose of creating flexible use parking spaces will not have a negative impact or detrimental effect on the surrounding community or the Westin because the flexible use parking spaces can continue to be used by the Westin, as needed. Furthermore, as set forth in Section 6 below, the Westin has access to previously approved flexible shared use parking spaces in the South Garage and NOC VII Garage.

**4. Newport Redevelopment Plan:**

Under the Newport Redevelopment Plan (the "Plan"), the parking space requirement for the Westin is 0.5 parking spaces per hotel room. However, the Plan gives the Planning Board the authority and discretion to reduce the parking space requirement for a particular project under certain circumstances. Section VIIB of the Plan states:

*"For development projects which do not produce the trip generation traditionally associated with the categories of land use listed above a parking needs analysis study may be submitted to the Planning Board in lieu of strict adherence to the above requirements. Upon presentation of such analysis prepared by a professional engineer or professional planner the Planning Board may reduce the requirement for that specific project."*

This provision gives the Planning Board the authority and discretion to lower the Westin's approved 0.5 space parking space requirement to 0.25 parking spaces without requiring the Board to grant a variance/deviation.

#### **5. Parking Needs Report:**

The Parking Needs Study of Enovate Engineering dated July 9, 2020 and filed with this Application recommends that the 0.5 parking space ratio for the Westin be reduced to 0.25 parking spaces per hotel room. It arrives at this recommendation by analyzing entry/exit data from the South Garage, and taking into consideration the Westin's close proximity to multiple modes of mass transit.

#### **6. COVID-19 has resulted in the following uncertainties in the hotel and office market place:**

- A decrease in the number of guests renting hotel rooms for business or leisure;
- A decrease in the number of persons commuting to work via mass transit to Newport office buildings (NJ transit lines from NJ, PATH trains, New York subways, ferries, and buses); and
- An increase in the demand for parking spaces by Newport's NOC office tenants.

Recently numerous articles have been published forecasting that the use of mass transportation in the metropolitan area for office workers has declined significantly as a result of COVID-19. The above market uncertainty makes it important to create the additional flexible use parking spaces requested in this Application because it will give Newport the ability to provide a wide range of parking space options to retain its significant portfolio of office tenants in a continually evolving market and mixed use neighborhood.

All of the above factors are, and will continue, to reduce the need to exclusively reserve parking spaces in the South Garage for the Westin, and lead to the conclusion that 107 of the Westin parking spaces can be better utilized as flexible, shared use parking spaces.

#### **7. 2018 Flexible/Shared Use Planning Board Approvals Affecting the Westin:**

While 215 parking spaces remain assigned to the Westin on the South Garage, in March, 2018 the Planning Board reduced the number of parking space required for the Newport Marina from 90 to 20 per the Plan, and re-classified 70 parking spaces in the South Garage as flexible use for the Westin and other nearby properties. This approval gave the Westin shared access to 70 additional parking spaces in the South Garage, if needed. Also, in a March, 2018 the Planning Board reduced the number of parking space required for the NOC VII Office Building from 876 to 369 per the Plan, and re-classified 507 parking spaces in the NOC VII Garage as flexible use for the Westin and other nearby properties.

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

**APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY**

**FOR: FINAL MAJOR SITE PLAN APPROVAL  
FULL SERVICE HOTEL (WESTIN HOTEL)  
479 WASHINGTON BOULEVARD  
(F/K/A 475 WASHINGTON BOULEVARD),  
JERSEY CITY, NEW JERSEY  
BLOCK 20, LOT 1.20**

**CASE NO.: P00-066.1**

**WHEREAS**, the Applicant, **NEWPORT ASSOCIATES DEVELOPMENT COMPANY**, (the "Applicant"), per **Connell Foley, LLP** (Charles J. Harrington, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Final Major Site Plan Approval, to wit: Calendar No. P00-066.1, in connection with the construction of a twenty-two (22) story, four hundred twenty-nine (429) unit full service hotel, located at 479 Washington Boulevard (formerly known as 475 Washington Boulevard), Jersey City, New Jersey, Block 20, Lot 1.20 (formerly known as Lot 1.15) located within the Newport Redevelopment Area; and

**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 January 20, 2009, at 5:30 p.m., was duly published as prescribed in the Zoning Ordinance of the City of Jersey City; 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**, the applicant and its 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, the Planning Board has made the following findings of fact:

**FINDINGS OF FACT**

1. The Applicant was previously granted Preliminary Major Site Plan Approval for property located at 479 Washington Boulevard (formerly known as 475 Washington Boulevard), Jersey City, New Jersey Block 20, Lot 1.20 (formerly known as Lot 1.15) on September 26, 2000, and memorialized by resolution on November 13, 2000.

