



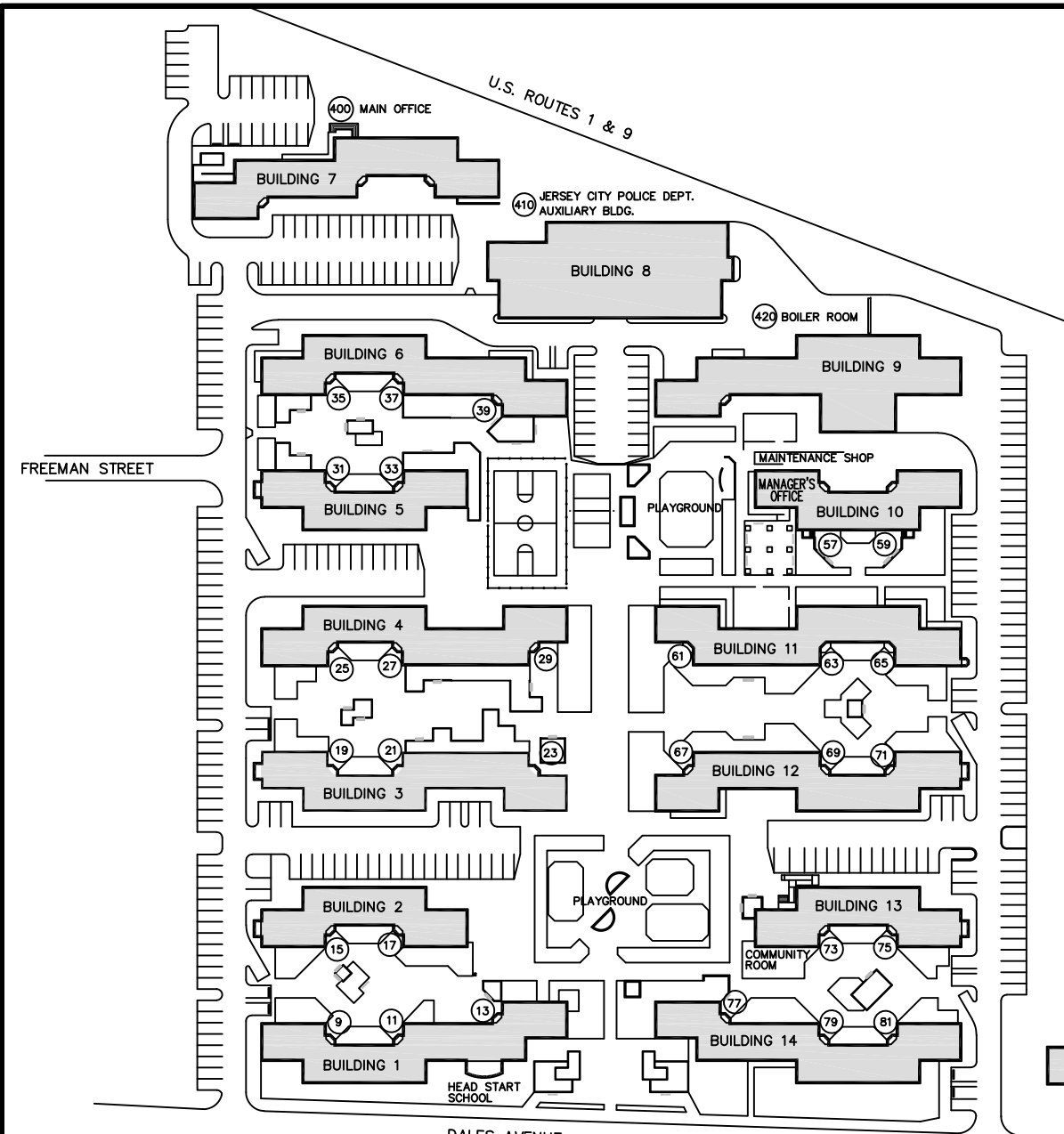
# Site Location Maps

**Building Communities...Creating Opportunities...Transforming Lives**

Updated 7/2024

# Public Housing Communities

- **N.J. 9-2, Marion Gardens**
- **N.J. 9-3, Booker T. Washington Apartments**
- **N.J. 9-4, Hudson Gardens**
- **N.J. 9-5, Holland Gardens**
- **N.J. 9-6, Montgomery Gardens**
- **N.J. 9-8, Curries Woods**
- **N.J. 9-9, Berry Gardens**
- **N.J. 9-10, Dwight Street Homes**
- **N.J. 9-16, Thomas J. Stewart Apartments**
- **N.J. 9-27, Webb Apartments**



| BLDG. #       | ADDRESSES               | BLDG. AREA*       | # OF DWELLING UNITS |
|---------------|-------------------------|-------------------|---------------------|
| BUILDING 1    | 9, 11, 13 DALES AVENUE  | 8,609 SF          | 19                  |
| BUILDING 2    | 15, 17 DALES AVENUE     | 5,756 SF          | 14                  |
| BUILDING 3    | 19, 21, 23 DALES AVENUE | 8,609 SF          | 23                  |
| BUILDING 4    | 25, 27, 29 DALES AVENUE | 8,609 SF          | 23                  |
| BUILDING 5    | 31, 33 DALES AVENUE     | 5,756 SF          | 15                  |
| BUILDING 6    | 35, 37, 39 DALES AVENUE | 8,609 SF          | 24                  |
| BUILDING 7    | 400 U.S. HIGHWAY 1      | 8,609 SF          | 0                   |
| BUILDING 8    | 410 U.S. HIGHWAY 1      | 14,041 SF         | 0                   |
| BUILDING 9    | 420 U.S. HIGHWAY 1      | 11,542 SF         | 0                   |
| BUILDING 10   | 57, 59 DALES AVENUE     | 5,756 SF          | 13                  |
| BUILDING 11   | 61, 63, 65 DALES AVENUE | 8,609 SF          | 23                  |
| BUILDING 12   | 67, 69, 71 DALES AVENUE | 8,609 SF          | 23                  |
| BUILDING 13   | 73, 75 DALES AVENUE     | 5,756 SF          | 14                  |
| BUILDING 14   | 77, 79, 81 DALES AVENUE | 8,609 SF          | 24                  |
| BUILDING 15   | 83, 85 DALES AVENUE     | 5,756 SF          | 15                  |
| <b>TOTALS</b> |                         | <b>123,235 SF</b> | <b>230</b>          |

\*GROSS FIRST FLOOR AREA

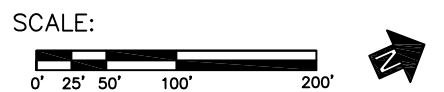
WARD C: Journal Square  
 ZONE: R-3 Multi-Family Mid-Rise  
 ADDRESS FOR JCBD PERMITS: 57 Dales Avenue

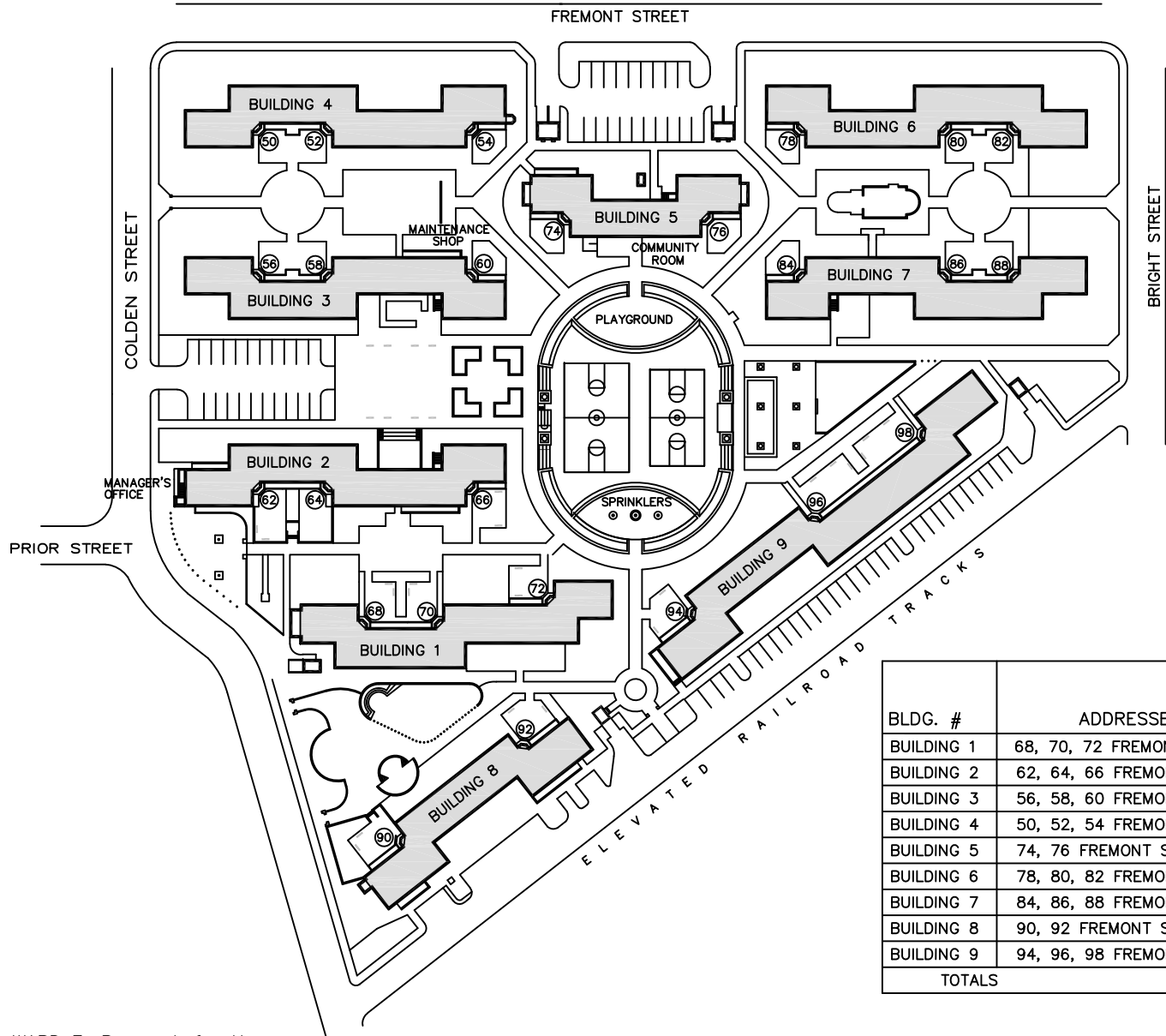
SITE AREA: 12.33 AC  
 OLD TAX BLOCK: 1627.1 LOT: A



PROJECT N.J. 9-2  
 MARION GARDENS  
 JERSEY CITY, NJ 07306

SITE PLAN  
 BLOCK: 11703 LOT: 2  
 REVISED: 07/2024





| BOILER ROOMS |                             |
|--------------|-----------------------------|
| BUILDING #   | LOCATION                    |
| BUILDING 1   | 68 FREMONT STREET, APT. 102 |
| BUILDING 2   | 62 FREMONT STREET, APT. 201 |
| BUILDING 3   | 56 FREMONT STREET, APT. 304 |
| BUILDING 4   | 54 FREMONT STREET, APT. 425 |
| BUILDING 5   | 76 FREMONT STREET, APT. 513 |
| BUILDING 6   | 80 FREMONT STREET, APT. 613 |
| BUILDING 7   | 86 FREMONT STREET, APT. 713 |
| BUILDING 8   | 90 FREMONT STREET, APT. 801 |
| BUILDING 9   | 94 FREMONT STREET, APT. 901 |

| BLDG. #    | ADDRESSES                 | BLDG. AREA* | # OF DWELLING UNITS | # OF NON-DWELLING UNITS |
|------------|---------------------------|-------------|---------------------|-------------------------|
| BUILDING 1 | 68, 70, 72 FREMONT STREET | 8,525 SF    | 35                  | 0                       |
| BUILDING 2 | 62, 64, 66 FREMONT STREET | 8,643 SF    | 32                  | 1                       |
| BUILDING 3 | 56, 58, 60 FREMONT STREET | 8,643 SF    | 31                  | 0                       |
| BUILDING 4 | 50, 52, 54 FREMONT STREET | 8,643 SF    | 34                  | 0                       |
| BUILDING 5 | 74, 76 FREMONT STREET     | 5,779 SF    | 17                  | 1                       |
| BUILDING 6 | 78, 80, 82 FREMONT STREET | 8,584 SF    | 35                  | 0                       |
| BUILDING 7 | 84, 86, 88 FREMONT STREET | 8,584 SF    | 35                  | 0                       |
| BUILDING 8 | 90, 92 FREMONT STREET     | 7,069 SF    | 31                  | 0                       |
| BUILDING 9 | 94, 96, 98 FREMONT STREET | 11,200 SF   | 47                  | 0                       |
| TOTALS     |                           | 75,670 SF   | 297                 | 2                       |

\*GROSS FIRST FLOOR AREA

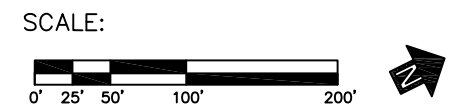
WARD F: Bergen Lafayette  
 ZONE: Montgomery Street  
 ADDRESS FOR JCBD PERMITS: 62 Fremont Street

SITE AREA: 7.68 AC  
 OLD TAX BLOCK: 2114 LOT: K1



PROJECT N.J. 9-3  
 BOOKER T. WASHINGTON APTS.  
 JERSEY CITY, NJ 07302

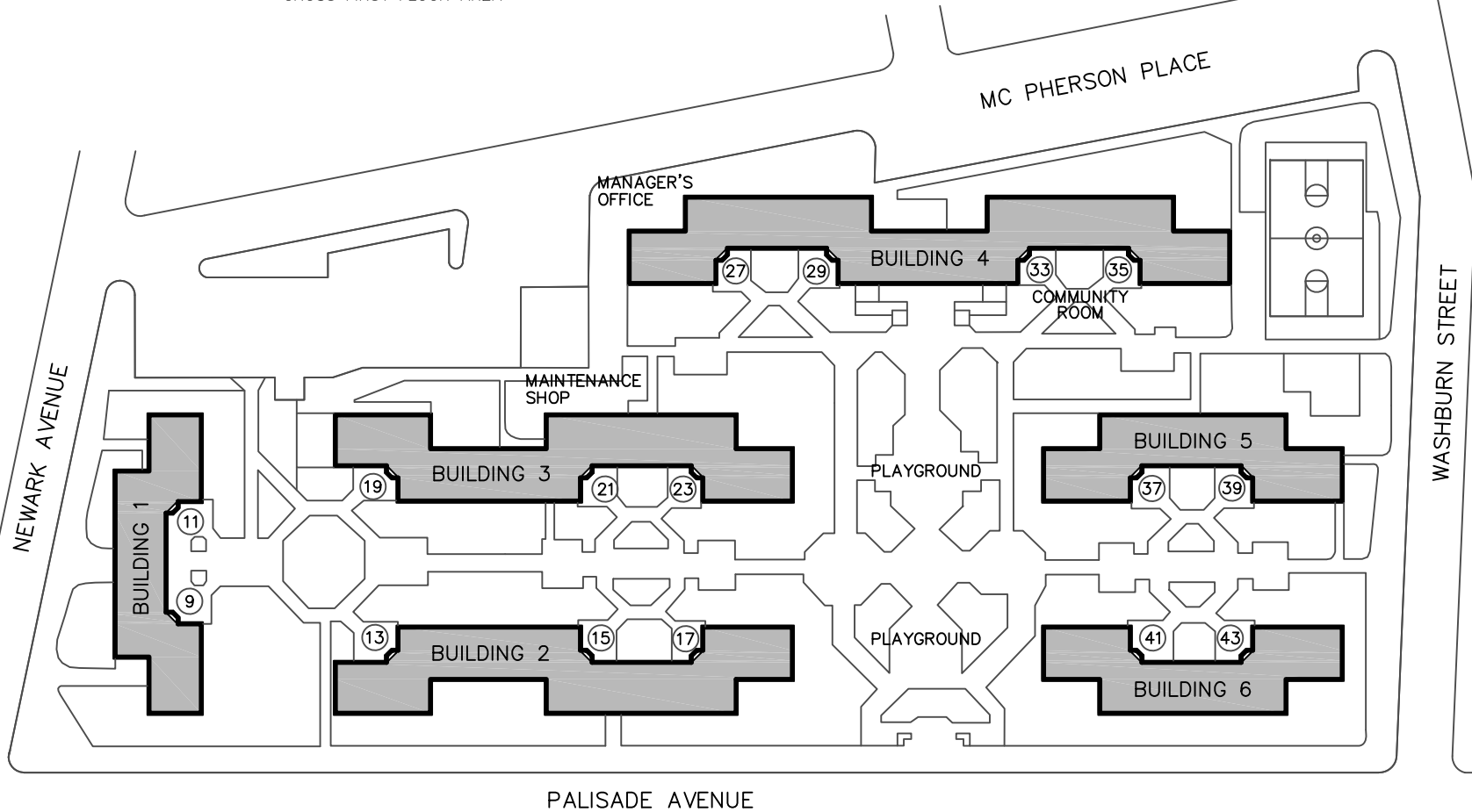
SITE PLAN  
 BLOCK: 13604 LOT: 1  
 REVISED: 07/2024



| BLDG. #    | ADDRESSES                      | BLDG. AREA* | # OF DWELLING UNITS |
|------------|--------------------------------|-------------|---------------------|
| BUILDING 1 | 9, 11 PALISADE AVENUE          | 5,779 SF    | 28                  |
| BUILDING 2 | 13, 15, 17 PALISADE AVENUE     | 8,584 SF    | 40                  |
| BUILDING 3 | 19, 21, 23 PALISADE AVENUE     | 8,584 SF    | 40                  |
| BUILDING 4 | 27, 29, 33, 35 PALISADE AVENUE | 11,082 SF   | 64                  |
| BUILDING 5 | 37, 39 PALISADE AVENUE         | 5,354 SF    | 24                  |
| BUILDING 6 | 41, 43 PALISADE AVENUE         | 5,354 SF    | 24                  |
| TOTALS     |                                | 44,737 SF   | 220                 |

\*GROSS FIRST FLOOR AREA

| BOILER ROOMS |          |
|--------------|----------|
| BUILDING #   | LOCATION |
| BUILDING 2   | BASEMENT |
| BUILDING 3   | BASEMENT |
| BUILDING 4   | BASEMENT |
| BUILDING 5   | BASEMENT |
| BUILDING 6   | BASEMENT |



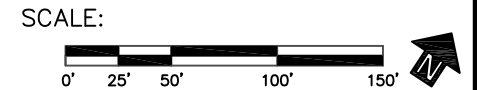
WARD C: Journal Square  
 ZONE: R-3 Multi-Family Mid-Rise  
 ADDRESS FOR JCBD PERMITS: 514 Newark Avenue

