

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

**APPLICANT:**            **NOC VI URBAN RENEWAL LLC**

**FOR:**                    **PRELIMINARY MAJOR SITE PLAN APPROVAL**  
                              **570 WASHINGTON BOULEVARD, JERSEY CITY, NEW JERSEY**  
                              **(A/K/A NOC VI)**  
                              **BLOCK 7302.02 f/k/a Block 20, LOT 3 f/k/a Lot 2.07**

**CASE NO.:**            **P18-182**

**WHEREAS, NOC VI Urban Renewal LLC (the "Applicant"),** per **Connell Foley, LLP** (James C. McCann, 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 Approval, to wit: Calendar No. P18-182, to convert parking spaces on the second floor of an existing building located at 570 Washington Boulevard, Jersey City, New Jersey, Block 7302.02 f/k/a Block 20, Lot 3 f/k/a Lot 2.07 ( "NOC VI") located in the Newport Redevelopment Area into office space; 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 8, 2019, 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 property is an existing twelve (12) story commercial building consisting of office space, ground floor retail/restaurant space and a parking garage located at 570 Washington Boulevard, Jersey City, New Jersey Block 7302.02 f/k/a Block 20, Lot 3 f/k/a Lot 2.07. The property, commonly known as Newport Office Center VI ("NOC VI"), is located within the Newport Redevelopment Area.

2. On October 20, 2009 as memorialized by resolution dated November 4, 2009, a preliminary and final major site plan approval was granted for the property (P09-046) authorizing the conversion of parking spaces on the second and third floor of the NOC VI into additional office space. The approval was conditioned upon the then applicant assigning a minimum of 121 parking spaces in the North Garage for the use of occupants of NOC VI. The North Garage is located across the street from NOC VI at 561 Washington Boulevard, Jersey City, New Jersey also known on the Jersey City Tax Maps as Block 7303, Lot 4. The approval included authorization to replace the existing louvers on the exterior of the second and third floor of the building with windows that matched the existing windows in the building. The approval authorized the creation of an additional 62,585 square feet of office space on the second and third floors of NOC VI increasing the total gross office floor area of the building to 342,927 square feet.

3. Following receipt of the 2009 approval the Applicant completed the conversion of the third floor of NOC VI into office space, replaced the louvers on the exterior of the third floor with windows that matched the existing windows in the building and assigned 121 parking spaces in the North Garage for the use of the occupants of NOC VI. However, the Applicant never converted the second floor of NOC VI into office space.

4. The Applicant is now seeking a new preliminary site plan approval to re-authorize the conversion the parking spaces on the second floor of NOC VI into office space based upon the same site plan that was approved by the Planning Board as part of the 2009 Approval. The only difference between the 2009 approved site plan and the site plan presented to the Board in support of this application is that the Applicant's architect re-prepared the site plan with notations indicating that the third floor conversion of parking to office space has been completed.

5. A summary of the changes to NOC VI proposed by this Application include the following:

- a. Consistent with the 2009 approval, the conversion of the interior of the second floor of the parking garage into additional office space, will result in the total gross floor area of the building increasing to 342,927 square feet.
- b. Consistent with the 2009 approval, the existing louvers on the exterior of the second floor of the building will be replaced with windows that will match the existing windows in the building.

6. There are no changes being proposed to the remainder of the building, including the ground floor.

7. There are no changes being proposed to the site or utilities on the property.
8. The proposed changes to the interior and exterior of the second floor of the building comply with the requirements of the Newport Redevelopment Plan.

**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 Approval, to wit: Calendar No. P18-182 for the conversion of parking spaces on the second floor of the existing building located at 570 Washington Boulevard, Jersey City, New Jersey, Block 7302.02 f/k/a Block 20, Lot 3 f/k/a Lot 2.07 ("NOC VI") into office space in accordance with the site plan and testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions:

1. The condition in the 2009 approval that the Applicant assign a minimum of one hundred twenty-one (121) parking spaces in the North Garage located at 561 Washington Boulevard, for the use of the occupants of NOC VI shall remain in full force and effect.
2. When an application for final site plan approval is filed, if the Planning Staff deems it necessary at the time, the Applicant will submit its final site plan and other supporting documents for review by Jersey City review agents.
3. No changes to the approved site plan shall be permitted without consultation with and approval by the Jersey City Planning Staff.
4. All testimony given by the Applicant and its expert witnesses in support of the application shall be binding.
5. The Applicant shall provide an affidavit from the architect of record for the Project representing that the site plans are consistent with the approval granted herein.

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**SUBJECT:**            **NOC VI URBAN RENEWAL LLC**

**FOR:**                **PRELIMINARY MAJOR SITE PLAN APPROVAL**  
**570 WASHINGTON BOULEVARD, JERSEY CITY, NEW JERSEY**  
**(A/K/A NOC VI)**  
**BLOCK 7302.02 f/k/a Block 20, LOT 3 f/k/a Lot 2.07**

**CASE NO.:**        **P18-182**

**VOTE:**             6 - 0

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COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Christopher Langston, Chairman  
Joyce Watterman, Councilwoman  
Harkesh Thakur, Commissioner  
Edwardo Torres, Commissioner  
Arnold Bettinger, Commissioner  
John Seborowski, Commissioner  
Michael Sims, Commissioner  
Allison Solowsky, Commissioner

	<u>X</u>			
	<u>X</u>			<u>X</u>
	<u>X</u>			
	<u>X</u>			
	<u>X</u>			
	<u>X</u>			
	<u>X</u>			<u>X</u>
	<u>X</u>			




CHRISTOPHER LANGSTON, CHAIRMAN  
JERSEY CITY PLANNING BOARD



MATTHEW WARD, SECRETARY  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



SANTO T. ALAMPI, ESQ.

DATE OF HEARING:                    January 8, 2019

DATE OF MEMORIALIZATION:        January 8, 2019