Extensions of those approvals was subsequently approved on December 2, 2003 and memorialized by resolution on April 20, 2004, and then again on November 9, 2004 and memorialized by resolution on November 30, 2004. Preliminary Major Site Plan Amendment approval was also approved on September 5, 2006, and memorialized by resolution on September 19, 2006. The property is located within the Newport Redevelopment Area.

2. The Applicant has conducted a site inspection with the Division of Planning (Kristin Russell and Robert Cotter), and the development has been constructed in substantial compliance with the Preliminary Major Site Plan approvals.

3. The Applicant has made minor changes to the approved signage at the property, which are summarized as follows:

a. The overall signage area has been reduced to 770 square feet from 820 square feet (there was a typographical error in the last signature plans that incorrectly identified the square footage of the signage in the zoning table as only 548 square feet - which should have stated that it was 820 square feet).

b. The previously approved red channel letters have been changed to dual color (black during the day and white at night) on the top of the building and to black halo lit along the street wall.

c. White light boxes have been introduced along the top of the building for accent purposes.

4. It was clarified on the record that the City Tax Assessor has provided a new street address for this property, which is now 479 Washington Boulevard. The property was formerly known as 475 Washington Boulevard and identified as such during the prior approvals. The property will be known as 479 Washington Boulevard going forward and the approval documents will reference that the property was "formerly known as 479 Washington Boulevard".

**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, as well as those stated on the record by the board members, which are incorporated herein by reference, approves the within application for final major site plan in connection with the construction of a twenty-two story, four hundred twenty-nine (429) unit full service hotel, located at 479 Washington Boulevard (formerly known as 475 Washington Boulevard), Jersey City, New Jersey, Block 20, Lot 1.20 (formerly Lot 1.15), located within the Newport Redevelopment Area, and same is hereby given to Calendar #P00-066.1, in accordance with the site plan and testimony submitted to the Planning Board of the City of Jersey City.

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**SUBJECT:** NEWPORT ASSOCIATES DEVELOPMENT COMPANY

**FOR:** FINAL MAJOR SITE PLAN APPROVAL  
FULL SERVICE HOTEL (WESTIN HOTEL)  
479 WASHINGTON BOULEVARD  
(F/K/A 475 WASHINGTON BOULEVARD),  
JERSEY CITY, NEW JERSEY  
BLOCK 20, LOT 1.20

**CASE NO.:** P00-066.1

**VOTE:** 5 - 0

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COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Leon Yost, Acting Chairman, Vice-Chairman	X
Roseanna Petruzelli, Commissioner	X
David Ruiz, Commissioner	X
Michael Sims, Commissioner	X
Karen McIntyre, Commissioner	X

  
MICHAEL RYAN, CHAIRMAN  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
ROBERT COTTER, SECRETARY  
JERSEY CITY PLANNING BOARD

  
JOHN HAMILL, ESQ.

DATE OF HEARING:

January 20, 2009

DATE OF MEMORIALIZATION:

January 27, 2009

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

**APPLICANT:** NEWPORT ASSOCIATES DEVELOPMENT COMPANY

**FOR:** PRELIMINARY MAJOR SITE PLAN AMENDMENT APPROVAL  
FULL SERVICE HOTEL (WESTIN HOTEL)  
475 WASHINGTON BOULEVARD, JERSEY CITY, NEW JERSEY  
BLOCK 20, LOT 1.20

**CASE NO.:** P00-66.1

**WHEREAS**, the Applicant, NEWPORT ASSOCIATES DEVELOPMENT COMPANY, (the "Applicant"), per Connell Foley, LLP (Charles J. Harrington, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Preliminary Major Site Plan Amendment Approval, to wit: Calendar No. P00-66.1, for amendments to Preliminary Major Site Plan approval initially granted to permit the construction of a twenty-three (23) story, four hundred fourteen (414) unit full service hotel, located at 475 Washington Boulevard, Jersey City, New Jersey, Block 20, Lot 1.20 (formerly known as Lot 1.15) located within the Newport Redevelopment Area; and

**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 September 5, 2006, at 5:30 p.m., was duly published as prescribed in the Zoning Ordinance of the City of Jersey City; 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**, the applicant and its 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, the Planning Board has made the following findings of fact:

### **FINDINGS OF FACT**

1. The Applicant was previously granted Preliminary Major Site Plan Approval for property located at 475 Washington Boulevard, Jersey City, New Jersey Block 20, Lot 1.20 formerly known as Lot 1.15) on September 26, 2000, and memorialized by resolution on November 13, 2000. Extensions of those approvals was subsequently approved on December 2, 2003 and memorialized by resolution on April 20, 2004, and then again on November 9, 2004 and memorialized by resolution on November 30, 2004. The property is located within the Newport Redevelopment

Area.