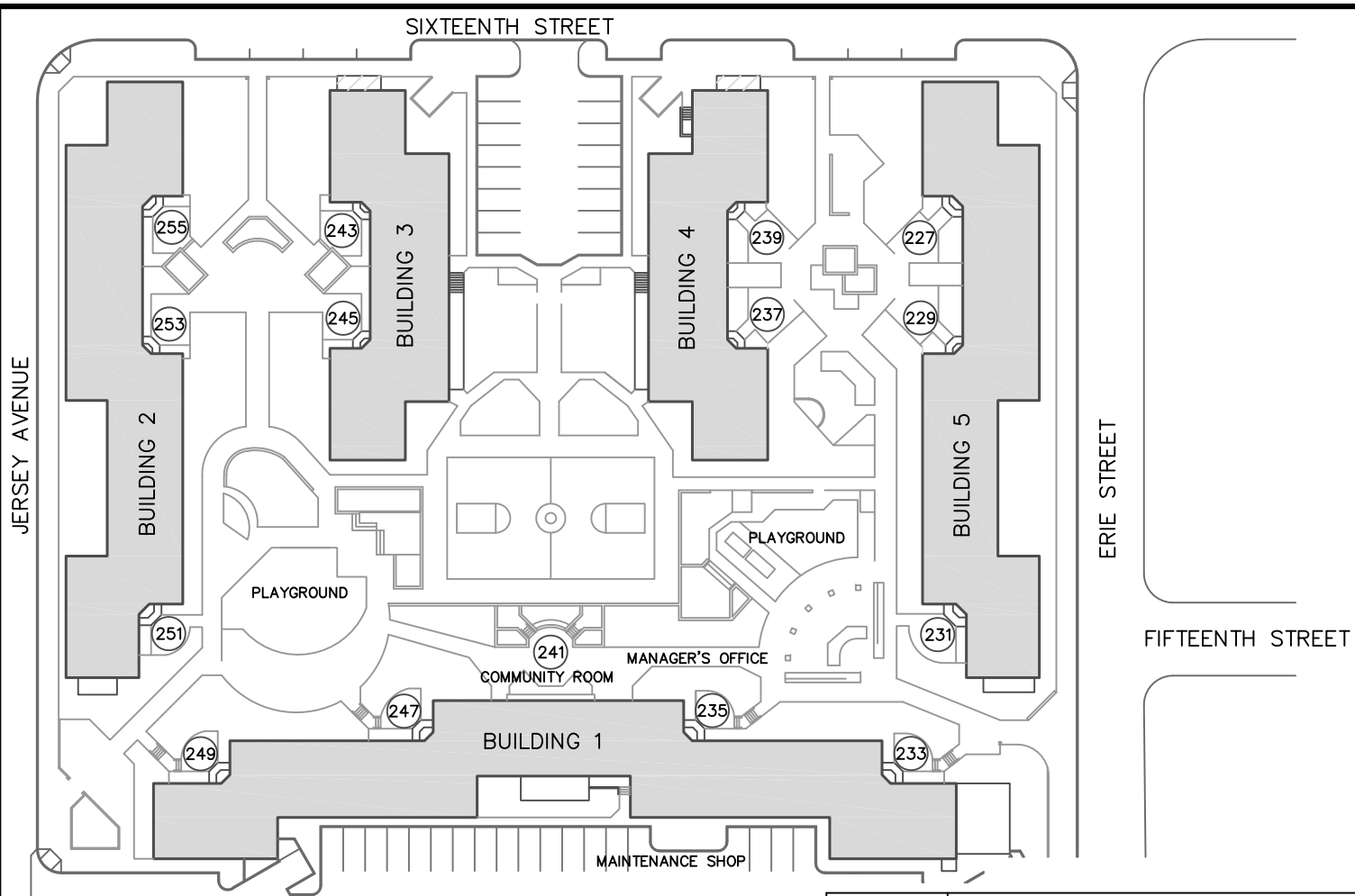
SITE AREA: 4.46 AC  
 OLD TAX BLOCK: 532.1 LOT: A2



PROJECT N.J. 9-4  
 HUDSON GARDENS  
 JERSEY CITY, NJ 07305

SITE PLAN  
 BLOCK: 8301 LOT: 1  
 REVISED: 07/2024





| BOILER ROOMS |          |
|--------------|----------|
| BUILDING #   | LOCATION |
| BUILDING 1   | BASEMENT |
| BUILDING 3   | BASEMENT |
| BUILDING 4   | BASEMENT |

| BLDG. #    | ADDRESSES                                | BLDG. AREA* | # OF DWELLING UNITS | # OF NON-DWELLING UNITS |
|------------|--|-------------|---------------------|-------------------------|
| BUILDING 1 | 233, 235, 241, 247, 249 SIXTEENTH STREET | 11,507 SF   | 56                  | 0                       |
| BUILDING 2 | 251, 253, 255 SIXTEENTH STREET           | 8,584 SF    | 36                  | 0                       |
| BUILDING 3 | 243, 245 SIXTEENTH STREET                | 5,354 SF    | 32                  | 0                       |
| BUILDING 4 | 237, 239 SIXTEENTH STREET                | 5,354 SF    | 29                  | 3                       |
| BUILDING 5 | 227, 229, 231 SIXTEENTH STREET           | 8,584 SF    | 36                  | 0                       |
| TOTALS     |  | 39,383 SF   | 189                 | 3                       |

WARD E: Downtown  
 ZONE: Jersey Avenue Light Rail  
 ADDRESS FOR JCBD PERMITS: 235 Sixteenth Street

\*GROSS FIRST FLOOR AREA  
 SITE AREA: 3.31 AC  
 OLD TAX BLOCK: 290 LOT: 1A



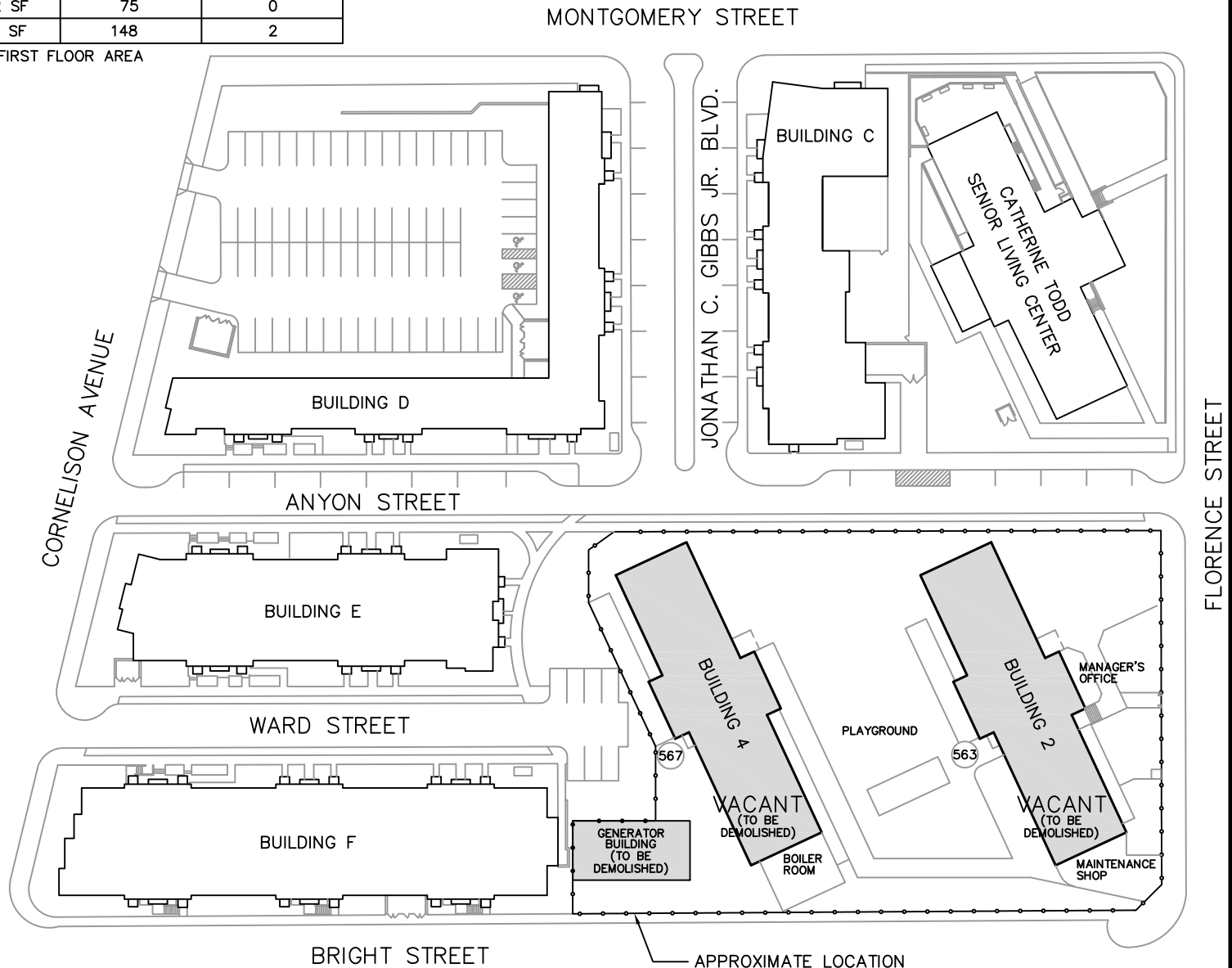
PROJECT N.J. 9-5  
 HOLLAND GARDENS  
 JERSEY CITY, NJ 07310

SITE PLAN  
 BLOCK: 7101 LOT: 1  
 REVISED: 07/2024



| BLDG. #    | ADDRESSES             | BLDG. AREA* | # OF DWELLING UNITS | # OF NON-DWELLING UNITS |
|------------|-----------------------|-------------|---------------------|-------------------------|
| BUILDING 2 | 563 MONTGOMERY STREET | 7,502 SF    | 73                  | 2                       |
| BUILDING 4 | 567 MONTGOMERY STREET | 7,502 SF    | 75                  | 0                       |
| TOTALS     |                       | 15,004 SF   | 148                 | 2                       |

\*GROSS FIRST FLOOR AREA



WARD F: Bergen Lafayette  
 ZONE: R-4 Multi-Family High-Rise  
 ADDRESS FOR JCBD PERMITS: 563 Montgomery Street

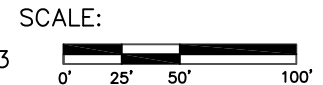
APPROXIMATE LOCATION  
 OF EXISTING FENCE

SITE AREA: 1.434 AC  
 OLD TAX BLOCK: 2116 LOT: P



PROJECT N.J. 9-6  
 MONTGOMERY GARDENS  
 JERSEY CITY, NJ 07302

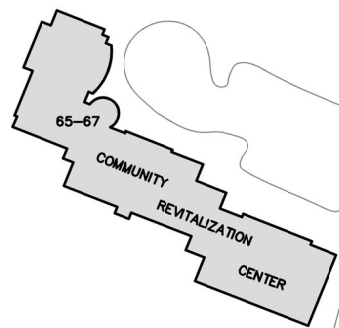
SITE PLAN  
 BLOCK: 13602 LOT: 1.03  
 REVISED: 07/2024





|  |                    |   |                    |
|--|--------------------|---|--------------------|
| <b>PHASE I TOWNHOUSES – 46 UNITS</b>   | <b>BLDG. AREA*</b> | <b>PHASE IV TOWNHOUSES – 40 UNITS</b>   | <b>BLDG. AREA*</b> |
| 2, 4, 6, 8, 10, 12, 14, 16 NEW HOPE LANE                                     | 28,686 SF          | 40, 42, 44, 46, 48, 50, 52 NEW HECKMAN DRIVE  | 25,225 SF          |
| 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 39 PEACE DRIVE               |                    | 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100 NEW HECKMAN DRIVE |                    |
| 32, 34, 36, 38, 40, 42, 44, 46 RUBY BROWN TERRACE                            |                    | 48, 50, 52, 54, 56, 58, 60, 62, 64 RUBY BROWN TERRACE   |                    |
| 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 NEW HECKMAN DRIVE         |                    | <b>PHASE V TOWNHOUSES – 80 UNITS</b>  | <b>BLDG. AREA*</b> |
| 19, 21, 23, 25 GARDEN TERRACE  |                    | 126, 128, 130, 132, 134, 136, 138 MERRITT STREET  | 50,340 SF          |
| <b>PHASE II TOWNHOUSES – 20 UNITS</b>  | <b>BLDG. AREA*</b> | 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 RUBY BROWN TERRACE   |                    |
| 1, 3, 5, 7 OLD BERGEN ROAD   | 12,328 SF          | 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25 PEACE DRIVE                                |                    |
| 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 NEW HECKMAN DRIVE |                    | 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38 GARDEN TERRACE       |                    |
| <b>PHASE III TOWNHOUSES – 18 UNITS</b>                                       | <b>BLDG. AREA*</b> | 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21 LIGGONS LANE                                      |                    |
| 1-1, 1-2, 1A-1, 1A-2 NEW HECKMAN DRIVE                                       | 13,524 SF          | <b>PHASE I TOWER – 91 UNITS</b>   | <b>BLDG. AREA*</b> |
| 112-1, 112-2, 114-1, 114-2, 116-1, 116-2 MERRITT STREET                      |                    | 3 NEW HECKMAN DRIVE   | 6,927 SF           |
| 118-1, 118-2, 120-1, 120-2, 122-1, 122-2, 124-1, 124-2 MERRITT STREET        |                    | <b>COMMUNITY REVITALIZATION CENTER</b>  | <b>BLDG. AREA*</b> |
|  |                    | 65-67 RUBY BROWN TERRACE  | 14,500 SF          |
|  |                    | <b>TOTAL BLDG. AREA*</b>  | <b>151,530 SF</b>  |
|  |                    | <b>TOTAL # OF DWELLING UNITS</b>  | <b>295</b>         |

\*GROSS FIRST FLOOR AREA

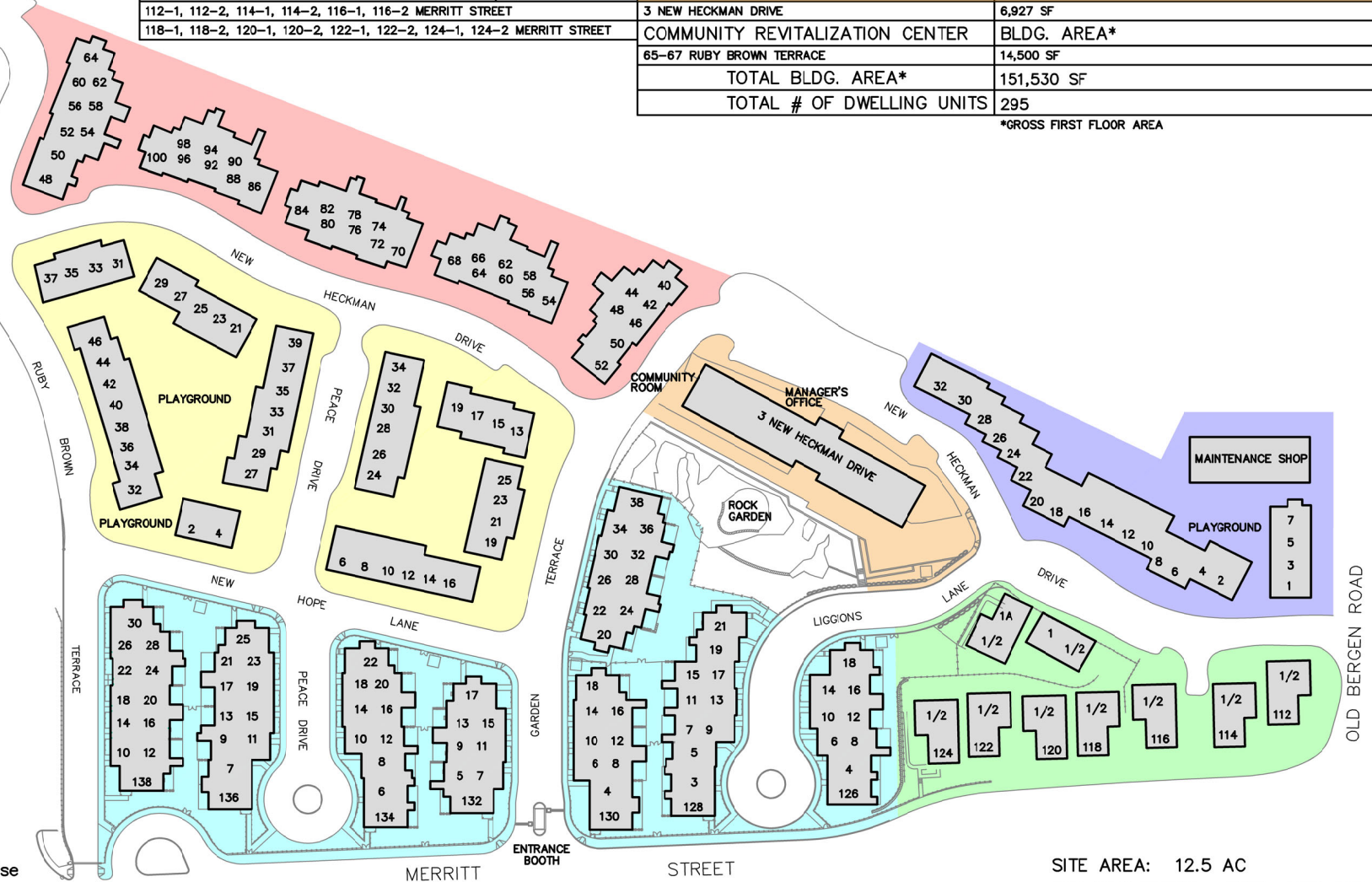


**LEGEND:**

- PHASE I (TOWER)
- PHASE I
- PHASE II
- PHASE III
- PHASE IV
- PHASE V

MAINTENANCE SHOP  
 15 OLD BERGEN ROAD  
 BLOCK: 29902 LOT: 45  
 SITE AREA: 6,075 SF

WARD A: Greenville  
 ZONE: R-3 Multi-Family Mid-Rise  
 ADDRESS FOR JCBD PERMITS: 61 Merritt Street

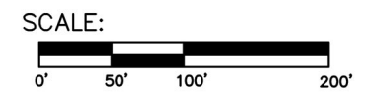


SITE AREA: 12.5 AC  
 OLD TAX BLOCK: 1381 LOT: W8



PROJECT N.J. 9-8  
 CURRIES WOODS  
 JERSEY CITY, NJ 07305

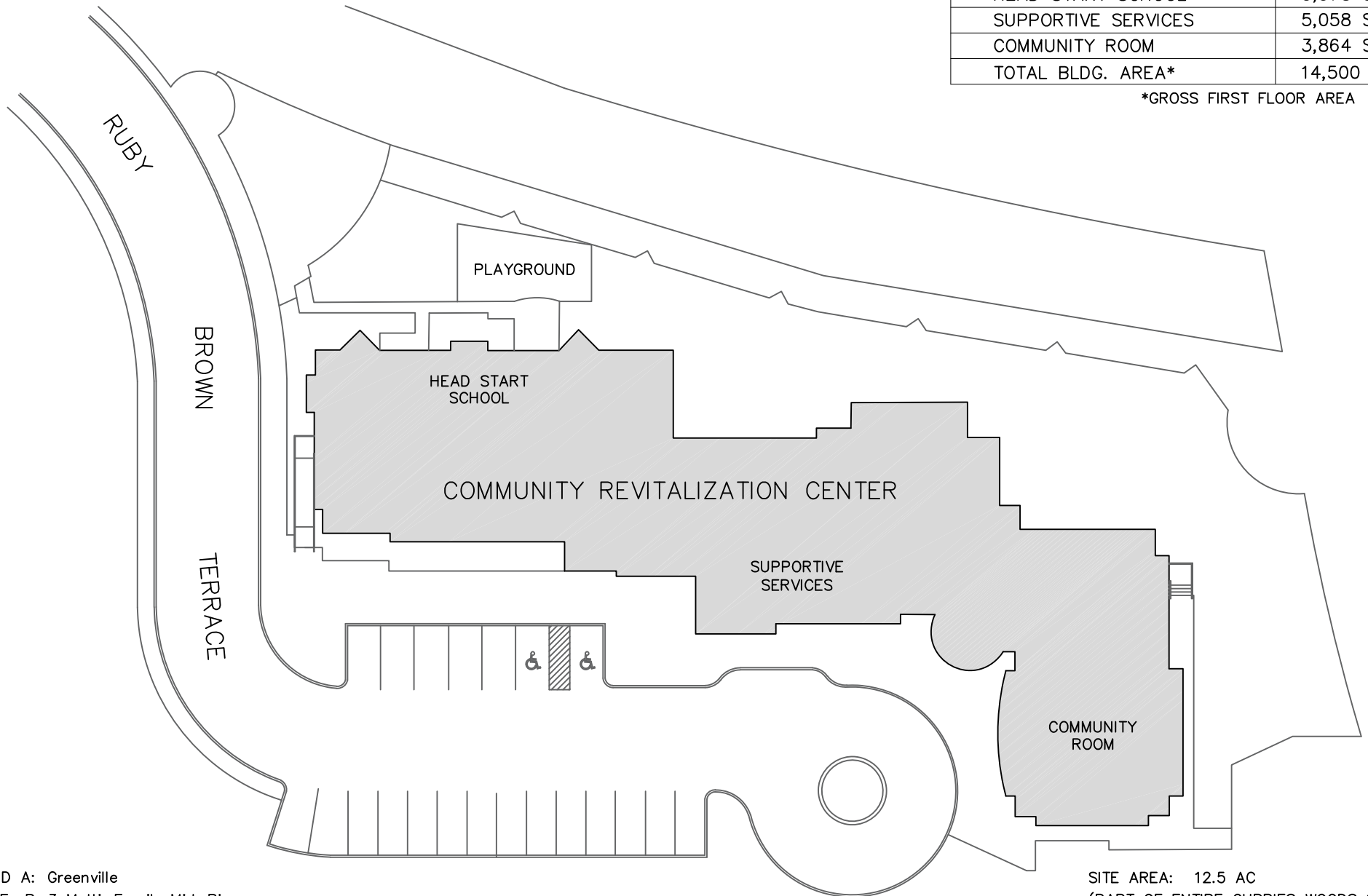
SITE PLAN  
 BLOCK: 30201 LOT: 1  
 REVISED: 07/2024





|                          |           |
|--------------------------|-----------|
| 65-67 RUBY BROWN TERRACE |           |
| HEAD START SCHOOL        | 5,578 SF  |
| SUPPORTIVE SERVICES      | 5,058 SF  |
| COMMUNITY ROOM           | 3,864 SF  |
| TOTAL BLDG. AREA*        | 14,500 SF |

