

**TOWN OF WEST NEW YORK
PLANNING BOARD**

Planning Board Resolution No. 2024-_____

**RESOLUTION GRANTING AN EXTENSION OF VESTING OF AMENDED FINAL
SITE PLAN APPROVAL FOR ONE YEAR**

BLOCK 168.01, LOT 7.09 & 7.11

WHEREAS, Toll Parcel F Urban Renewal, LLC, the owner of Block 169.01, Lot 7.09, and Toll Parcel H Urban Renewal, LLC, the owner of Block 168.01, Lot 7.11 (collectively, the “Applicant”) have applied to the Planning Board of the Town of West New York for an extension of vesting of their amended final site plan approval for Block 168.01, Lots 7.09 & 7.11; and

WHEREAS, the Applicant has final site plan approval for Block 168.01, Lots 7.09 and 7.11 from this Board by resolution memorialized on July 8, 2021 (Resolution #2021-02) (the “Prior Approval”), the vesting period of which was extended to September 11, 2024 by Resolution adopted on September 11, 2023; and

WHEREAS, the Applicant requested a further 2-year extension of the vesting period of the Prior Approval which was considered by the Planning Board at its July 15, 2024 public meeting; and

WHEREAS, N.J.S.A 40:55D-52.e. permits the Board to consider and grant an extension under certain conditions; and

WHEREAS, the Board has considered the arguments of Counsel, and makes the following findings and conclusions:

1. Pursuant to the Prior Approval, the Applicant’s development consists of 156 residential units (and approximately 430,000 square feet), meeting the project size requirement of N.J.S.A. 40:55D-52.e.
2. The Applicant’s development also further satisfies the requirements of N.J.S.A. 40:55D-52.e as it is a comprehensive project which (i) includes substantial proposed infrastructure improvements, including extensive structured parking facilities, drainage, landscaping, lighting, buffers, Imperial Walk providing public access to the Hudson River waterfront, and various on-site amenities and open space, and (ii) is part of the complex, comprehensive Port Imperial development encompassing over 3,000 residential units and over 100,000 square feet of commercial/retail facilities.
3. Applicant’s attorney, Mr. Pantel has represented to the Board that:
 - A. The Applicant has already procured a building permit, at a large expense to the Applicant.
 - B. The Applicant has worked with the NJDEP for several years and has obtained approval of a waterfront development permit application that reflects the approved site plan.

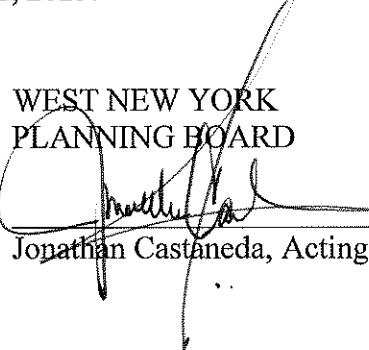
4. Further satisfying the criteria of N.J.S.A. 40:55D-52.e, Applicant's efforts to procure financing for the approved development have been hampered by economic conditions, including increased interest rates, labor and material supply shortages, and inflation.

5. Since the issuance of the Prior Approval and procurement of the extension to September 11, 2024, the Applicant has devoted substantial resources to the approved development.

NOW THEREFORE, BE IT RESOLVED that the Planning Board for the Town of West New York that the vesting period of the Applicant's Prior Approval is hereby extended for one (1) year from September 11, 2024, i.e., to September 11, 2025.

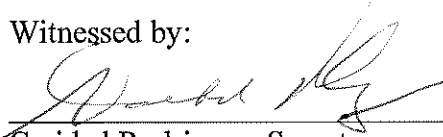
WEST NEW YORK
PLANNING BOARD

By:


Jonathan Castaneda, Acting Chairperson

Date: August 22, 2024

Witnessed by:


Caridad Rodriguez, Secretary
West New York Planning Board

Date: 8-22-24

APPROVAL VOTE:

MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Clara Brito-Herrera, Chairman						x
Andrea Bounsiar, Vice Chair						x
Jonathan Castaneda, acting chair	x		x			
Comr. Marcos Arroyo		x	x			
Alain Gomez			x			
Markus Rehfeld			x			
Marelin Burgos			x			
Angie Gutierrez			x			
Israel Fuentes			x			
Hector Yanez			x			

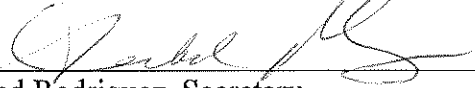
MEMORIALIZATION VOTE:

MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Clara Brito-Herrera, Chairperson						ineligible
Andrea Bounsiar, Vice Chair						ineligible
Jonathan Castaneda	x		x			
Comr. Marcos Arroyo			x			
Alain Gomez		x	x			
Markus Rehfeld,			x			
Marelin Burgos			x			
Angie Gutierrez			x			
Israel Fuentes			x			
Hector Yanez			x			

CERTIFICATION

I certify that the foregoing is a true copy of the Resolution adopted on August 19, 2024.

By:


Caridad Rodriguez, Secretary
West New York Zoning Board of Adjustment

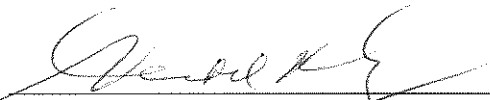
Date: 8-19-24

**TOLL PARCEL F URBAN RENEWAL, LLC and
TOLL PARCEL H URBAN RENEWAL, LLC
Block 168.01 , Lots 7.09 & 7.11**

**WEST NEW YORK
PLANNING BOARD NOTICE OF DECISION OF APPROVAL**

TAKE NOTICE that on August 19, 2024, the Planning Board of the Town of West New York granted Toll Parcel F Urban Renewal, LLC, and Toll Parcel H Urban Renewal, LLC an **extension of vesting of amended final site plan approval for one year, to September 11, 2025**, pursuant to N.J.S.A. 40:55D-52.e , relating to property located in West New York, New Jersey and identified on West New York's current tax assessment map as Block 168.01, Lots 7.09 & 7.11 (the "Property"). The Memorializing Resolution was adopted on August 12, 2024.

The Resolution approving the application is on file in the Office of the Zoning Board of Adjustment and is, during business hours, available for inspection at the Town Hall of West New York, 428 60th Street, West New York, New Jersey.


Caridad Rodriguez, Secretary
West New York Planning Board

Date of Notice: 8-19-24