2. The Applicant's original approval was for the construction of a twenty-three (23) story, four hundred fourteen (414) unit full service hotel, located at the corner of Sixth Street and Washington Boulevard, with a three (3) story atrium with a glass roof.

3. The Applicant has new proposed end user of the development, and is proposing the following amendments as part of this application:

a. The site size is being amended and the Lot designation is being updated in accordance with the subdivision approval as part of P01-024.

b. The number of guest rooms is being increased by 15 to a total of 429, and the building areas are being adjusted accordingly. The gross zoning floor area has increased by 3,080 square feet. The Building coverage has decreased by 189 square feet and the improved open space has increased by 179 square feet.

c. The building height has been reduced from 23 stories to 22 stories. The program and mechanical areas have been adjusted. The front entry has been updated as well as certain exterior façade materials and colors (as outlined in Exhibit B attached to the Development Application).

d. The Applicant has added a ramp to the employee entrance at the northwest side of the building (the Applicant testified at the hearing that proposed employee stairs have been eliminated).

e. The Applicant has revised the sanitary and water connections to the building in accordance with connection applications submitted to the JCMUA on May 5, 2006.

f. The Applicant has revised the storm sewer connections to add a second drain line at the northeast corner of the building.

g. Parking for the hotel will be in the existing adjacent South Parking Garage. A minimum of 215 parking spaces will be assigned to the hotel on a priority basis (8 more than originally approved).

4. As testified to at the hearing, the Applicant is going to keep the precast panels on the rear of the building (adjacent to the railroad tracks) as originally approved.

5. All of the amendments conform to the requirements of the Newport Redevelopment Plan.

6. The proposed signage on the building will be for the new end user. This signage will be solid lit channel letters with back lit illumination and will be lit 24 hours a day.

**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, as well as those stated on the record by the board members, which are incorporated herein by reference approves the within application for preliminary major site plan amendments for the construction of a twenty-two story

(formerly a twenty-three (23) story), four hundred twenty-nine (429)(formerly four hundred fourteen) unit full service hotel, located at 475 Washington Boulevard, Jersey City, New Jersey, Block 20, Lot 1.20 (formerly Lot 1.15), located within the Newport Redevelopment Area, and same is hereby given to Calender #P00-66.1, in accordance with the site plan and testimony submitted to the Planning Board of the City of Jersey City and the following conditions:

1. All conditions of the original Preliminary Major Site Plan approval shall remain in effect.



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SUBJECT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY

FOR: PRELIMINARY MAJOR SITE PLAN AMENDMENT APPROVAL  
FULL SERVICE HOTEL (WESTIN HOTEL)  
475 WASHINGTON BOULEVARD, JERSEY CITY, NEW JERSEY  
BLOCK 20, LOT 1.20 (FORMERLY LOT 1.15)

CASE NO.: P00-66.1

VOTE: 6 - 0

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COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Leon Yost, Acting Chairman, Vice-Chairman	X			
Sebastian D'Amico, Commissioner	X			
Larry Eccleston, Commissioner	X			
Roseanna Petruzelli, Commissioner	X			
Michael J. Sottolano, Commissioner	X			
David Ruiz, Commissioner	X			

  
MICHAEL RYAN, CHAIRMAN  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
ROBERT COTTER, SECRETARY  
JERSEY CITY PLANNING BOARD

  
JOHN HAMILL, ESQ.

DATE OF HEARING:

September 5, 2006

DATE OF MEMORIALIZATION:

September 19, 2006



## TECHNICAL MEMORANDUM

**To:** Alec Fink  
Alex Halas  
Newport  
Newport

**From:** Jim Watson, AICP PTP  
Robert Kohler, PTP  
Enovate  
Enovate

**Date:** July 9, 2020

**Subject:** Jersey City Hotel Parking Usage Analysis

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### Introduction

This memorandum presents an analysis of the parking usage of two hotels in the Newport area of Jersey City in Hudson County, New Jersey – the Westin Jersey City Newport (or “Westin”), located at 479 Washington Boulevard and the Courtyard by Marriott Jersey City Newport (or “Courtyard”), located at 540 Washington Boulevard. Both hotel properties are owned by Newport entities with off-site parking for hotel guests and staff, provided in parking facilities near both properties.

The Westin opened in 2009 and the Courtyard opened in 1999. Both hotel properties are in the Newport Redevelopment Plan area. Both hotels were developed in compliance with the Newport Redevelopment Plan’s standard parking space requirement of 0.50 parking spaces per Hotel Room.