\*GROSS FIRST FLOOR AREA



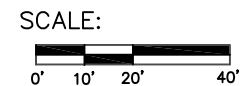
WARD A: Greenville  
 ZONE: R-3 Multi-Family Mid-Rise  
 ADDRESS FOR JCBD PERMITS: 61 Merritt Street

SITE AREA: 12.5 AC  
 (PART OF ENTIRE CURRIES WOODS SITE)  
 OLD TAX BLOCK: 1381 LOT: W8

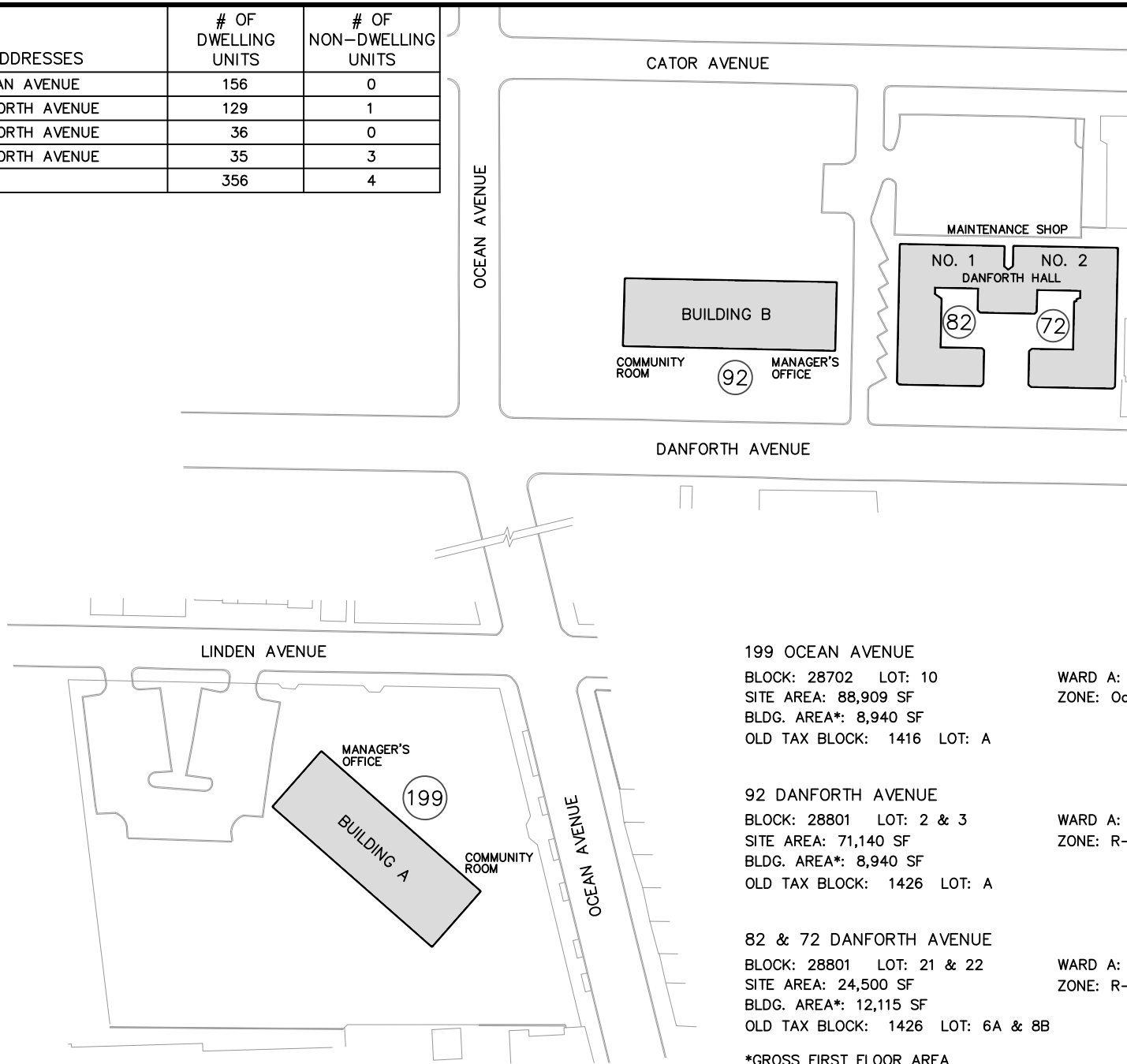


PROJECT N.J. 9-8  
 CURRIES WOODS  
 COMMUNITY REVITALIZATION CENTER  
 JERSEY CITY, NJ 07305

SITE PLAN  
 BLOCK: 30201 LOT: 1  
 REVISED: 07/2024



| BLDG. #    | ADDRESSES          | # OF DWELLING UNITS | # OF NON-DWELLING UNITS |
|------------|--------------------|---------------------|-------------------------|
| BUILDING A | 199 OCEAN AVENUE   | 156                 | 0                       |
| BUILDING B | 92 DANFORTH AVENUE | 129                 | 1                       |
| BUILDING C | 82 DANFORTH AVENUE | 36                  | 0                       |
| BUILDING D | 72 DANFORTH AVENUE | 35                  | 3                       |
| TOTALS     |                    | 356                 | 4                       |



199 OCEAN AVENUE  
 BLOCK: 28702 LOT: 10  
 SITE AREA: 88,909 SF  
 BLDG. AREA\*: 8,940 SF  
 OLD TAX BLOCK: 1416 LOT: A

WARD A: Greenville  
 ZONE: Ocean Avenue South

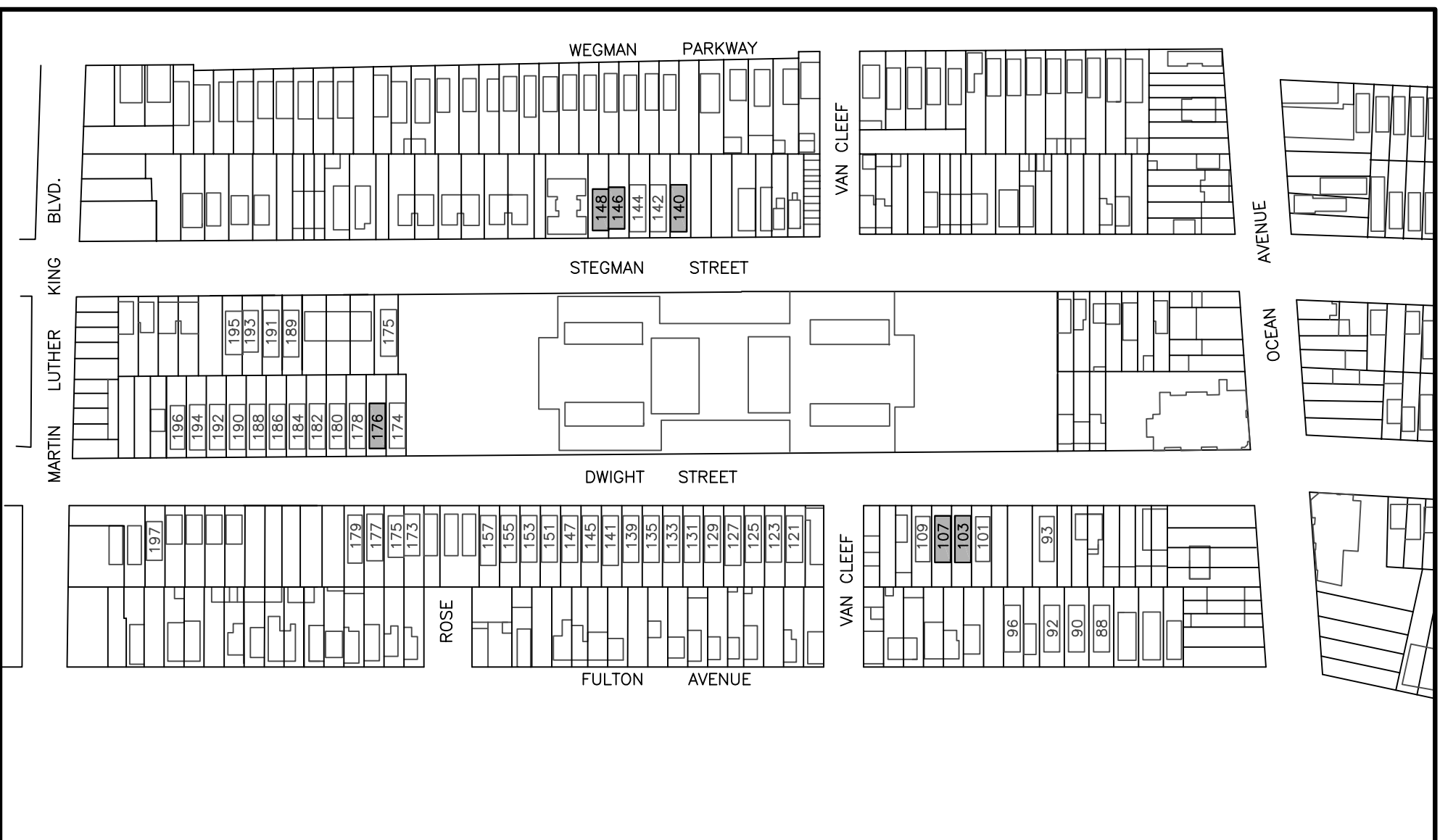
92 DANFORTH AVENUE  
 BLOCK: 28801 LOT: 2 & 3  
 SITE AREA: 71,140 SF  
 BLDG. AREA\*: 8,940 SF  
 OLD TAX BLOCK: 1426 LOT: A

WARD A: Greenville  
 ZONE: R-1 One and Two Family Housing

82 & 72 DANFORTH AVENUE  
 BLOCK: 28801 LOT: 21 & 22  
 SITE AREA: 24,500 SF  
 BLDG. AREA\*: 12,115 SF  
 OLD TAX BLOCK: 1426 LOT: 6A & 8B

WARD A: Greenville  
 ZONE: R-1 One and Two Family Housing

\*GROSS FIRST FLOOR AREA



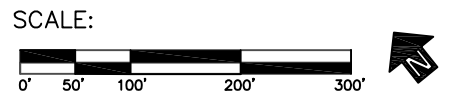
WARD F: Bergen Lafayette  
 ZONE: Turnkey

| ADDRESSES                 | OLD BLOCK | OLD LOT | NEW BLOCK | NEW LOT | ADDRESSES                  | OLD BLOCK | OLD LOT | NEW BLOCK | NEW LOT | ADDRESSES          | OLD BLOCK | OLD LOT | NEW BLOCK | NEW LOT |
|---------------------------|-----------|---------|-----------|---------|----------------------------|-----------|---------|-----------|---------|--------------------|-----------|---------|-----------|---------|
| 103A & 103B DWIGHT STREET | 1331      | 15      | 25804     | 7       | 176A & 176B DWIGHT STREET  | 1326      | 100     | 25101     | 38      | 146 STEGMAN STREET | 1318      | 197     | 25001     | 45      |
| 107A & 107B DWIGHT STREET | 1331      | 14      | 25804     | 6       | 140A & 140B STEGMAN STREET | 1318      | 200     | 25001     | 42      | 148 STEGMAN STREET | 1318      | 190     | 25001     | 46      |



PROJECT N.J. 9-10  
 DWIGHT STREET HOMES  
 JERSEY CITY, NJ 07305

SITE PLAN  
 REVISED: 07/2024



ERIE ST

FIFTH ST

COMMUNITY ROOM

MANAGER'S OFFICE

PARKING

PARKING

|                           |          |
|---------------------------|----------|
| 88-92 ERIE STREET         |          |
| SITE AREA                 | 0.23 AC  |
| BLDG. AREA*               | 6,835 SF |
| TOTAL # OF DWELLING UNITS | 48       |

\*GROSS FIRST FLOOR AREA

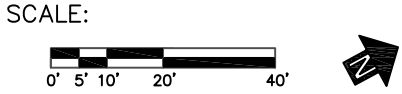
OLD TAX BLOCK: 247 LOT: T,R,V2

WARD E: Downtown  
ZONE: Harsimus Cove Historic District  
ADDRESS FOR JCBD PERMITS: 88 Erie Street

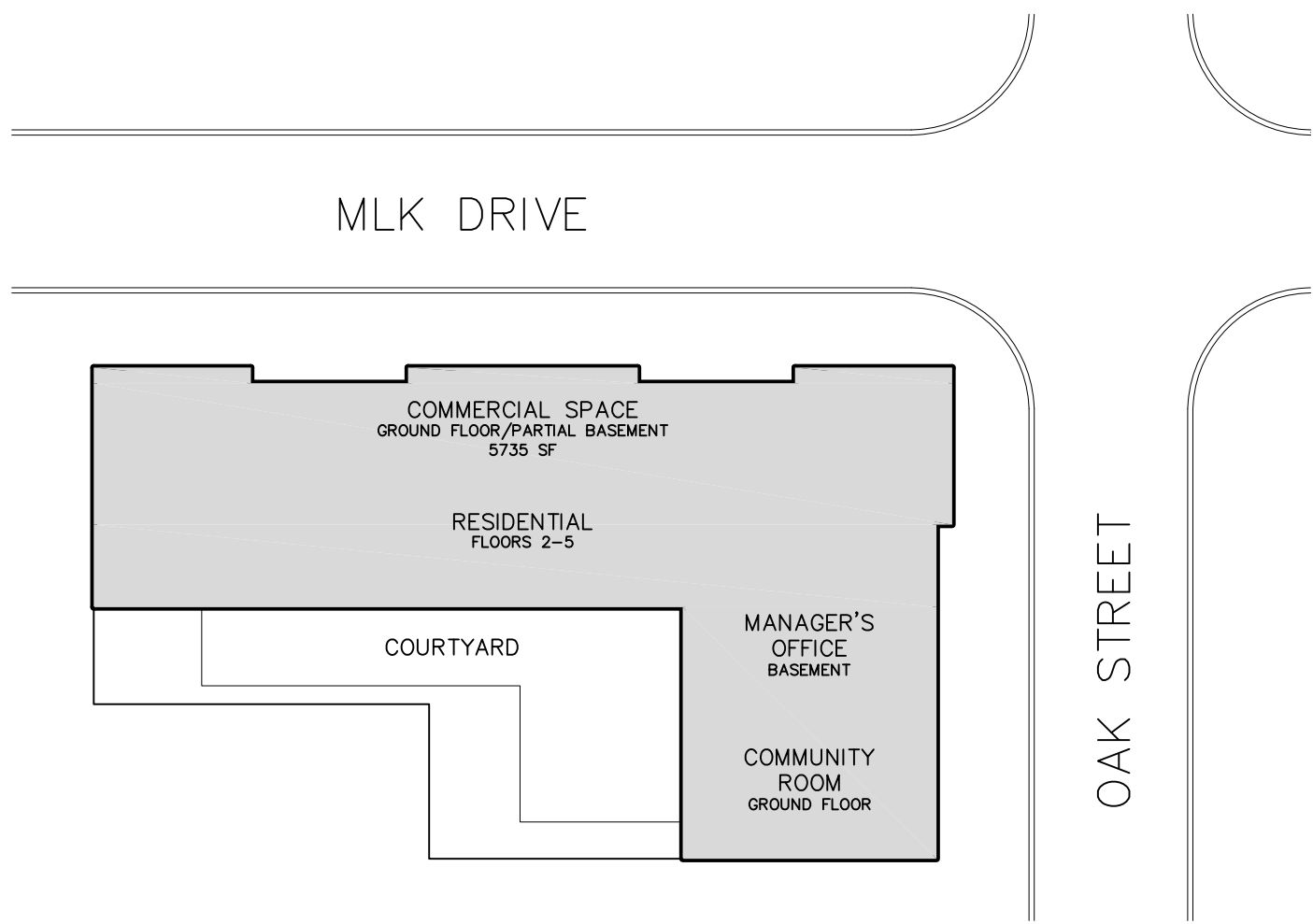


PROJECT N.J. 9-16  
THOMAS J. STEWART APTS.  
JERSEY CITY, NJ 07302

SITE PLAN  
BLOCK: 11304 LOT: 15  
REVISED: 07/2024



|                           |          |
|---------------------------|----------|
| 450 MLK DRIVE             |          |
| SITE AREA                 | 0.3 AC   |
| BLDG. AREA*               | 9,790 SF |
| TOTAL # OF DWELLING UNITS | 40       |
| *GROSS FIRST FLOOR AREA   |          |



WARD F: Bergen Lafayette  
 ZONE: Neighborhood Mixed Use  
 ADDRESS FOR JCBD PERMITS: 450 M.L. King Dr.



