

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: WHITLOCK MILLS, LP
FOR: PRELIMINARY SITE PLAN AMENDMENTS
160 LAFAYETTE STREET
BLOCK 2057, LOT 28 (FORMERLY LOT 18)
Block 2066, Lot O; 292 Halladay Street, Block 2053, Lot 24.A;
MORRIS CANAL REDEVELOPMENT PLAN AREA
CASE NO.: P03-083.1

WHEREAS, the applicant, **WHITLOCK MILLS, LP (the "Applicant")**, per **Schumann, Hanlon, Doherty, McCrossin & Paolino** (Charles J. Harrington, III, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Preliminary Site Plan Amendments Approval, to wit: Calendar No. P03-083.1 to develop three hundred thirty residential units (60% affordable units and 40% market rate units) on the property located at 160 Lafayette Street, Jersey City, New Jersey, also known as Block 2057, Lot 28 (formerly Lot 18) on the Tax Maps of Jersey City, and located within the within the Morris Canal Redevelopment Plan 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 April 20, 2004, 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 no objectors appearing; 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, Whitlock Mills, LP, has applied for Preliminary Site Plan Amendments approval in connection with the development of 330 residential units (60% affordable and 40% market rate) at 160 Lafayette Street, Jersey City, New Jersey, also known as Block 2057, Lot 28 (formerly Lot 18) on the Tax Maps of Jersey City, and located within the within the Morris Canal Redevelopment Plan Area. The Applicant received Preliminary Site Plan Approval for the project on September 9, 2003, which was memorialized by resolution on September 23, 2004.

2. The Applicant's proposed amendments are summarized as follows:
 - a. The introduction of development Phases to the project. The development will be broken down into seven (7) Phases of development, which will enable the Applicant to return to the Planning Board for Final Site approval in Phases. The initial Phase of development will include the rehabilitation/reconstruction of the existing historic buildings.
 - b. The entry to the site will be changed and the Applicant will be shifting the locations of the I-1 and I-2 buildings so that they are not within the adjacent property owned by the New Jersey Department of Education. This land was originally mistakenly thought to have been owned by the City of Jersey City. The shifting of the Buildings will result in the loss of two on site parking spaces.
 - c. The Applicant will be changing the Building C signage pursuant to the comments of the State Historic Preservation Office (SHPO). The text of the sign will read "Whitlock Mills 160 Lafayette Street."
 - d. The Applicant will be modifying selected elevations of the I Buildings by relocating windows and in some instances eliminating windows and changing window size and/or operation. The I Buildings are all new buildings. The originally proposed location of a number of windows moved as a result of the interior planning of the buildings. The Applicant will be meeting with the Jersey City Historic Preservation Subcommittee to further review the relocation and/or elimination of the windows.
 - e. The Applicant will be modifying the Building F atrium. The new atrium area will be a three story atrium. The Applicant has relocated the elevators and stairs into the middle of the atrium. The relocation of the elevators and stairs has resulted in larger units within the building and six additional bedrooms in the building that will create additional two bedroom and three bedroom units.
 - f. The Applicant will be modifying the 1st floor windows on the North elevations of Building A. This amendment is the result of invert issues concerning the site's utilities. The Applicant needs to raise the grade elevation of the site at this location to facilitate the placement of the inverts on site.
 - g. The Applicant will be leaving the existing concrete structure between Buildings F and C, which was formerly to be demolished. This is a two story structure that is an

integral part of the structural integrity of buildings C and F.

3. The site has been designated as a Jersey City Municipal Historic Landmark, and accordingly, the Applicant was required to present the proposed amendments to the Jersey City Historic Preservation Commission (HPC). The Applicant made a presentation to the HPC on April 19, 2004. The proposed amendments were approved by the HPC subject to the following conditions:

- a. The Applicant shall reconstruct Manning Avenue as part of Phase I of the development, if possible. The Applicant shall consult with its site contractor to determine if this street will be part of the construction route or if it can be reconstructed without being destroyed/damaged as part of the continuing construction at the site.
- b. The Applicant shall meet with the HPC subcommittee for further review and approval of the relocation of the windows on secondary elevations of window placement of the I Buildings. The subcommittee meeting is scheduled for May 3, 2004.
- c. No external vertical drains shall be placed on the Building that is to remain between Buildings C and F. This Building was originally planned to be demolished.

4. The Applicant was requested by the Division of Planning to provide additional notes on its plans to provide for future pedestrian and/or vehicular access along the north side of the site. The Applicant did provide such notes and will work with the Division of Planning to provide such access as the adjacent properties are developed in the future.

5. Mr. Russell Lewis of the Morris Canal Redevelopment Area Development Coalition addressed the Planning Board with regard to additional access to the site. The Applicant addressed this issue as requested by Doug Greenfeld of the Jersey City HEDC by providing additional notes on its plans to provide for future pedestrian and/or vehicular access along the north side of the site. Such additional access to the site will be considered when future development is planned for the adjacent properties to the site.

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 Site Plan Amendments Approval, to wit: Calendar No. P03-083.1 to develop three hundred thirty residential units (60% affordable units and 40% market rate units) on the property located at 160 Lafayette Street, Jersey City, New Jersey, also known as Block 2057, Lot 28 (formerly Lot 18) on the Tax Maps of Jersey City, and located within the within the Morris Canal Redevelopment Plan Area, in accordance with the plans and testimony presented to the Planning Board of the City of Jersey City subject to the following conditions:

1. The Applicant shall comply with all conditions of approval set forth in the Applicant's initial approval.
2. The Applicant shall comply with the HPC's conditions of approval, as listed herein and as marked as Exhibit B-1 into evidence.

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 MORRIS CANAL REDEVELOPMENT PLAN AREA
 CASE NO.: P03-083.1
 VOTE: 6-0

COMMISSIONER:	YES	NO	ABSTAIN	ABSENT
John Cardwell, Chairman	X			
Jeni Branum, Commissioner	X			
Leon Yost, Commissioner	X			
Larry Eccleston, Commissioner	X			
Councilwoman Mary Donnelly, Commissioner	X			
Joan Di Nardo, Commissioner	X			



 JOHN CARDWELL, CHAIRMAN
 JERSEY CITY PLANNING BOARD



 ROBERT D. COTTER, Secretary
 JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



 VINCENT LA PAGLIA, ESQ.

DATE OF HEARING:

April 20, 2004

DATE OF MEMORIALIZATION:

May 4, 2004