The Newport Redevelopment Plan notes that “a parking needs analysis study may be submitted to the Planning Board in lieu of strict adherence to the...parking requirements.” This memorandum examines observed parking usage for both hotels in order to determine if the actual parking space usage is below the 0.50 ratio and whether it is appropriate for the Planning Board to consider reducing the minimum parking space requirement to less than 0.50 spaces for both hotels so that additional flexible use parking spaces can be designated in the Newport Area for shared use.

### Site Review

The Westin and Courtyard hotel properties are both located along Washington Boulevard in the Newport Redevelopment Plan Area of Jersey City. The Westin contains 429 rooms and the Courtyard contains 189 rooms. Both properties contain meeting space and the Westin also contains retail/restaurant space.

Both hotels receive excellent scores from walkscore.com, with their surrounding area being noted as “Very Walkable” with “Excellent Transit” access and “Some Bike Infrastructure.” In addition, the surrounding Newport area includes more than 18.6 million square feet (sf) of office space and more than 5.9 million sf of retail space, providing many destinations within a short walk of both properties.

As shown in Figure 1, Figure 2, and Table 1, both hotels are easily walkable to the Newport PATH and Newport Hudson Bergen Light Rail (HBLR) stations and the Newport ferry terminal, as well as numerous local public and private bus lines, providing extensive transit connectivity to Hoboken Terminal, New York

City, area airports, and other parts of the metropolitan New York/New Jersey area and beyond. Adjacent to the hotel, Washington Boulevard and Newport's street grid provide direct vehicular access to Interstate 78, New Jersey Route 139, and the Holland Tunnel. In addition, high-quality bicycle lanes along Washington Boulevard provide additional multimodal access for both hotels.

The proximity of both hotels to multiple modes of transportation accessed by extensive sidewalk, signalized crosswalks, and bicycle facilities, serves guests, employees, and other visitors well. The nearby Newport PATH station is served by trains every two to four minutes (during peak times), providing one-seat rides to Lower Manhattan in seven minutes and Midtown Manhattan in 16 minutes. Similarly, the nearby Newport HBLR station is served every three to eight minutes (during peak times), providing north-south accessibility along the western side of the Hudson River throughout Jersey City and on to Hoboken, Weehawken, Bayonne, and other communities. NY Waterway provides service to Midtown Manhattan near both hotels as well, with ferries departing every half hour during peak periods from Pier Six.

Table 1: Hotel Characteristics

	Westin	Courtyard
Address	479 Washington Boulevard	540 Washington Boulevard
Gross Square Feet (GSF)	353,539 gsf	116,629 gsf
Rooms	429 rooms	189 rooms
Meeting Space	20,000 sf	1,800 sf
Retail/Restaurant	6,705 sf	N/A
PATH Station Walking Distance	1,000 feet	425 feet
HBLR Station Walking Distance	650 feet	800 feet
Newport Ferry Walking Distance	2,200 feet	1,600 feet
Nearby Bus Routes	64, 86, 126, T-B, M&W	64, 86, 126, T-B, M&W
Walk Score	88 – Very Walkable	88 – Very Walkable
Bike Score	65 – Some Bike Infrastructure	55 – Some Bike Infrastructure
Guest Parking Location	Newport South Garage, 2 Mall Drive East, Newport Office Center VII Garage, 480 Washington Boulevard	Town Square Garage, 90 Town Square Place
Guest Parking Operation	Valet	Self-Park