PROJECT N.J. 9-27  
 WEBB APTS.  
 JERSEY CITY, NJ 07304

SITE PLAN  
 BLOCK: 21301 LOT: 1  
 REVISED: 07/2024

SCALE:



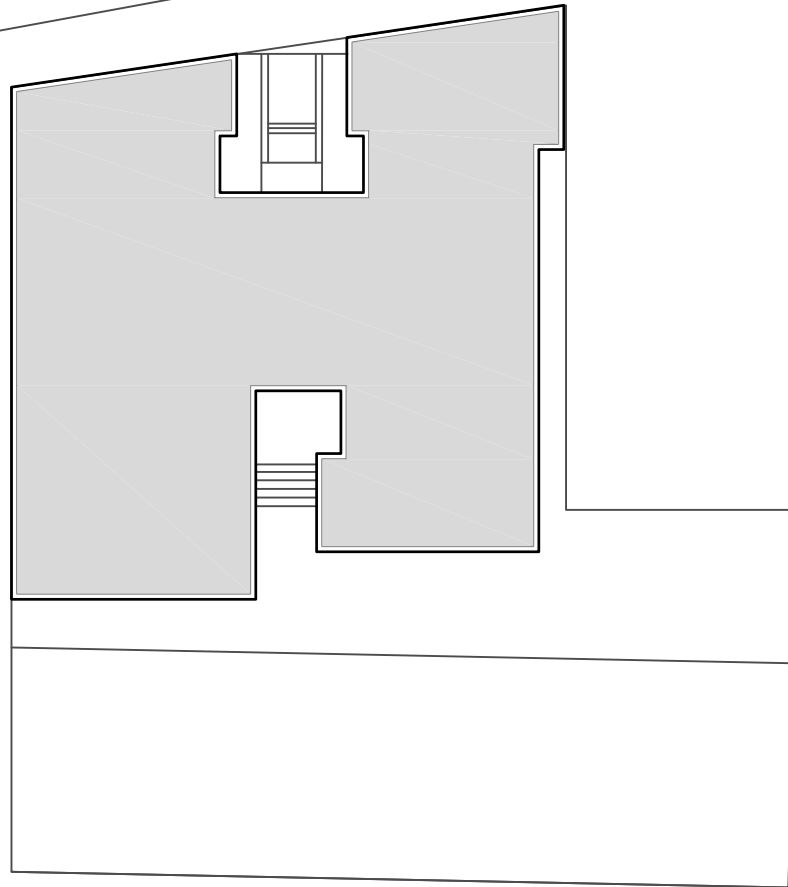
# Affordable Housing Communities

- **254 Bergen Avenue**
- **Arlington Gardens**



BERGEN AVENUE

GRANT STREET



|                           |          |
|---------------------------|----------|
| 254 BERGEN AVENUE         |          |
| SITE AREA                 | 0.27 AC  |
| BLDG. AREA*               | 8,000 SF |
| TOTAL # OF DWELLING UNITS | 36       |

\*GROSS FIRST FLOOR AREA

WARD F: Bergen Lafayette  
ZONE: R-3 Multi-Family Mid-Rise

OLD TAX BLOCK: 1985 LOT: L16



AFFORDABLE HOUSING  
254 BERGEN AVENUE  
JERSEY CITY, NJ 07305

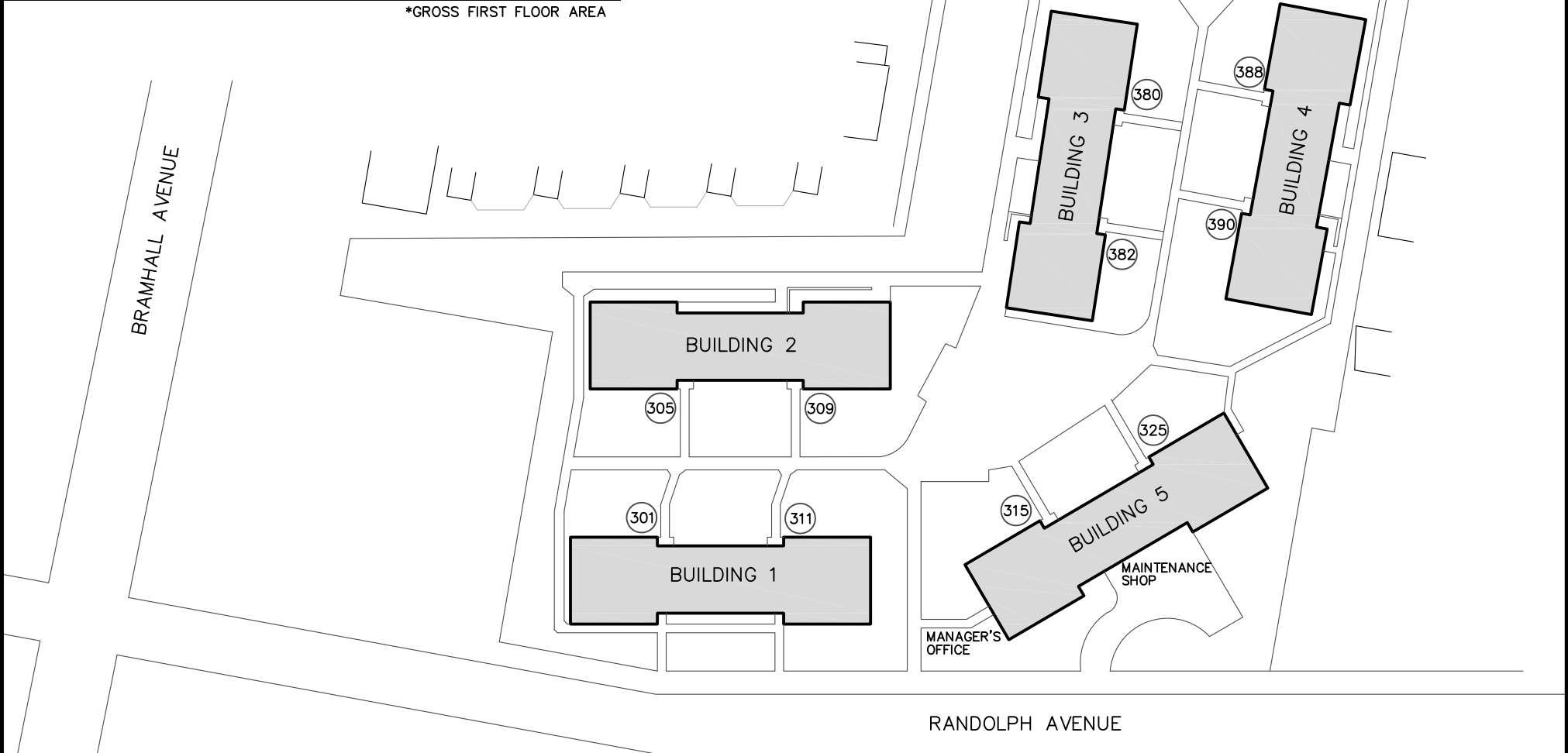
SITE PLAN  
BLOCK: 23101 LOT: 64  
REVISED: 07/2024

SCALE:



| BLDG. #    | ADDRESSES                 | BLDG. AREA* | # OF DWELLING UNITS |
|------------|---------------------------|-------------|---------------------|
| BUILDING 1 | 301, 311 RANDOLPH AVENUE  | 5,314 SF    | 18                  |
| BUILDING 2 | 305, 309 RANDOLPH AVENUE  | 5,314 SF    | 18                  |
| BUILDING 3 | 380, 382 ARLINGTON AVENUE | 5,314 SF    | 18                  |
| BUILDING 4 | 388, 390 ARLINGTON AVENUE | 5,314 SF    | 18                  |
| BUILDING 5 | 315, 325 RANDOLPH AVENUE  | 5,314 SF    | 18                  |
| TOTALS     |                           | 26,570 SF   | 90                  |

\*GROSS FIRST FLOOR AREA



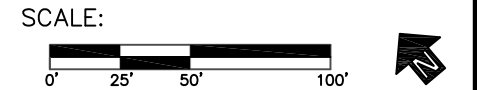
WARD F: Bergen Lafayette  
 ZONE: R-1 One and Two Family Housing  
 ADDRESS FOR JCBD PERMITS: 380-390 Arlington Avenue

SITE AREA: 2.45 AC  
 OLD TAX BLOCK: 1946 LOT: A



AFFORDABLE HOUSING  
 ARLINGTON GARDENS  
 JERSEY CITY, NJ 07304

SITE PLAN  
 BLOCK: 18803 LOT: 11  
 REVISED: 07/2024



# Mixed Finance/Mixed Income Communities

## McCormack Baron Ragan, Property Manager

- N.J. 9-12, Lafayette Village

## Multi-Family Management Services Group, Property Manager

- N.J. 9-14, Pacific Court

## The Michaels Organization, Property Manager

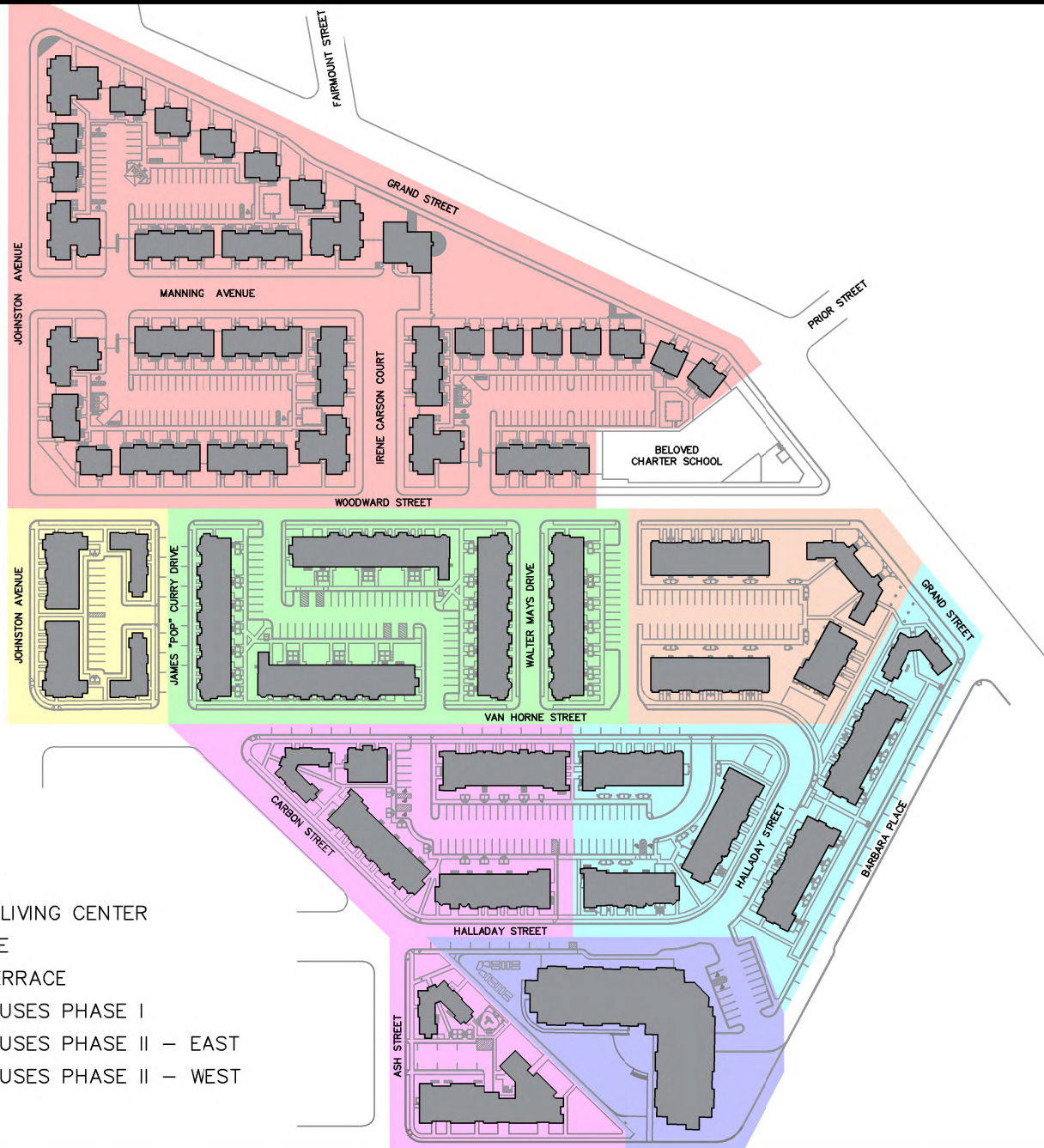
- N.J. 9-13, Lafayette Senior Living Center
- N.J. 9-15, Woodward Terrace
- N.J. 9-18, Barbara Place Terrace
- N.J. 9-20, Ocean Pointe East & West
- N.J. 9-21, Glennview Townhouses Phase I
- N.J. 9-23, Glennview Townhouses Phase II—East
- N.J. 9-25, Glennview Townhouses Phase II—West
- Catherine Todd Senior Living Center
- N.J. 9-26, Montgomery Family Phase I a.k.a. Mill Creek Gardens

## Ingerman Management Corporation, Property Manager

- N.J. 9-17, Gloria Robinson Court Homes Phase I
- N.J. 9-19, Gloria Robinson Court Homes Phase II

## Pennrose Management Company, Property Manager

- N.J. 9-22, Gloria Robinson Court Homes Phase III
- N.J. 9-24, Gloria Robinson Court Homes Phase IV



LEGEND:

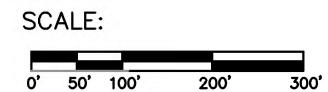
- LAFAYETTE VILLAGE
- LAFAYETTE SENIOR LIVING CENTER
- WOODWARD TERRACE
- BARBARA PLACE TERRACE
- GLENNVIEW TOWNHOUSES PHASE I
- GLENNVIEW TOWNHOUSES PHASE II – EAST
- GLENNVIEW TOWNHOUSES PHASE II – WEST

WARD F: Bergen Lafayette



LAFAYETTE GARDENS  
 NEIGHBORHOOD  
 JERSEY CITY, NJ 07304

KEY SITE PLAN  
 REVISED: 07/2024



| BLDG. #           | NEW BLOCK # | NEW LOT # | OLD BLOCK # | OLD LOT # | SITE AREA | BLDG. AREA* | # OF UNITS           |    |
|-------------------|-------------|-----------|-------------|-----------|-----------|-------------|----------------------|----|
| BUILDINGS 1 - 12  | 15502       | 1         | 2086        | 39        | 2.09 AC   | 25,316 SF   | 44                   |    |
| BUILDING 34       | "           | "         | "           | "         | "         | 2,935 SF    | 0                    |    |
| BUILDINGS 13 - 21 | 15503       | 1         | 2087.1      | 2         | 1.74 AC   | 25,501 SF   | 47                   |    |
| BUILDINGS 22 - 33 | 15502       | 2.01      | 2087.1      | 1         | 1.66 AC   | 18,491 SF   | 33                   |    |
| TOTAL             |             |           |             |           | 5.49 AC   | 72,243 SF   | 124                  |    |
|                   |             |           |             |           |           |             | TOTAL # OF ACC UNITS | 77 |

\*GROSS FIRST FLOOR AREA

JOHNSTON AVENUE

JOHNSTON AVENUE

FAIRMOUNT STREET

GRAND STREET

BLOCK 15502 LOT 1  
OLD TAX BLOCK 2086 LOT 39

MANAGER'S OFFICE

COMMUNITY CENTER

MANNING AVENUE

BLOCK 15503 LOT 1  
OLD TAX BLOCK 2087.1 LOT 2

IRENE CARSON COURT

BLOCK 15502 LOT 2.01  
OLD TAX BLOCK 2087.1 LOT 1

PRIOR STREET

BELOVED CHARTER SCHOOL\*

WOODWARD STREET

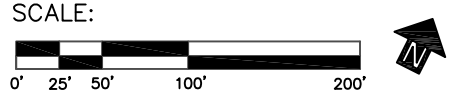
WARD F: Bergen Lafayette  
ZONE: Lafayette Park

\*BELOVED CHARTER SCHOOL  
BLOCK 15502 LOT 2.02  
0.3047 ACRES



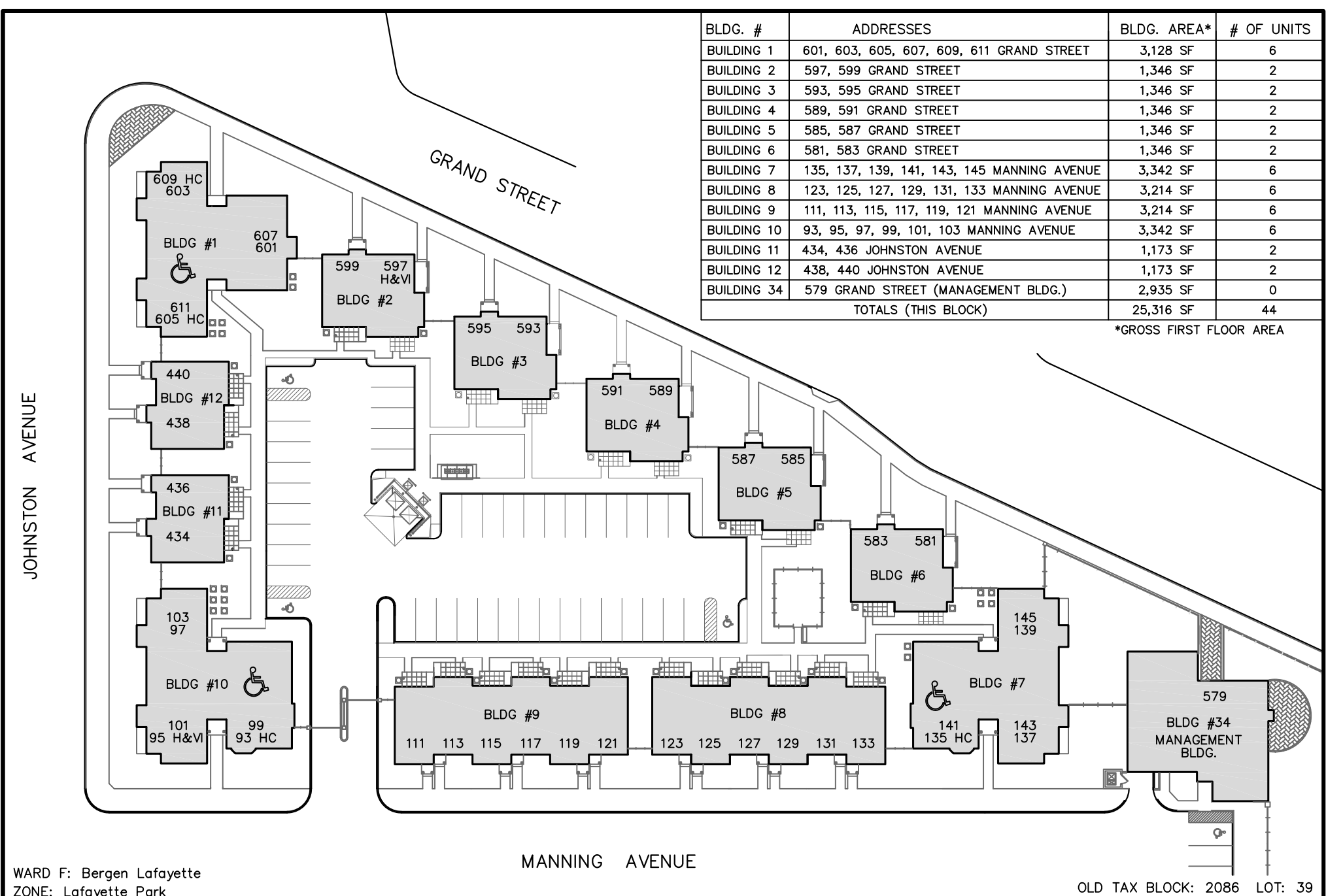
PROJECT N.J. 9-12  
LAFAYETTE VILLAGE  
JERSEY CITY, NJ 07304

SITE PLAN  
REVISED: 07/2024  
PAGE 1 of 4



| BLDG. #             | ADDRESSES                                   | BLDG. AREA* | # OF UNITS |
|---------------------|---|-------------|------------|
| BUILDING 1          | 601, 603, 605, 607, 609, 611 GRAND STREET   | 3,128 SF    | 6          |
| BUILDING 2          | 597, 599 GRAND STREET                       | 1,346 SF    | 2          |
| BUILDING 3          | 593, 595 GRAND STREET                       | 1,346 SF    | 2          |
| BUILDING 4          | 589, 591 GRAND STREET                       | 1,346 SF    | 2          |
| BUILDING 5          | 585, 587 GRAND STREET                       | 1,346 SF    | 2          |
| BUILDING 6          | 581, 583 GRAND STREET                       | 1,346 SF    | 2          |
| BUILDING 7          | 135, 137, 139, 141, 143, 145 MANNING AVENUE | 3,342 SF    | 6          |
| BUILDING 8          | 123, 125, 127, 129, 131, 133 MANNING AVENUE | 3,214 SF    | 6          |
| BUILDING 9          | 111, 113, 115, 117, 119, 121 MANNING AVENUE | 3,214 SF    | 6          |
| BUILDING 10         | 93, 95, 97, 99, 101, 103 MANNING AVENUE     | 3,342 SF    | 6          |
| BUILDING 11         | 434, 436 JOHNSTON AVENUE                    | 1,173 SF    | 2          |
| BUILDING 12         | 438, 440 JOHNSTON AVENUE                    | 1,173 SF    | 2          |
| BUILDING 34         | 579 GRAND STREET (MANAGEMENT BLDG.)         | 2,935 SF    | 0          |
| TOTALS (THIS BLOCK) |   | 25,316 SF   | 44         |

\*GROSS FIRST FLOOR AREA



WARD F: Bergen Lafayette  
 ZONE: Lafayette Park

OLD TAX BLOCK: 2086 LOT: 39



PROJECT N.J. 9-12  
 LAFAYETTE VILLAGE  
 JERSEY CITY, NJ 07304

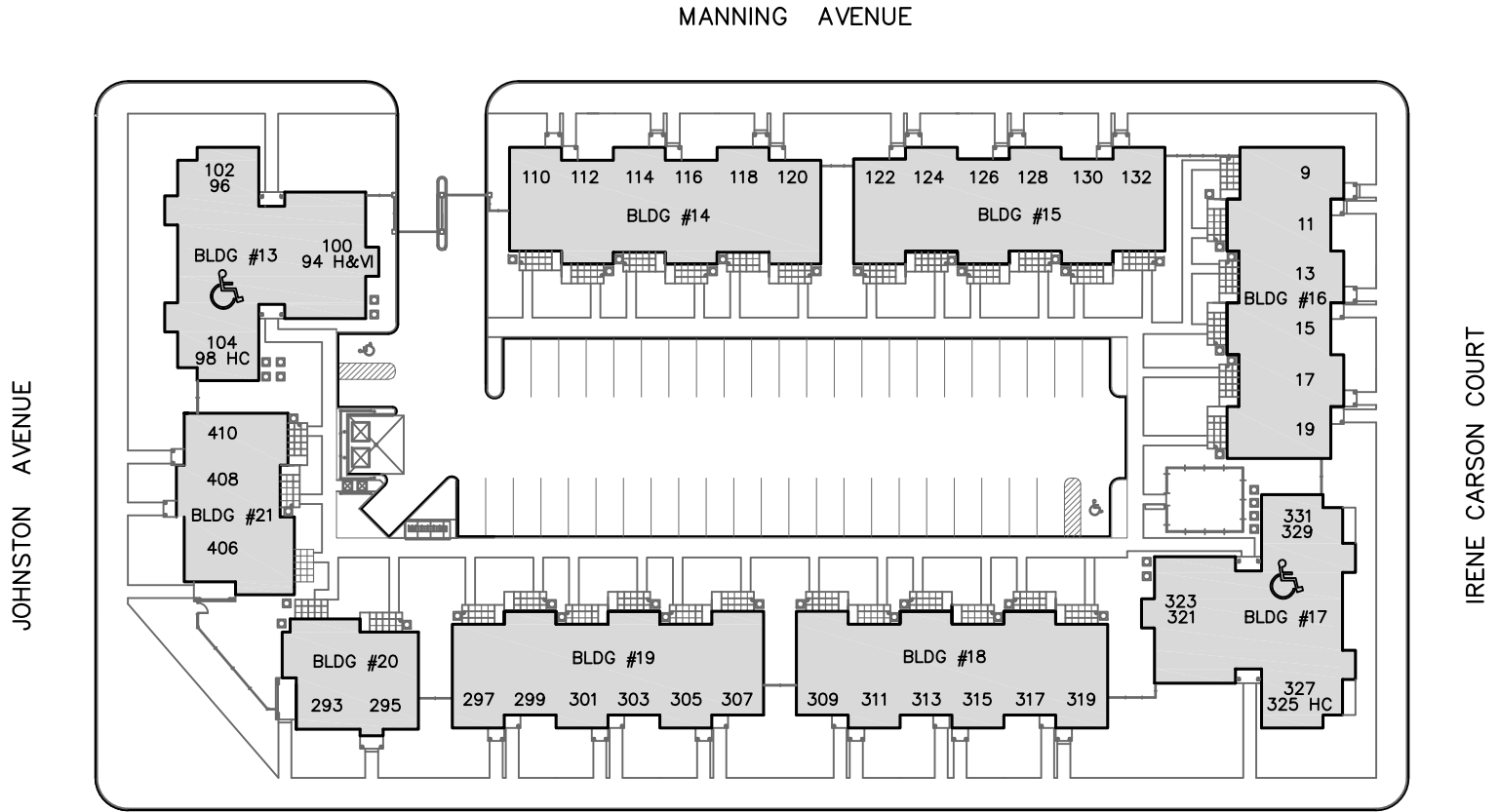
SITE PLAN  
 BLOCK: 15502 LOT: 1  
 REVISED: 07/2024  
 PAGE 2 of 4



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WARD F: Bergen Lafayette  
 ZONE: Lafayette Park



| BLDG. #             | ADDRESSES                                    | BLDG. AREA* | # OF UNITS |
|---------------------|--|-------------|------------|
| BUILDING 13         | 94, 96, 98, 100, 102, 104 MANNING AVENUE     | 3,128 SF    | 6          |
| BUILDING 14         | 110, 112, 114, 116, 118, 120 MANNING AVENUE  | 3,214 SF    | 6          |
| BUILDING 15         | 122, 124, 126, 128, 130, 132 MANNING AVENUE  | 3,214 SF    | 6          |
| BUILDING 16         | 9, 11, 13, 15, 17, 19 IRENE CARSON COURT     | 3,214 SF    | 6          |
| BUILDING 17         | 321, 323, 325, 327, 329, 331 WOODWARD STREET | 3,128 SF    | 6          |
| BUILDING 18         | 309, 311, 313, 315, 317, 319 WOODWARD STREET | 3,214 SF    | 6          |
| BUILDING 19         | 297, 299, 301, 303, 305, 307 WOODWARD STREET | 3,214 SF    | 6          |
| BUILDING 20         | 293, 295 WOODWARD STREET                     | 1,346 SF    | 2          |
| BUILDING 21         | 406, 408, 410 JOHNSTON AVENUE                | 1,829 SF    | 3          |
| TOTALS (THIS BLOCK) |  | 25,501 SF   | 47         |

\*GROSS FIRST FLOOR AREA

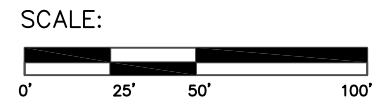
WOODWARD STREET

OLD TAX BLOCK: 2087.1 LOT: 2



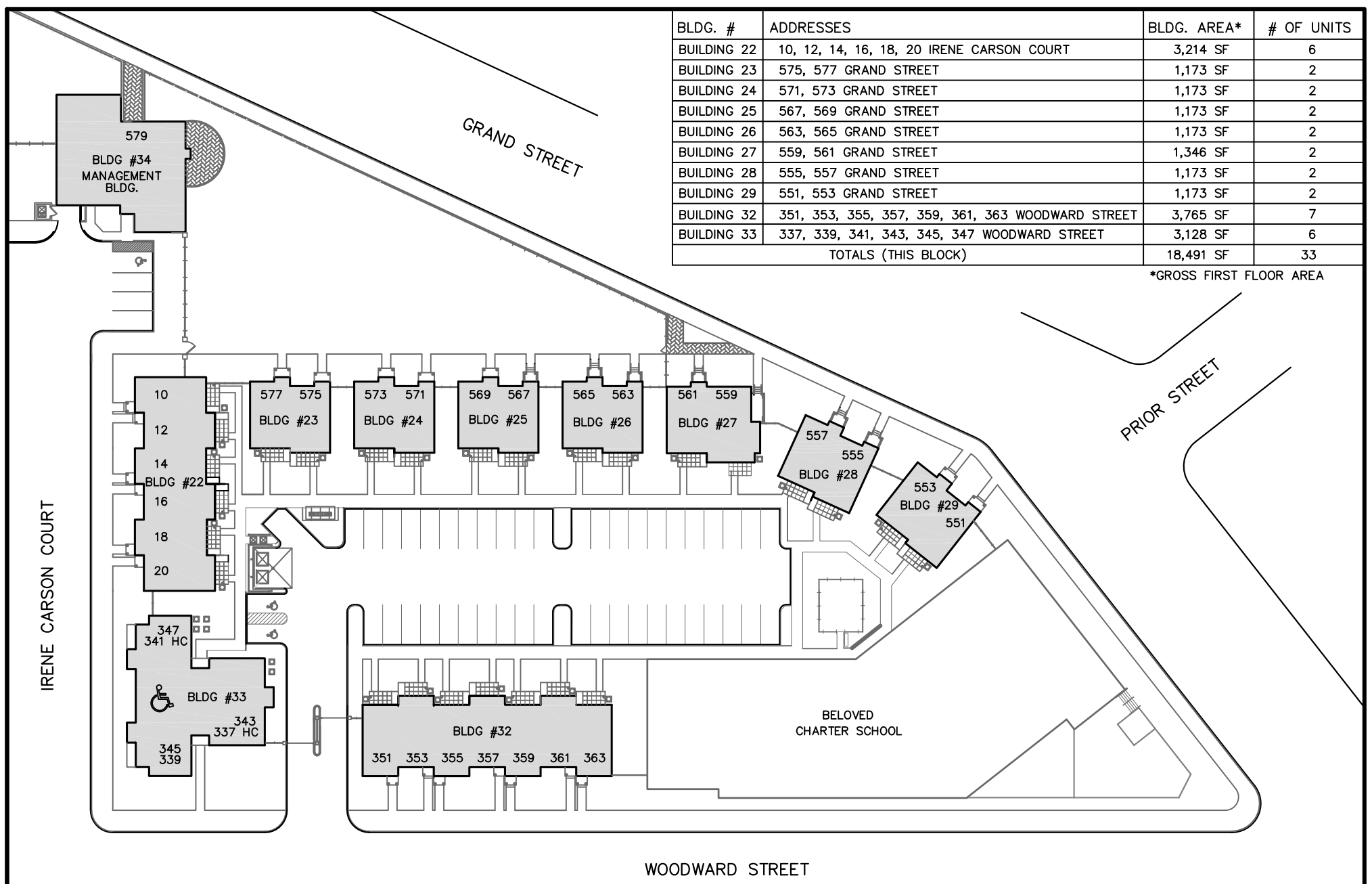
PROJECT N.J. 9-12  
 LAFAYETTE VILLAGE  
 JERSEY CITY, NJ 07304

SITE PLAN  
 BLOCK: 15503 LOT: 1  
 REVISED: 07/2024  
 PAGE 3 of 4



| BLDG. #             | ADDRESSES   | BLDG. AREA* | # OF UNITS |
|---------------------|---|-------------|------------|
| BUILDING 22         | 10, 12, 14, 16, 18, 20 IRENE CARSON COURT         | 3,214 SF    | 6          |
| BUILDING 23         | 575, 577 GRAND STREET                             | 1,173 SF    | 2          |
| BUILDING 24         | 571, 573 GRAND STREET                             | 1,173 SF    | 2          |
| BUILDING 25         | 567, 569 GRAND STREET                             | 1,173 SF    | 2          |
| BUILDING 26         | 563, 565 GRAND STREET                             | 1,173 SF    | 2          |
| BUILDING 27         | 559, 561 GRAND STREET                             | 1,346 SF    | 2          |
| BUILDING 28         | 555, 557 GRAND STREET                             | 1,173 SF    | 2          |
| BUILDING 29         | 551, 553 GRAND STREET                             | 1,173 SF    | 2          |
| BUILDING 32         | 351, 353, 355, 357, 359, 361, 363 WOODWARD STREET | 3,765 SF    | 7          |
| BUILDING 33         | 337, 339, 341, 343, 345, 347 WOODWARD STREET      | 3,128 SF    | 6          |
| TOTALS (THIS BLOCK) |   | 18,491 SF   | 33         |

\*GROSS FIRST FLOOR AREA



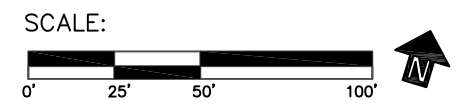
WARD F: Bergen Lafayette  
 ZONE: Lafayette Park

OLD TAX BLOCK: 2086 LOT: 39

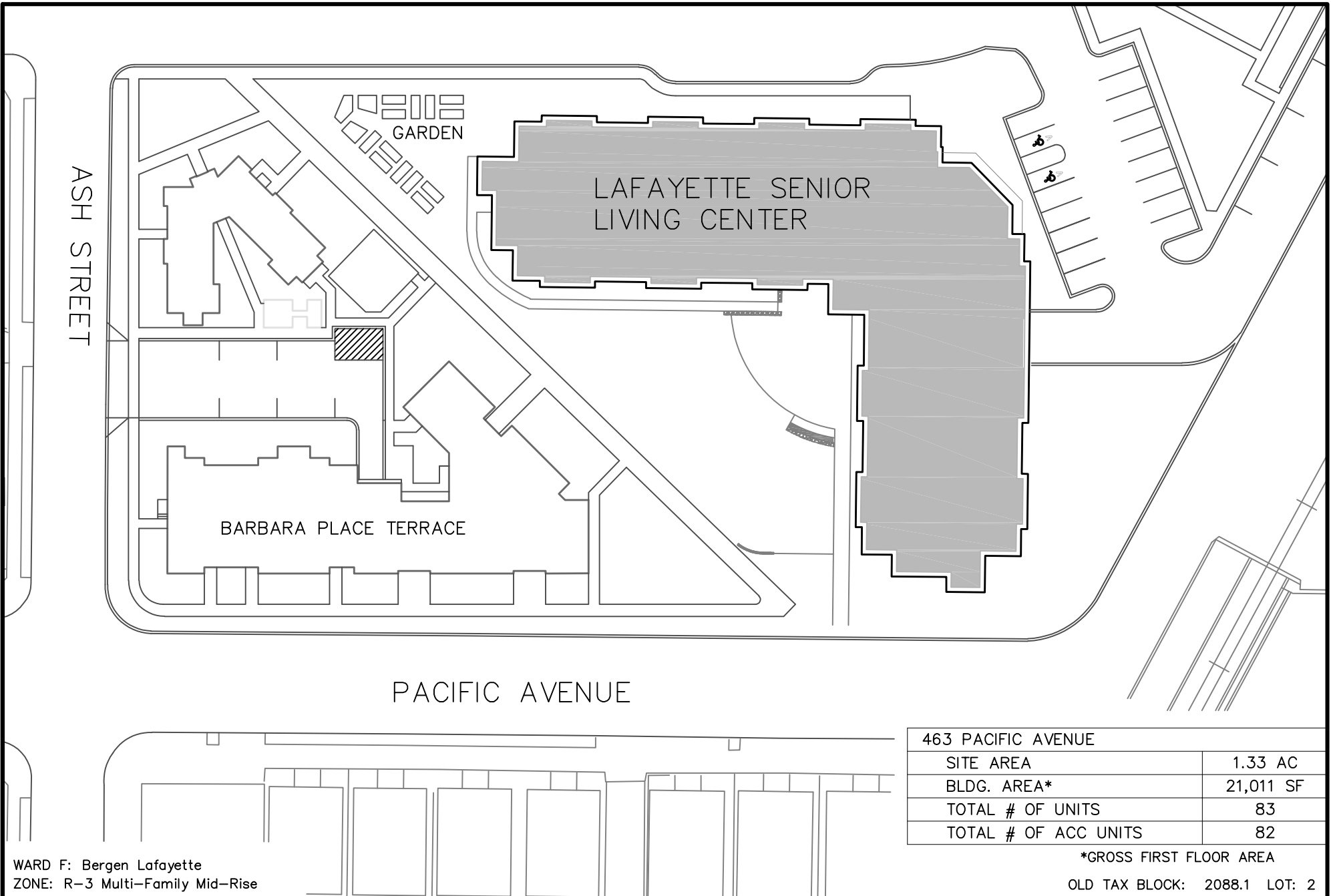


PROJECT N.J. 9-12  
 LAFAYETTE VILLAGE  
 JERSEY CITY, NJ 07304

SITE PLAN  
 BLOCK: 15502 LOT: 2.01  
 REVISED: 07/2024  
 PAGE 4 of 4



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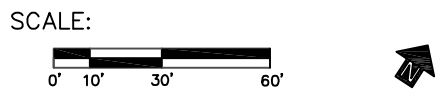


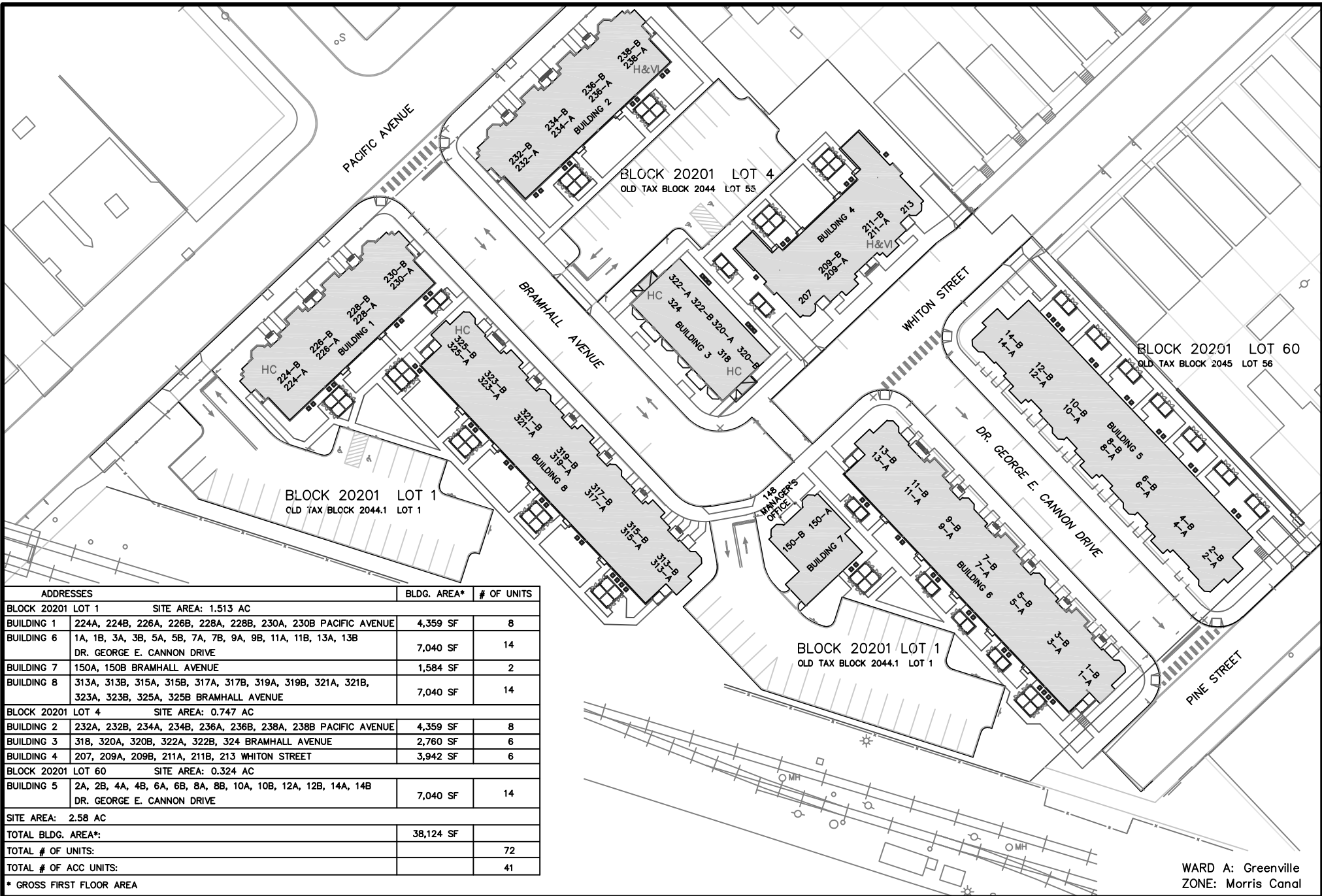
WARD F: Bergen Lafayette  
 ZONE: R-3 Multi-Family Mid-Rise