Figure 1: Site Location

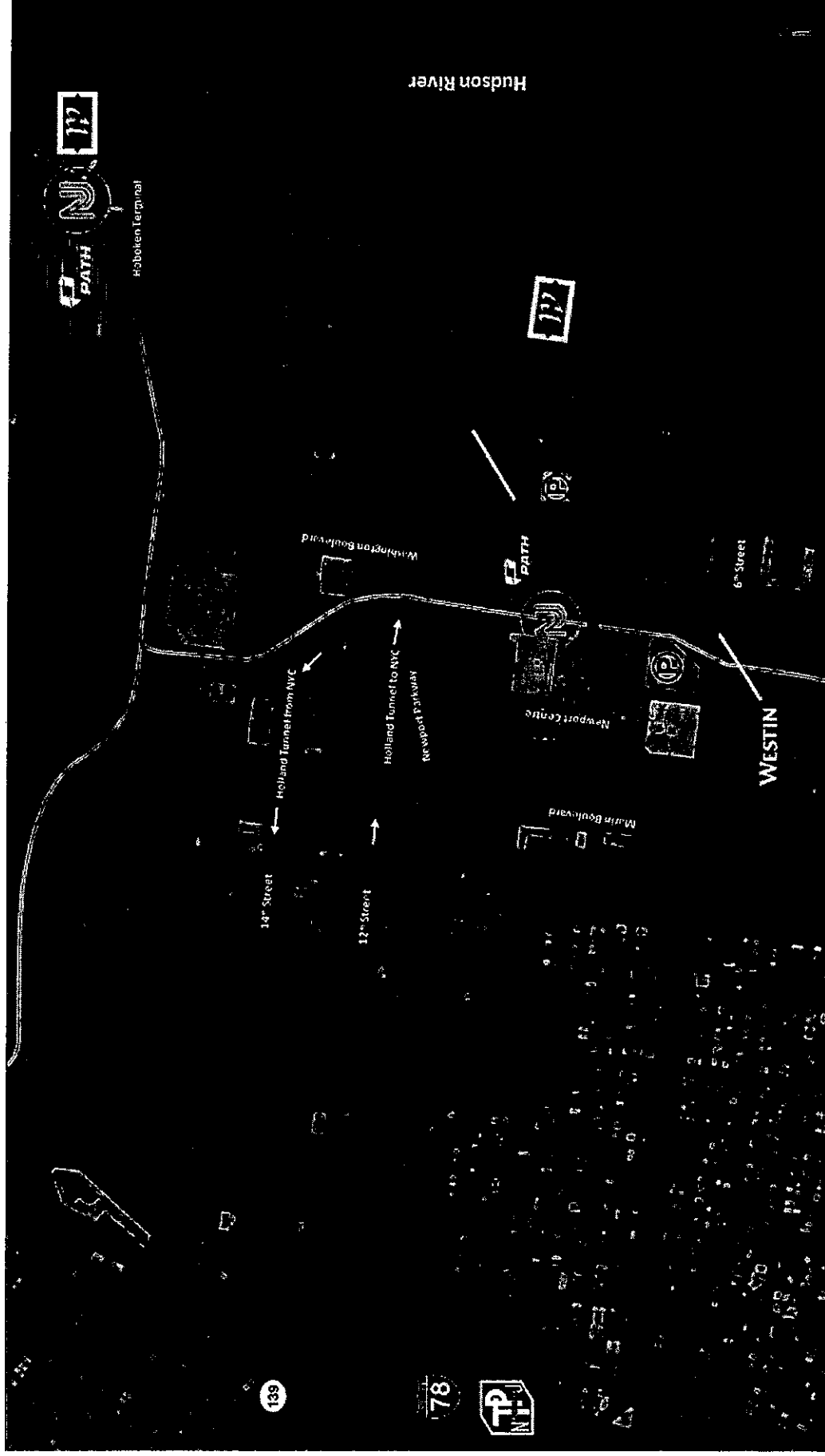


Figure 2: Local Transportation Infrastructure



## Parking Conditions

SP+, Newport's parking garage management company, provided parking data for this study<sup>1</sup>. All parking for the Westin is provided in the adjacent Newport South Garage (2 Mall Drive East) and the nearby Newport Office Center VII Garage (480 Washington Boulevard). The Westin's parking is operated as valet only for hotel guests and visitors and self-park for permitted employees. Parking for Courtyard guests and visitors is provided in the adjacent Town Square Garage (90 Town Square Place), where guests self-park their vehicles, while employees park in surface parking spaces provided on-site at the hotel (with hotel-issued permits). A detailed review of parking conditions at both hotels is summarized below.

### Westin Jersey City Newport

The Westin includes 429 hotel rooms, 20,000 square feet of meeting space, and 6,705 square feet of retail/restaurant space. Based on strict application of the parking requirement in the Newport Redevelopment Plan, the hotel is required to provide 215 spaces (0.50 spaces per room). The hotel meets its parking requirement using the adjacent Newport South Garage. For guests and visitors, these spaces are operated as valet only, while employees self-park. Although the Westin is approved to use parking spaces in the Newport Office Center VII Garage via a recently approved shared/flexible parking space arrangement, due to low parking space demand, it only utilizes the Newport South Garage. Examining monthly valet parking records provided by SP+, the highest parking demand for guests and visitors at the Westin (in 2019) occurred during May.

In May 2019, the peak overnight parking occupancy by hotel guests was 50 vehicles (or 0.12 vehicles per room), observed the night of Sunday, May 19 (with a 96% room occupancy). It should be noted, however, that the hotel's nightly average (May 2019) was approximately 16 vehicles parked by hotel guests each night (or 0.04 vehicles per room), and only three nights during the month had more than 30 hotel guest vehicles parked. Data for daytime guest parking occupancies was unavailable for this study.

Westin employee parking for a typical day was also obtained from the parking records provided by SP+. The records show that an average of 15 employee vehicles were parked during the early morning hours when most hotel guests are still on-site (6:00am), increasing to an average of 55 employee vehicles in the mid-afternoon hours (2:00pm), and then decreasing into the evening hours.