PROJECT N.J. 9-13  
 LAFAYETTE SENIOR LIVING CENTER  
 JERSEY CITY, NJ 07304

SITE PLAN  
 BLOCK: 15601 LOT: 7  
 REVISED: 07/2024





| ADDRESSES   | BLDG. AREA* | # OF UNITS |
|---|-------------|------------|
| <b>BLOCK 20201 LOT 1</b> SITE AREA: 1.513 AC  |             |            |
| <b>BUILDING 1</b> 224A, 224B, 226A, 226B, 228A, 228B, 230A, 230B PACIFIC AVENUE   | 4,359 SF    | 8          |
| <b>BUILDING 6</b> 1A, 1B, 3A, 3B, 5A, 5B, 7A, 7B, 9A, 9B, 11A, 11B, 13A, 13B<br>DR. GEORGE E. CANNON DRIVE              | 7,040 SF    | 14         |
| <b>BUILDING 7</b> 150A, 150B BRAMHALL AVENUE  | 1,584 SF    | 2          |
| <b>BUILDING 8</b> 313A, 313B, 315A, 315B, 317A, 317B, 319A, 319B, 321A, 321B,<br>323A, 323B, 325A, 325B BRAMHALL AVENUE | 7,040 SF    | 14         |
| <b>BLOCK 20201 LOT 4</b> SITE AREA: 0.747 AC  |             |            |
| <b>BUILDING 2</b> 232A, 232B, 234A, 234B, 236A, 236B, 238A, 238B PACIFIC AVENUE   | 4,359 SF    | 8          |
| <b>BUILDING 3</b> 318, 320A, 320B, 322A, 322B, 324 BRAMHALL AVENUE  | 2,760 SF    | 6          |
| <b>BUILDING 4</b> 207, 209A, 209B, 211A, 211B, 213 WHITON STREET  | 3,942 SF    | 6          |
| <b>BLOCK 20201 LOT 60</b> SITE AREA: 0.324 AC   |             |            |
| <b>BUILDING 5</b> 2A, 2B, 4A, 4B, 6A, 6B, 8A, 8B, 10A, 10B, 12A, 12B, 14A, 14B<br>DR. GEORGE E. CANNON DRIVE            | 7,040 SF    | 14         |
| <b>SITE AREA:</b> 2.58 AC   |             |            |
| <b>TOTAL BLDG. AREA*:</b>   | 38,124 SF   |            |
| <b>TOTAL # OF UNITS:</b>  |             | 72         |
| <b>TOTAL # OF ACC UNITS:</b>  |             | 41         |

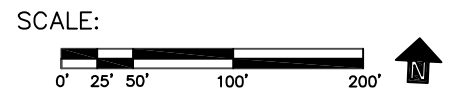
\* GROSS FIRST FLOOR AREA

WARD A: Greenville  
ZONE: Morris Canal



PROJECT N.J. 9-14  
PACIFIC COURT  
JERSEY CITY, NJ 07304

SITE PLAN  
REVISED: 07/2024



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L A F A Y E T T E V I L L A G E

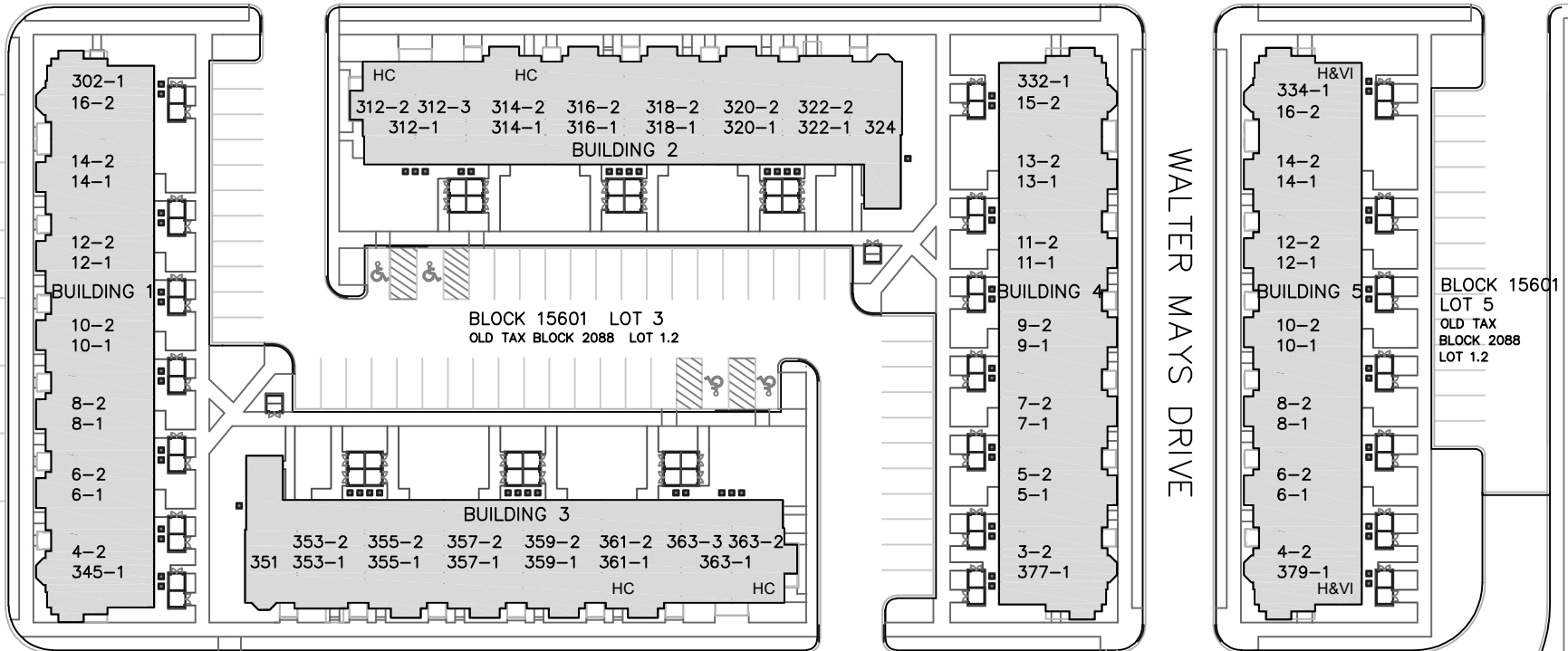
WOODWARD STREET

JAMES "POP" CURRY DRIVE

WALTER MAYS DRIVE

VAN HORNE STREET

CARBON



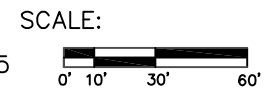
|                   |  |                   |  |  |  |
|-------------------|--|-------------------|--|--|--|
| <b>BUILDING 1</b> | 302-1 WOODWARD STREET<br>16-2, 14-2, 14-1, 12-2, 12-1,<br>10-2, 10-1, 8-2, 8-1, 6-2,<br>6-1, 4-2 JAMES "POP" CURRY DRIVE<br>345-1 VAN HORNE STREET | <b>BUILDING 2</b> | 312-1, 312-2, 312-3, 314-2, 314-1,<br>316-2, 316-1, 318-2, 318-1, 320-2, 320-1,<br>322-2, 322-1, 324 WOODWARD STREET                         | <b>BUILDING 3</b>  | 351, 353-2, 353-1, 355-2, 355-1,<br>357-2, 357-1, 359-2, 359-1,<br>361-2, 361-1, 363-3, 363-2,<br>363-1 VAN HORNE STREET |
| 14 UNITS          |  | 14 UNITS          |  | 14 UNITS   |  |
| 7,669 SF*         |  | 7,579 SF*         |  | 7,579 SF*  |  |
| <b>BUILDING 4</b> | 322-1 WOODWARD STREET<br>15-2, 13-2, 13-1, 11-2, 11-1,<br>9-2, 9-1, 7-2, 7-1, 5-2,<br>5-1, 3-2 WALTER MAYS DRIVE<br>377-1 VAN HORNE STREET         | <b>BUILDING 5</b> | 334-1 WOODWARD STREET<br>16-2, 14-2, 14-1, 12-2, 12-1,<br>10-2, 10-1, 8-2, 8-1, 6-2,<br>6-1, 4-2 WALTER MAYS DRIVE<br>379-1 VAN HORNE STREET | SITE AREA: 2.31 AC<br>TOTAL BLDG. AREA*: 38,165 SF<br>TOTAL # OF UNITS: 70<br>TOTAL # OF ACC UNITS: 45 |  |
| 14 UNITS          |  | 14 UNITS          |  |  |  |
| 7,669 SF*         |  | 7,669 SF*         |  |  |  |

WARD F: Bergen Lafayette  
ZONE: R-3 Multi-Family Mid-Rise

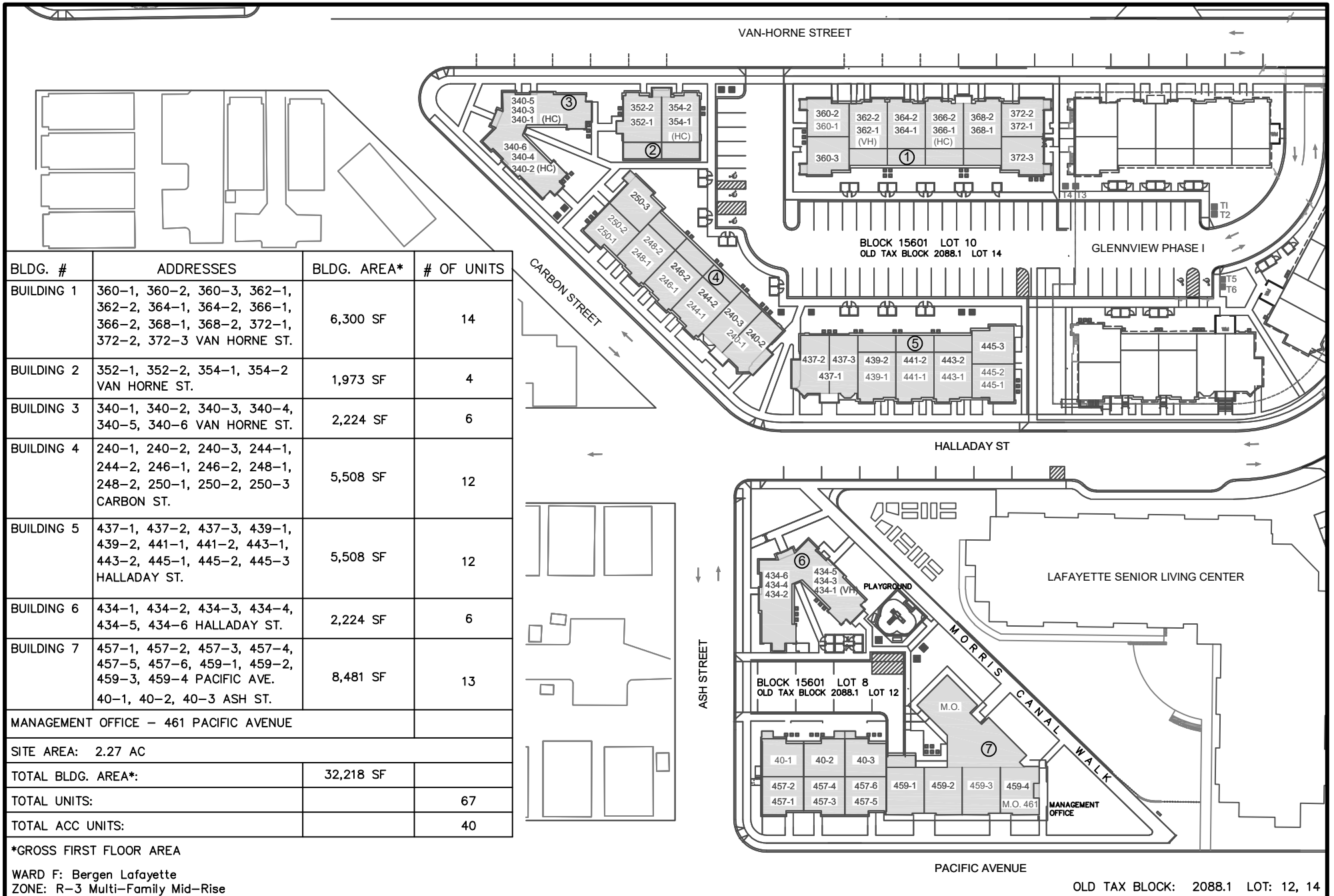
\*GROSS FIRST FLOOR AREA  
OLD TAX BLOCK: 2088 LOT: 1.2

PROJECT N.J. 9-15  
WOODWARD TERRACE  
JERSEY CITY, NJ 07304

SITE PLAN  
BLOCK: 15601 LOT: 3, 5  
REVISED: 07/2024





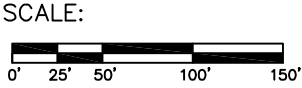


| BLDG. #                                | ADDRESSES  | BLDG. AREA* | # OF UNITS |
|--|--|-------------|------------|
| BUILDING 1                             | 360-1, 360-2, 360-3, 362-1, 362-2, 364-1, 364-2, 366-1, 366-2, 368-1, 368-2, 372-1, 372-2, 372-3 VAN HORNE ST. | 6,300 SF    | 14         |
| BUILDING 2                             | 352-1, 352-2, 354-1, 354-2 VAN HORNE ST.   | 1,973 SF    | 4          |
| BUILDING 3                             | 340-1, 340-2, 340-3, 340-4, 340-5, 340-6 VAN HORNE ST.   | 2,224 SF    | 6          |
| BUILDING 4                             | 240-1, 240-2, 240-3, 244-1, 244-2, 246-1, 246-2, 248-1, 248-2, 250-1, 250-2, 250-3 CARBON ST.                  | 5,508 SF    | 12         |
| BUILDING 5                             | 437-1, 437-2, 437-3, 439-1, 439-2, 441-1, 441-2, 443-1, 443-2, 445-1, 445-2, 445-3 HALLADAY ST.                | 5,508 SF    | 12         |
| BUILDING 6                             | 434-1, 434-2, 434-3, 434-4, 434-5, 434-6 HALLADAY ST.  | 2,224 SF    | 6          |
| BUILDING 7                             | 457-1, 457-2, 457-3, 457-4, 457-5, 457-6, 459-1, 459-2, 459-3, 459-4 PACIFIC AVE.<br>40-1, 40-2, 40-3 ASH ST.  | 8,481 SF    | 13         |
| MANAGEMENT OFFICE - 461 PACIFIC AVENUE |  |             |            |
| SITE AREA: 2.27 AC                     |  |             |            |
| TOTAL BLDG. AREA*:                     |  | 32,218 SF   |            |
| TOTAL UNITS:                           |  |             | 67         |
| TOTAL ACC UNITS:                       |  |             | 40         |

\*GROSS FIRST FLOOR AREA  
 WARD F: Bergen Lafayette  
 ZONE: R-3 Multi-Family Mid-Rise

PROJECT N.J. 9-18  
 BARBARA PLACE TERRACE  
 JERSEY CITY, NJ 07304

SITE PLAN  
 BLOCK: 15601 LOT: 8, 10  
 REVISED: 07/2024



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460 OCEAN AVENUE – EAST  
 WARD A: Greenville  
 ZONE: Ocean/Bayview

461 OCEAN AVENUE – WEST  
 WARD F: Bergen Lafayette  
 ZONE: Turnkey

DWIGHT STREET

STEGMAN STREET

OCEAN POINTE WEST BUILDING

OCEAN AVENUE

FULTON AVENUE

DWIGHT STREET

OCEAN POINTE EAST BUILDING

460 OCEAN AVENUE – EAST

BLOCK: 25202 LOT: 1.01

OLD TAX BLOCK: 1471.1 LOTS: 1–4

OLD TAX BLOCK: 1471.4 LOTS: 5–6

|                      |          |
|----------------------|----------|
| SITE AREA            | 0.417 AC |
| BLDG. AREA*          | 7,570 SF |
| TOTAL # OF UNITS     | 27       |
| TOTAL # OF ACC UNITS | 27       |

461 OCEAN AVENUE – WEST

BLOCK: 25101 LOT: 26–29

OLD TAX BLOCK: 1324 LOTS: 25A, 26–33

|                      |          |
|----------------------|----------|
| SITE AREA            | 0.425 AC |
| BLDG. AREA*          | 9,284 SF |
| TOTAL # OF UNITS     | 32       |
| TOTAL # OF ACC UNITS | 13       |