A conservative analysis of the parking occupancies is shown in **Table 2**. Overnight parking estimates including hotel guests and employees indicate a peak occupancy of 65 vehicles, or 0.15 spaces per room. Conservatively assuming that guest vehicles might also remain parked in the facility all day, a peak mid-afternoon parking occupancy of up to 105 vehicles, or 0.25 vehicles per room, is estimated. Both conservative estimates are well below the available parking supply that accommodates 215 vehicles, or 0.50 spaces per room. As such, the maximum observed parking ratio of 0.25 spaces per room (105 spaces) will still provide the Westin with a sufficient number of parking spaces to meet its peak demands and allow the remaining designated 110 parking spaces in the South Garage to become flexible shared use parking spaces for the use of the Westin and other users.

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<sup>1</sup> This study was prepared in June/July 2020, during the COVID-19 pandemic. As such, this study is based on available historical data from 2019 when both hotels were experiencing typical occupancy. Historical data was provided in different formats for each hotel.

Table 2: Westin Parking Utilization

	<b>Spaces</b>	<b>Ratio</b>
<b>Required Parking (provided in adjacent garage)</b>	<b>215 spaces</b>	<b>0.50 spaces per room</b>
<b><u>Evaluation 1 – Peak Overnight Conditions</u></b>		
Peak Overnight Guest Occupied Parking	50 spaces	
Peak Overnight Employee Parking	15 spaces	
<b>Peak Overnight Parking</b>	<b>65 spaces</b>	<b>0.15 spaces per room</b>
<b><u>Evaluation 2 – Peak Midday Conditions</u></b>		
Estimated Midday Guest Occupied Parking (assumes carried over from overnight)	50 spaces	
Peak Midday Employee Parking	55 spaces	
<b>Peak Midday Parking</b>	<b>105 spaces</b>	<b>0.25 spaces per room</b>

### Courtyard by Marriott Jersey City Newport

The Courtyard includes 189 hotel rooms and 1,800 square feet of meeting space. Based on strict application of the parking requirement in the Newport Redevelopment Plan, the hotel is required to provide 95 parking spaces (0.50 spaces per room). The hotel meets its parking requirement by providing parking spaces for 95 self-parked vehicles (0.50 spaces per room) in the adjacent Town Square Garage. It also maintains 20 on-site parking spaces in a surface lot for permitted employees and temporary guest parking. With the addition of the 20 on-site employee parking spaces, 114 total parking spaces are available for guests, visitors, and employees, representing an overall ratio of 0.61 spaces per room. Examining monthly parking records provided by SP+, the highest parking demand for guests and visitors at the Courtyard (in 2019) was during August.

In August 2019 the peak overnight parking occupancy by hotel guests was 40 vehicles (or 0.21 vehicles per room), observed the night of Wednesday, August 7 (with a 98% room occupancy). As similar to the Westin, the Courtyard's nightly average (August 2019) was approximately 16 vehicles parked by hotel guests each night (or 0.08 vehicles per room), and only six nights during the month had more than 30 hotel guest vehicles parked. Data for daytime guest parking occupancies was unavailable for this study.

Courtyard employee parking for a typical day was also estimated from aerial and street view photographs, which showed 13 employee vehicles parked during the day in the 20 on-site surface parking spaces. Using the observed Westin employee parking occupancy patterns where overnight employee parking was approximately 73 percent less than the daytime observed parking, it is estimated that approximately 4 employee vehicles may be on-site during overnight hours.

A conservative analysis of parking data provided is shown in **Table 3**. Overnight parking estimates including hotel guests and employees indicate a peak occupancy of 44 vehicles, or 0.23 spaces per room.

Conservatively assuming that guest vehicles might also remain parked in the facility all-day, a peak mid-afternoon parking occupancy of up to 53 vehicles, or 0.28 vehicles per room, is estimated. As noted at the Westin, both conservative estimates for the Courtyard are well below the required parking supply of 95 spaces, or 0.50 spaces per room. As such, the maximum observed parking ratio of 0.28 spaces per room (resulting in 53 spaces) will still provide the Courtyard with a sufficient number of parking spaces to meet its peak demands and allow the remaining 42 designated parking spaces in the Town Square Garage to become flexible shared use parking spaces for the use of the Courtyard and other users.

Table 3: Courtyard Observed Parking Utilization

	Spaces	Ratio
<b>Required Parking (provided in adjacent garage)</b>	<b>95 spaces</b>	<b>0.50 spaces per room</b>
<b>On-Site Employee Parking (provided in surface lot)</b>	<b>20 spaces</b>	
<b>Total Parking</b>	<b>115 spaces</b>	<b>0.61 spaces per room</b>
<b><u>Evaluation 1 – Peak Overnight Conditions</u></b>		
Peak Overnight Guest Occupied Parking	40 spaces	
Estimated Overnight Employee Parking	4 spaces	
<b>Peak Overnight Parking</b>	<b>44 spaces</b>	<b>0.23 spaces per room</b>
<b><u>Evaluation 2 – Peak Midday Conditions</u></b>		
Estimated Midday Guest Occupied Parking (assumes carried over from overnight)	40 spaces	
Peak Midday Employee Parking	13 spaces	
<b>Peak Midday Parking</b>	<b>53 spaces</b>	<b>0.28 spaces per room</b>

## Conclusion

This memorandum presents an analysis of parking usage of two hotels in the Newport area of Jersey City; the Westin Jersey City Newport (or "Westin"), located at 479 Washington Boulevard and the Courtyard by Marriott Jersey City Newport (or "Courtyard"), located at 540 Washington Boulevard. Both hotel properties are owned by Newport entities with parking for hotel guests and other users provided in nearby, off-site, parking facilities.

Based on strict adherence to the Newport Redevelopment Plan, both properties currently provide at least 0.50 parking spaces per room. However, parking records suggests that peak parking occupancies for guests, visitors, and employees are conservatively not more than 0.25 spaces per room at the Westin and not more than 0.28 spaces per room at the Courtyard – both of these parking ratios are considerably less than the 0.50 spaces per room required in the Newport Redevelopment Plan.

As such, a peak parking utilization for the Westin of 0.25 parking spaces per room (105 spaces) and for the Courtyard of 0.28 parking spaces per room (53 spaces) would provide a sufficient number of parking spaces for each hotel to meet its peak demand and it will allow for the establishment of 152 flexible use parking spaces in the South Garage (110 spaces) and Town Square Garage (42 spaces) for the shared use of the Westin, Courtyard, and other nearby users.



**AFFIDAVIT OF OWNERSHIP  
&  
AUTHORIZATION TO FILE GENERAL DEVELOPMENT APPLICATION**

STATE OF NEW YORK     )  
                                      ) SS.:  
COUNTY OF NEW YORK    )

I, Arnold S. Lehman, of full age and on behalf of Hotel at Newport Urban Renewal, LLC, being duly sworn according to law on his/her oath deposes and says, that he/she is an authorized signatory of Hotel at Newport Urban Renewal, LLC, and as a duly authorized agent of Hotel at Newport Urban Renewal, LLC, has the authority to act on behalf of Hotel at Newport Urban Renewal, LLC, and that he/she maintains an office located at 40 West 57<sup>th</sup> Street, in the City of New York, in the County of New York and State of New York, and that Hotel at Newport Urban Renewal, LLC, is the owner in fee of all that certain lots, pieces or parcels of land situated, lying and being in the City of Jersey City aforesaid, and known and designated as:

**479 Washington Boulevard  
Block 7303, Lot 11**

and that, on behalf of the owner, authorizes:

**Hotel at Newport Urban Renewal, LLC**

to make the annexed application in his/her behalf and that the statements of fact contained in said application are true.

**Hotel at Newport Urban Renewal, LLC**

By: Arnold S. Lehman

Name: Arnold S. Lehman

Title: Authorized Signatory

Sworn and subscribed to before  
me this 19<sup>th</sup> day of November, 2020

Deborah Margulies  
Notary Public   Deborah Margulies  
Notary Public, State of New York  
No. 01MA5027938  
Qualified in Queens County  
Commission Expires May 23, 2022

**AFFIDAVIT OF CONTROL  
AND OWNERSHIP**

STATE OF NEW YORK       )  
                                      ) ss.:  
COUNTY OF NEW YORK    )

Arnold S. Lehman, being of full age, and being duly sworn according to law on this oath, deposes and says:

1.       That I have an office c/o Hotel at Newport Urban Renewal, LLC, suite 300, 111 Town Square Place, Jersey City, New Jersey 07310, telephone number (201) 626-2010.

2.       Hotel at Newport Urban Renewal, LLC ("Hotel") is a New Jersey limited liability company, having a place of business at 111 Town Square Place, suite 300, Jersey City, New Jersey 07310, telephone number (201) 626-2010. Hotel is the owner in fee of the property as described in the development application and shown on the plans submitted herewith for Block 7303, Lot 11 all of which are incorporated herein by reference.

3.       Hotel is owned as follows: a 100% interest in Hotel is owned by Newport Hotel Equity Associates LLC, a New Jersey limited liability company, having an office at 111 Town Square Place, suite 300, Jersey City, New Jersey 07310, telephone number (201) 626-2010 ("Equity"). The persons owning a 10% or greater interest in Equity are S-R Second Hotel Limited Liability Company, a Delaware limited liability company ("S-R"), which owns 49.999% membership interest and Simon Newport, LLC an Indiana limited liability company ("Simon"), which owns a 49.999% membership interest. The person owning a 10% or greater interest in S-R is S-R Capital Realty Associates LLC ("Capital"), a Delaware limited liability company which owns a 95% membership interest in S-R. The person owning a 10% or greater interest in Capital is Stone Capital Realty LLC, which owns a 99% membership interest. Stone Capital

Realty LLC, a Delaware limited liability company, is owned 33% by RSL 2005 Family Trust, 33% by James T. LeFrak 2010 GST Trust, and 33% by Harrison T. LeFrak 2010 GST Trust.