\*GROSS FIRST FLOOR AREA



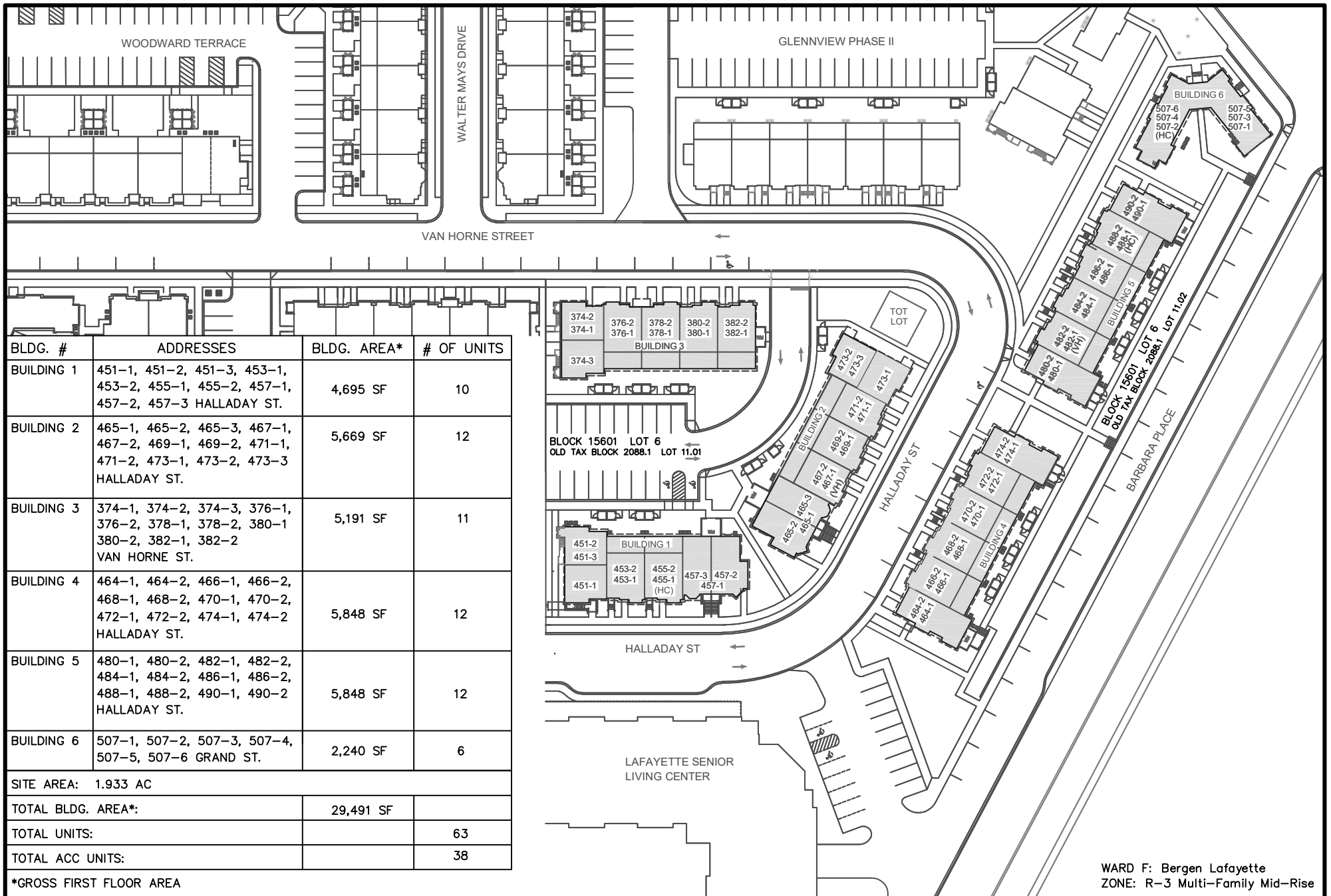
PROJECT N.J. 9–20  
 OCEAN POINTE EAST & WEST  
 JERSEY CITY, NJ 07305

SITE PLAN

REVISED: 07/2024

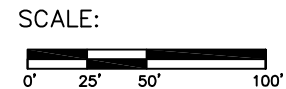
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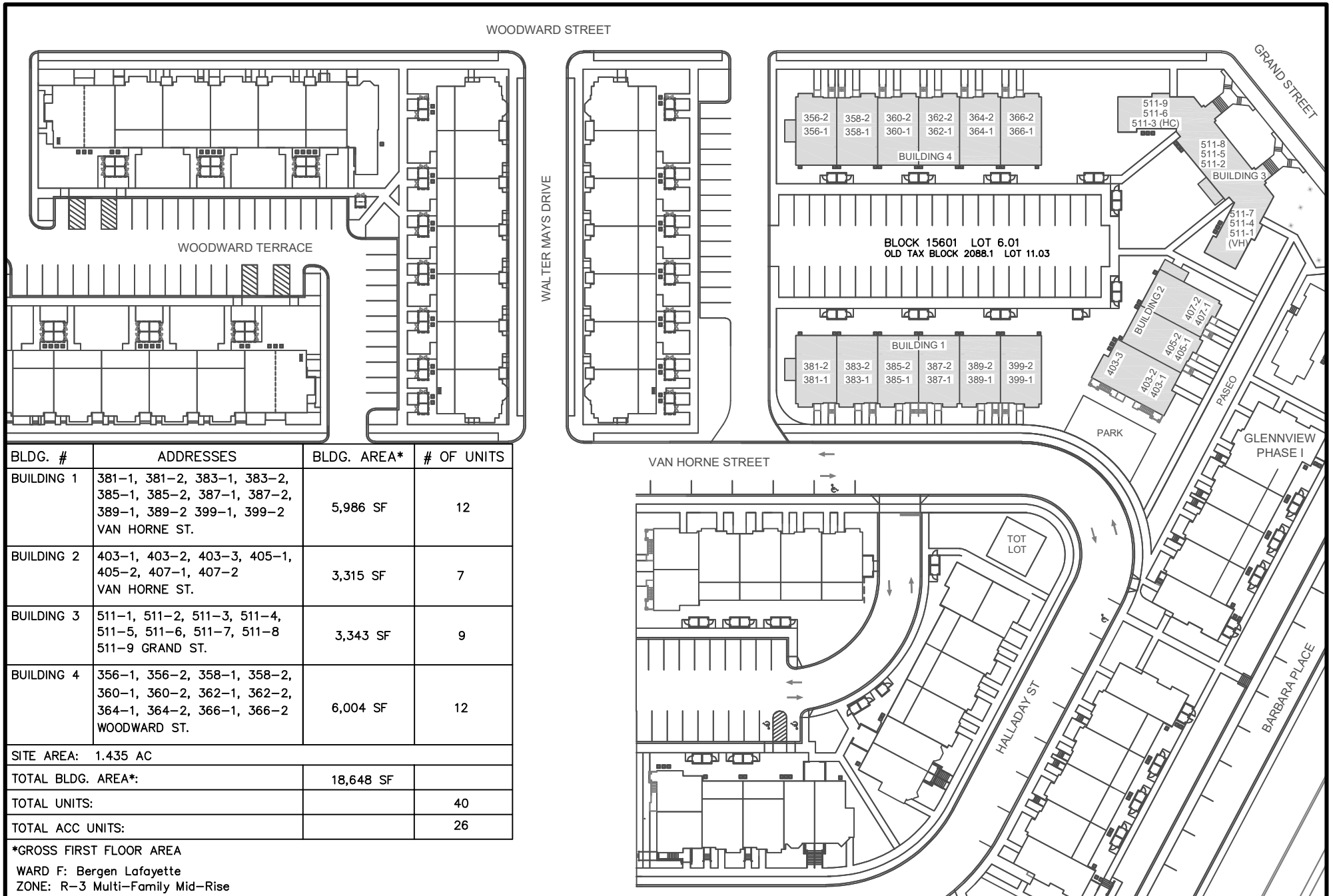


PROJECT N.J. 9-21  
 GLENNVIEW TOWNHOUSES  
 PHASE I  
 JERSEY CITY, NJ 07304

SITE PLAN  
 BLOCK: 15601 LOT: 6  
 REVISED: 07/2024



WARD F: Bergen Lafayette  
 ZONE: R-3 Multi-Family Mid-Rise



| BLDG. #             | ADDRESSES   | BLDG. AREA* | # OF UNITS |
|---------------------|---|-------------|------------|
| BUILDING 1          | 381-1, 381-2, 383-1, 383-2, 385-1, 385-2, 387-1, 387-2, 389-1, 389-2, 399-1, 399-2<br>VAN HORNE ST. | 5,986 SF    | 12         |
| BUILDING 2          | 403-1, 403-2, 403-3, 405-1, 405-2, 407-1, 407-2<br>VAN HORNE ST.                                    | 3,315 SF    | 7          |
| BUILDING 3          | 511-1, 511-2, 511-3, 511-4, 511-5, 511-6, 511-7, 511-8, 511-9<br>GRAND ST.                          | 3,343 SF    | 9          |
| BUILDING 4          | 356-1, 356-2, 358-1, 358-2, 360-1, 360-2, 362-1, 362-2, 364-1, 364-2, 366-1, 366-2<br>WOODWARD ST.  | 6,004 SF    | 12         |
| SITE AREA: 1.435 AC |   |             |            |
| TOTAL BLDG. AREA*:  |   | 18,648 SF   |            |
| TOTAL UNITS:        |   |             | 40         |
| TOTAL ACC UNITS:    |   |             | 26         |

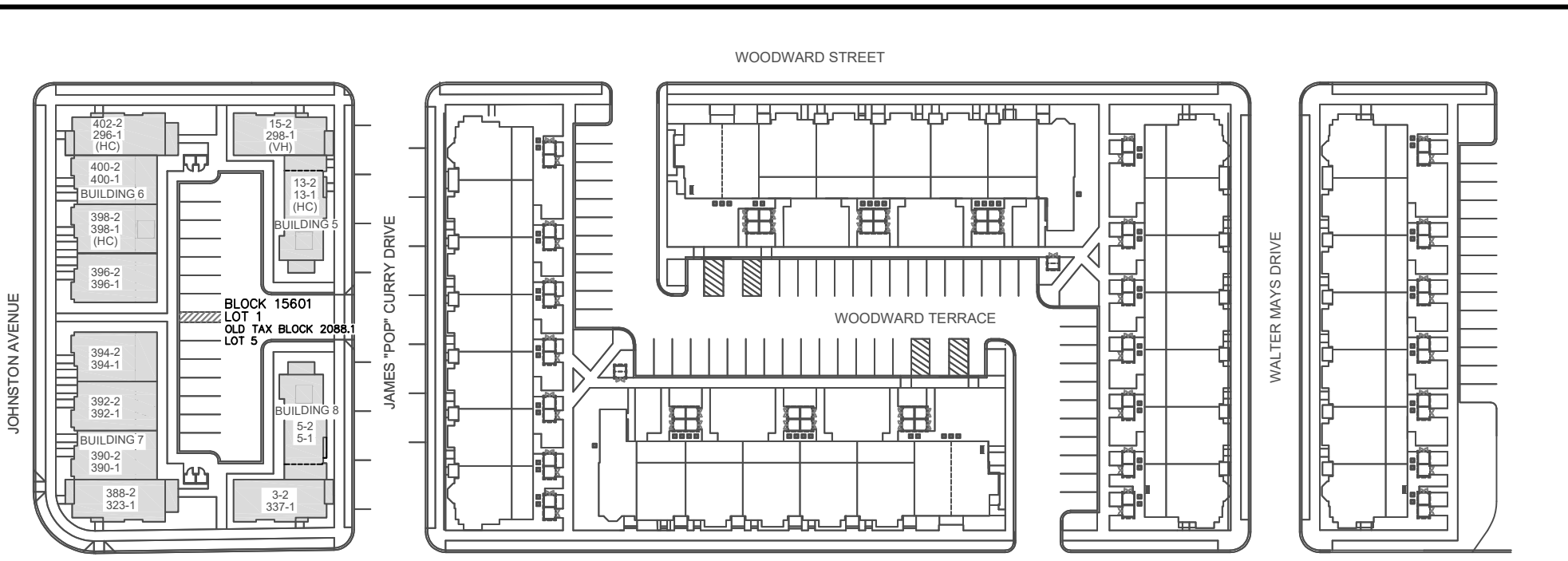
\*GROSS FIRST FLOOR AREA  
 WARD F: Bergen Lafayette  
 ZONE: R-3 Multi-Family Mid-Rise



PROJECT N.J. 9-23  
 GLENNVIEW TOWNHOUSES  
 PHASE II - EAST  
 JERSEY CITY, NJ 07304

SITE PLAN  
 BLOCK: 15601 LOT: 6.01  
 REVISED: 07/2024





| BLDG. #            | ADDRESSES   | BLDG. AREA* | # OF UNITS |
|--------------------|---|-------------|------------|
| BUILDING 5         | 13-1, 13-2, 15-2<br>JAMES POP CURRY DR.<br>298-1 WOODWARD ST.                             | 2,060 SF    | 4          |
| BUILDING 6         | 296-1 WOODWARD ST.<br>396-1, 396-2, 398-1, 398-2<br>400-1, 400-2, 402-2<br>JOHNSTON AVE.  | 3,941 SF    | 8          |
| BUILDING 7         | 323-1 VAN HORNE ST.<br>388-2, 390-1, 390-2, 392-1<br>392-2, 394-1, 394-2<br>JOHNSTON AVE. | 3,941 SF    | 8          |
| BUILDING 8         | 3-2, 5-1, 5-2<br>JAMES CURRY POP DR.<br>337-1 VAN HORNE ST.                               | 2,060 SF    | 4          |
| SITE AREA: 0.59 AC |   |             |            |
| TOTAL BLDG. AREA*: |   | 12,002 SF   |            |
| TOTAL UNITS:       |   |             | 24         |
| TOTAL ACC UNITS:   |   |             | 12         |

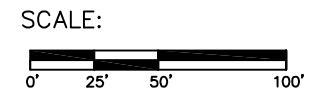
\*GROSS FIRST FLOOR AREA

WARD F: Bergen Lafayette  
ZONE: R-3 Multi-Family Mid-Rise

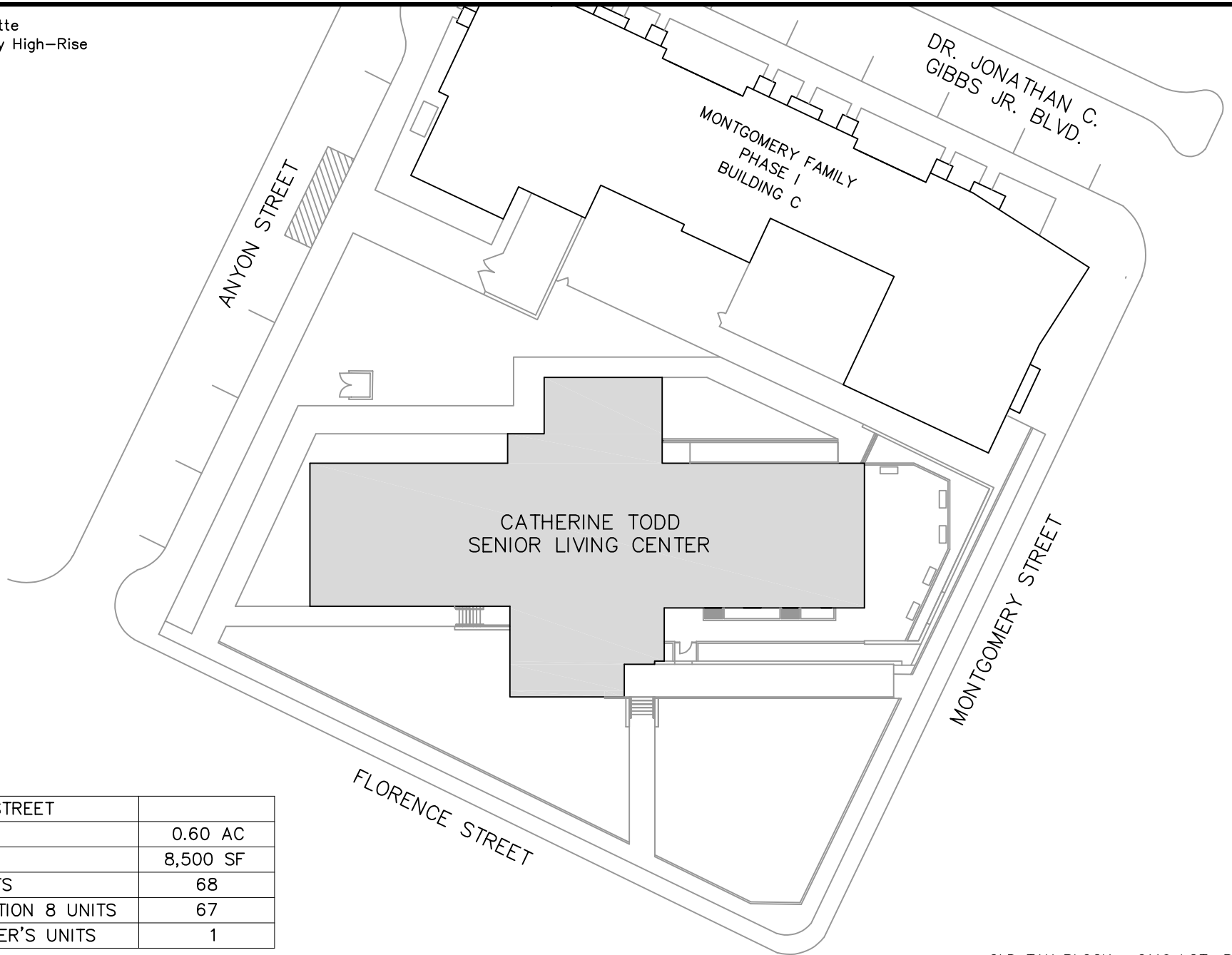


PROJECT N.J. 9-25  
GLENNVIEW TOWNHOUSES  
PHASE II - WEST  
JERSEY CITY, NJ 07304

SITE PLAN  
BLOCK: 15601 LOT: 1  
REVISED: 07/2024



WARD F: Bergen Lafayette  
 ZONE: R-4 Multi-Family High-Rise



|                            |          |
|----------------------------|----------|
| 547 MONTGOMERY STREET      |          |
| SITE AREA                  | 0.60 AC  |
| BLDG. AREA*                | 8,500 SF |
| TOTAL # OF UNITS           | 68       |
| TOTAL # OF SECTION 8 UNITS | 67       |
| TOTAL # OF SUPER'S UNITS   | 1        |

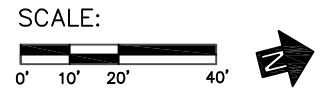
\*GROSS FIRST FLOOR AREA

OLD TAX BLOCK: 2116 LOT: P



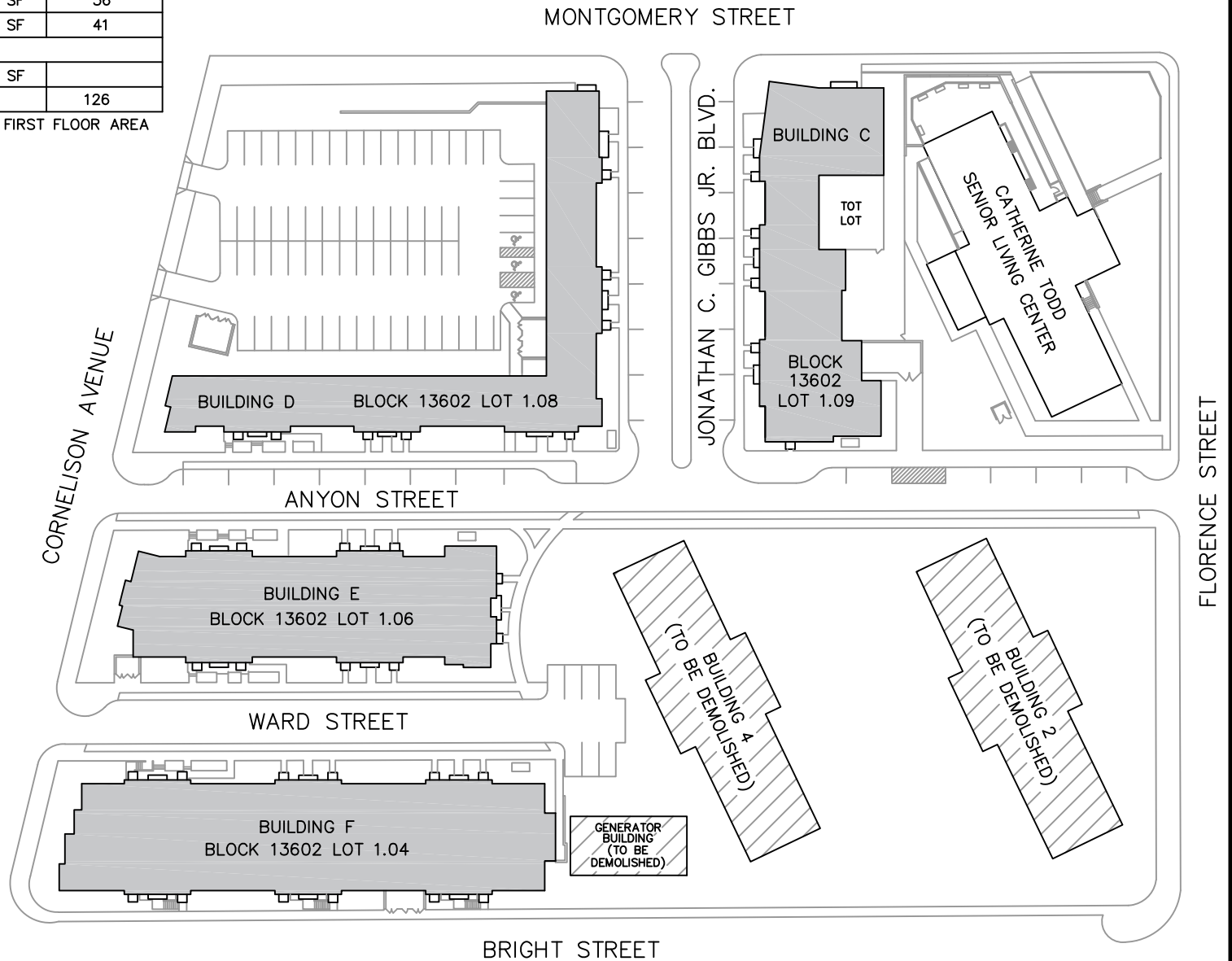
CATHERINE TODD SENIOR LIVING CENTER  
 547 MONTGOMERY STREET  
 JERSEY CITY, NJ 07302

SITE PLAN  
 BLOCK: 13602 LOT: 1.02  
 REVISED: 07/2024



| BLDG. #            | ADDRESSES             | BLDG. AREA* | # OF UNITS |
|--------------------|-----------------------|-------------|------------|
| BUILDING C         | 557 MONTGOMERY STREET | 9,100 SF    | 21         |
| BUILDING D         | 214 CORNELISON STREET | 10,800 SF   | 28         |
| BUILDING E         | 200 CORNELISON STREET | 11,150 SF   | 36         |
| BUILDING F         | 194 CORNELISON STREET | 14,075 SF   | 41         |
| SITE AREA: 3.5 AC  |                       |             |            |
| TOTAL BLDG. AREA*: |                       | 45,125 SF   |            |
| TOTAL UNITS:       |                       |             | 126        |