The person owning a 10% or greater interest in Simon Newport, LLC is Simon Newport Investors, LLC, an Indiana limited liability company ("Investors"), which owns a 90% membership interest. The person owning a 10% or greater interest in Investors are David Simon, who owns 21.50% membership interest and other Simon family members or Simon family trusts.

I hereby certify to the best of my knowledge that the foregoing statements made by me are true, and I understand that the Jersey City Planning Board is relying upon them in connection with the development application filed for Block 7303, Lot 11.

**Hotel at Newport Urban Renewal, LLC**

By: Arnold S. Lehman

Name: Arnold S. Lehman

Title: Authorized Signatory

Sworn and subscribed to before me  
this 19<sup>th</sup> day of November, 2020

Deborah Margulies  
Notary Public Deborah Margulies  
Notary Public, State of New York  
No. 01MA5027938  
Qualified in Queens County  
Commission Expires May 23, 2022

## AFFIDAVIT OF PERFORMANCE

STATE OF NEW YORK                    )  
  ) SS.:  
COUNTY OF NEW YORK                )

I, Arnold S. Lehman, Authorized Signatory o/b/o Hotel at Newport Urban Renewal, LLC  
(Property Owner/Architect/Engineer)

hereby certify that the Site Plans submitted to the Planning Board for property at:

479 Washington Boulevard

Block(s) 7303, Lot(s) 11

are a full and complete representation of the Administrative Amendment to the Final Site Plan Approval and that they shall be completed as submitted.



(Property Owner/Architect/Engineer)

Arnold S. Lehman, Authorized Signatory, o/b/o of Hotel at Newport Urban Renewal, LLC

Sworn and subscribed to before  
me this 19th day of November, 2020



Notary Public

Deborah Margulies  
Notary Public, State of New York  
No. 01MA5027938  
Qualified in Queens County  
Commission Expires May 23, 2022



STEVEN M. FULOP  
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY  
DEPARTMENT OF TAX COLLECTIONS  
CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302  
P: 201 547 5124 / 5125



JOANNE SISK CTC  
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 11-12-20

RE: Written Response

-----  
This memorandum is to certify that real estate taxes on:

Block # 7303, Lot # 11, Qual # \_\_\_\_\_

Property Location: 479 Washington Blvd.

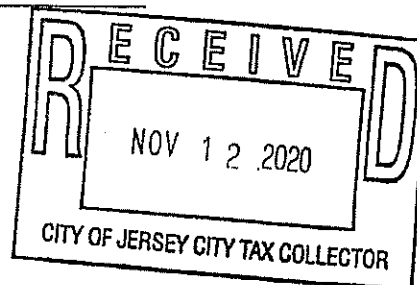
In the City of Jersey City are as follows:

X Paid thru 4<sup>th</sup> quarter 20 20

\_\_\_\_\_ Delinquent for \_\_\_\_\_ quarter 20 \_\_\_\_\_

\_\_\_\_\_ Tax Exempt

\_\_\_\_\_ In Lien Status Certificate # \_\_\_\_\_



CONNELL FOLEY LLP - ATTORNEY BUSINESS ACCOUNT - JERSEY CITY

INVOICE NO.	DUE DATE	AMOUNT	DISCOUNT	DATE	CHECK NO.	VENDOR NO.	CITY
129514	12-01-20	150.00	0.00	12-01-20	6335	6335	6335
					431542		NET AMOUNT
							150.00
TOTAL		150.00	0.00				150.00

CONNELL FOLEY LLP

ATTORNEY BUSINESS ACCOUNT - JERSEY CITY  
HARBORSIDE 5

185 HUDSON STREET SUITE 2510, JERSEY CITY, NJ 07311

**Fraud Protected**  
by Positive Pay

JPMORGAN CHASE BANK, N.A.

WWW.CHASE.COM

1-2-210

6335

DATE 12/01/20 CHECK NO. 6335 AMOUNT \*\*\*\*\*150.00

ONE HUNDRED FIFTY AND 00/100 Dollars  
THE CITY OF JERSEY CITY

PAY TO THE  
ORDER OF



AUTHORIZED SIGNATURE

Security features. Details on back.



⑈006335⑈ ⑈02100002⑈

587571071⑈