\*GROSS FIRST FLOOR AREA



WARD F: Bergen Lafayette  
 ZONE: R-4 Multi-Family High-Rise

OLD TAX BLOCK: 2116 LOT: P



PROJECT N.J. 9-26  
 MONTGOMERY FAMILY PHASE I  
 A.K.A. MILL CREEK GARDENS  
 JERSEY CITY, NJ 07302

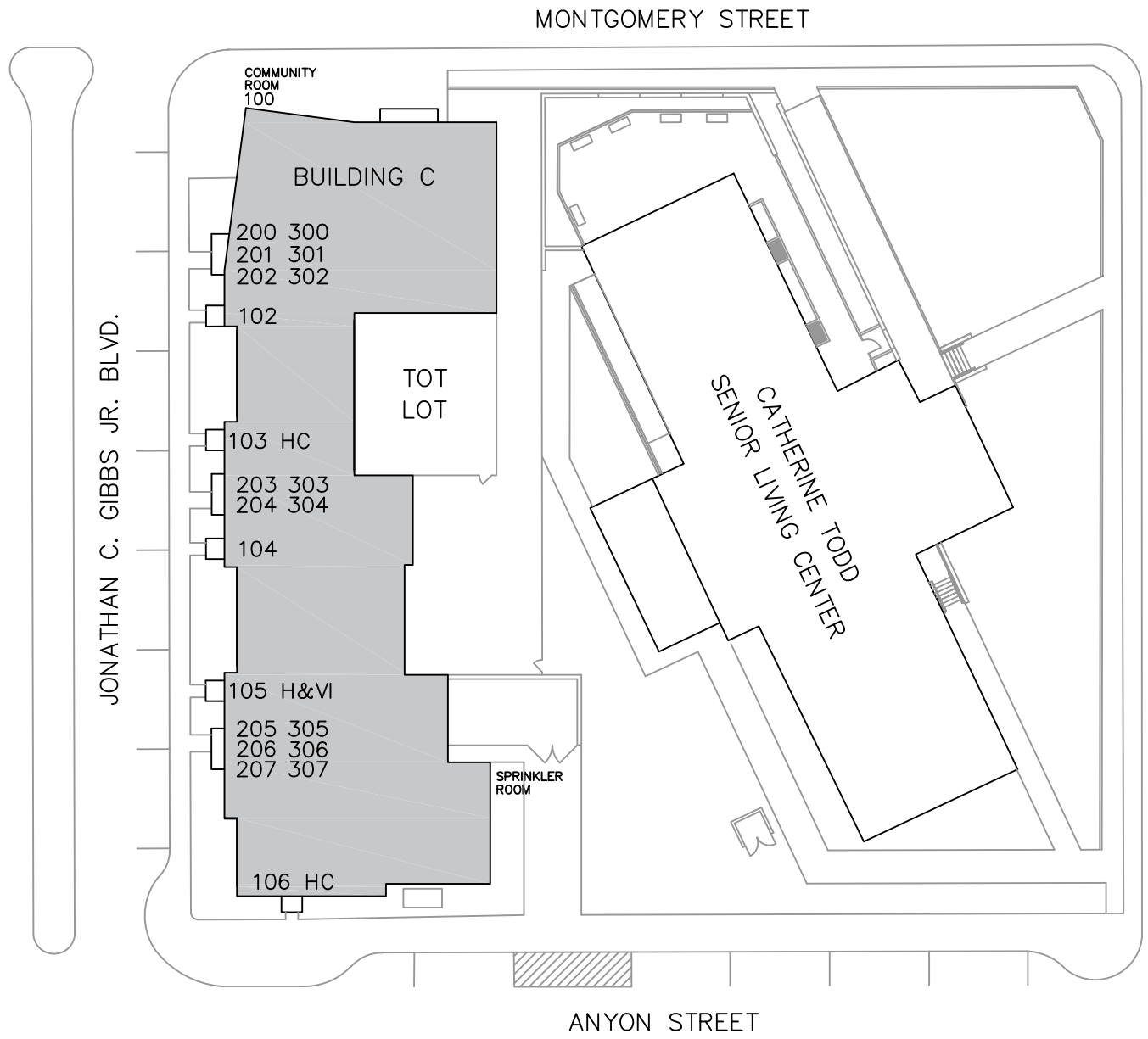
SITE PLAN  
 REVISED: 07/2024  
 PAGE 1 OF 5





| BEDROOMS             | BATHROOMS | # OF UNITS |
|----------------------|-----------|------------|
| 1 BR                 | 1 BATH    | 6          |
| 2 BR                 | 1 BATH    | 11         |
| 3 BR                 | 2 BATH    | 3          |
| 4 BR                 | 2 BATH    | 1          |
| TOTAL UNITS:         |           | 21         |
| TOTAL BLDG. C AREA*: |           | 9,100 SF   |
| SITE AREA: 0.358 AC  |           |            |

\*GROSS FIRST FLOOR AREA



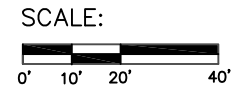
WARD F: Bergen Lafayette  
 ZONE: R-4 Multi-Family High-Rise

OLD TAX BLOCK: 2116 LOT: P



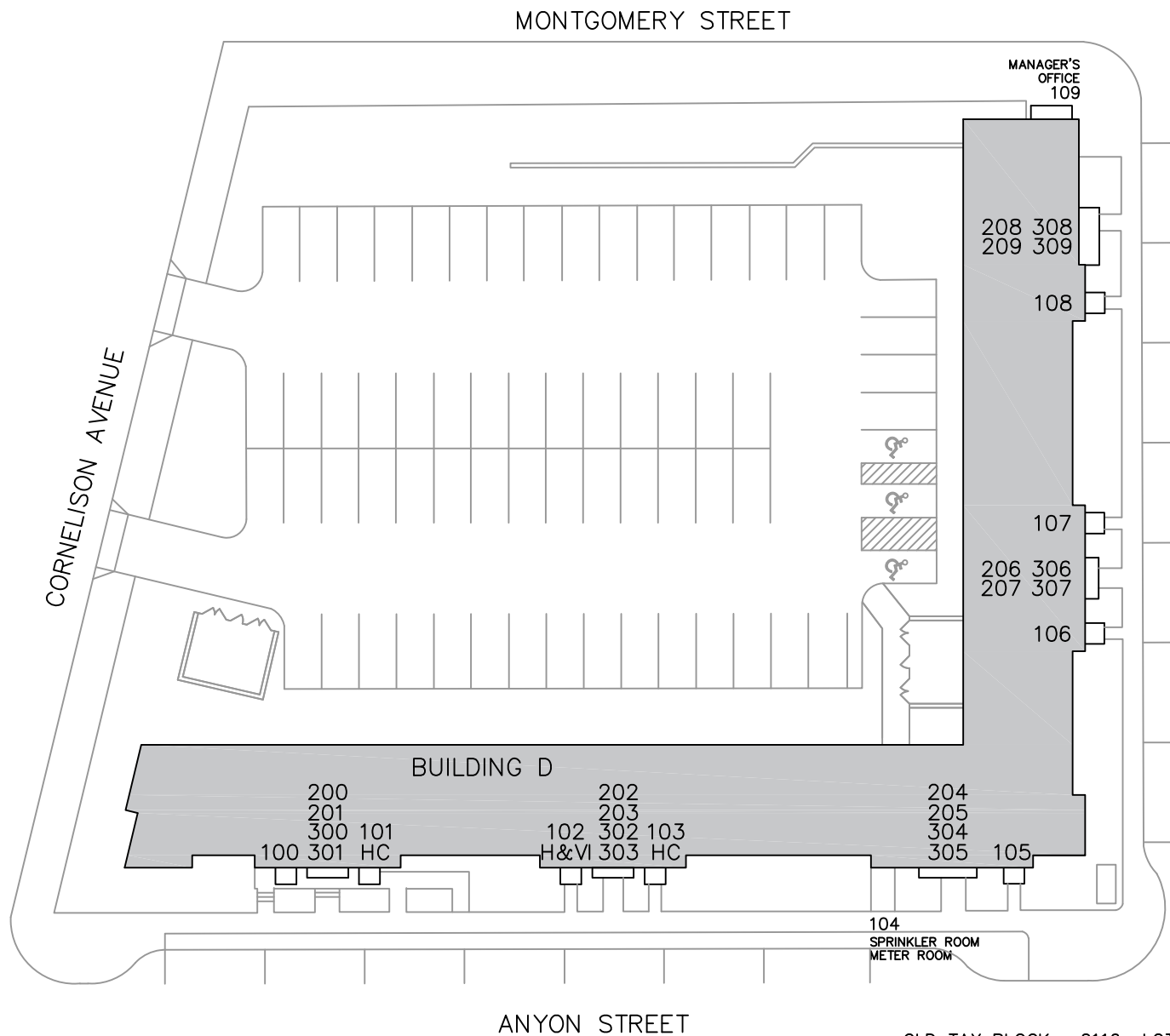
PROJECT N.J. 9-26  
 MONTGOMERY FAMILY PHASE I  
 A.K.A. MILL CREEK GARDENS  
 JERSEY CITY, NJ 07302

SITE PLAN  
 BLOCK: 13602 LOT: 1.09  
 REVISED: 07/2024  
 PAGE 2 OF 5



| BEDROOMS             | BATHROOMS | # OF UNITS |
|----------------------|-----------|------------|
| 1 BR                 | 1 BATH    | 11         |
| 2 BR                 | 1 BATH    | 11         |
| 3 BR                 | 1.5 BATH  | 3          |
| 3 BR                 | 2 BATH    | 3          |
| TOTAL UNITS:         |           | 28         |
| TOTAL BLDG. D AREA*: |           | 10,800 SF  |
| SITE AREA: 1.004 AC  |           |            |

\*GROSS FIRST FLOOR AREA



WARD F: Bergen Lafayette  
 ZONE: R-4 Multi-Family High-Rise

OLD TAX BLOCK: 2116 LOT: P



PROJECT N.J. 9-26  
 MONTGOMERY FAMILY PHASE I  
 A.K.A. MILL CREEK GARDENS  
 JERSEY CITY, NJ 07302

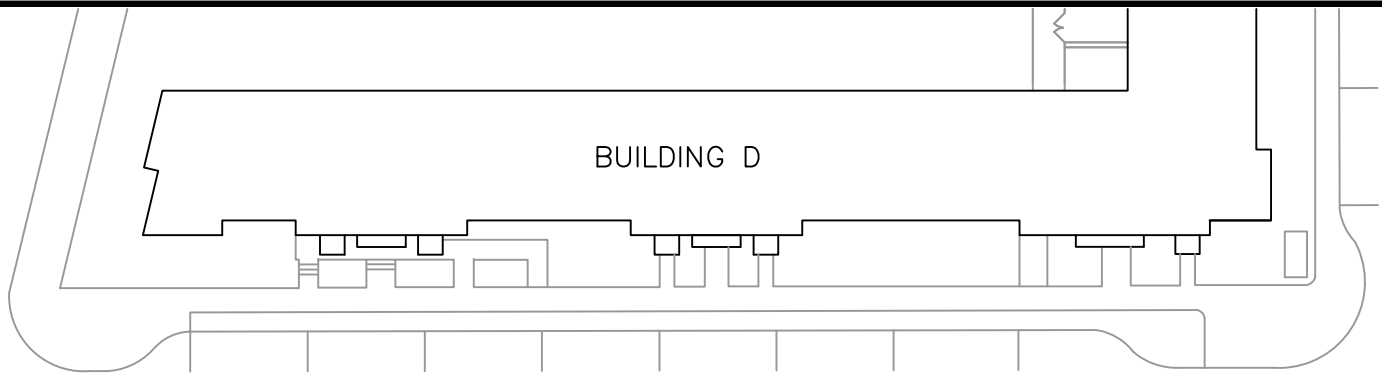
SITE PLAN  
 BLOCK: 13602 LOT: 1.08  
 REVISED: 07/2024  
 PAGE 3 OF 5



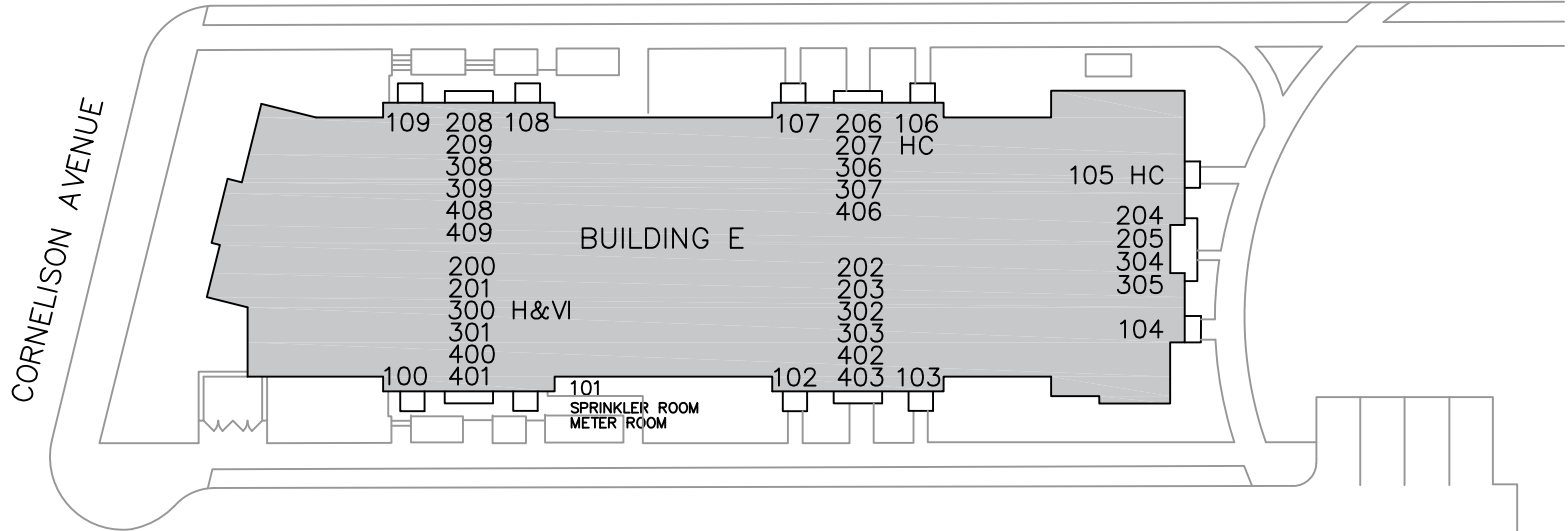


| BEDROOMS            | BATHROOMS | # OF UNITS |
|---------------------|-----------|------------|
| 1 BR                | 1 BATH    | 4          |
| 2 BR                | 1 BATH    | 20         |
| 3 BR                | 1.5 BATH  | 1          |
| 3 BR                | 2 BATH    | 10         |
| 4 BR                | 2 BATH    | 1          |
| TOTAL UNITS:        |           | 36         |
| TOTAL BLDG. AREA*:  |           | 11,150 SF  |
| SITE AREA: 0.442 AC |           |            |

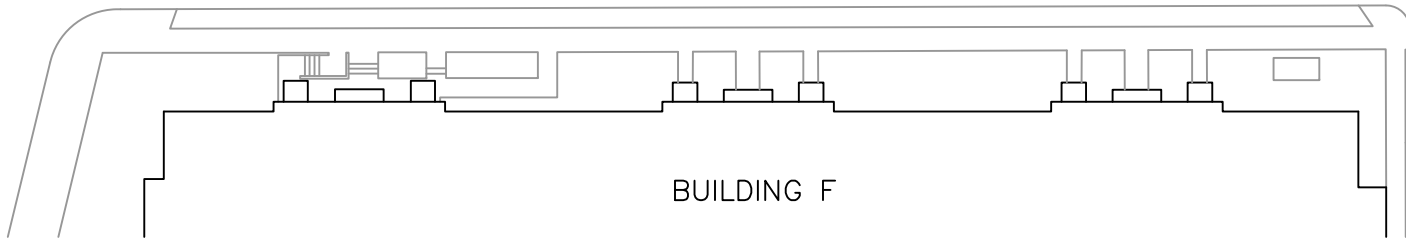
\*GROSS FIRST FLOOR AREA



ANYON STREET



WARD STREET



BUILDING F

WARD F: Bergen Lafayette  
 ZONE: R-4 Multi-Family High-Rise

OLD TAX BLOCK: 2116 LOT: P



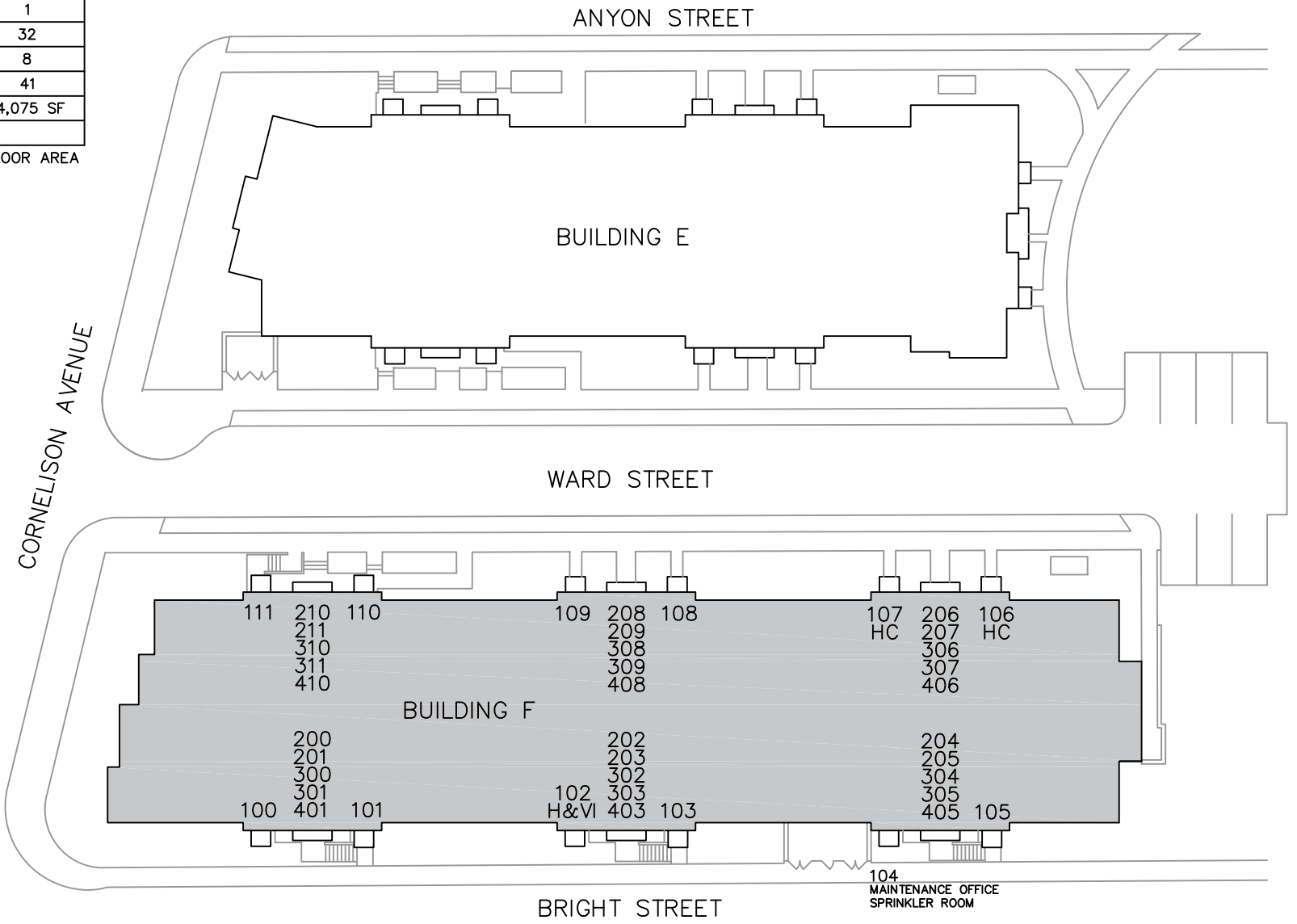
PROJECT N.J. 9-26  
 MONTGOMERY FAMILY PHASE I  
 A.K.A. MILL CREEK GARDENS  
 JERSEY CITY, NJ 07302

SITE PLAN  
 BLOCK: 13602 LOT: 1.06  
 REVISED: 07/2024  
 PAGE 4 OF 5



| BEDROOMS            | BATHROOMS | # OF UNITS |
|---------------------|-----------|------------|
| 1 BR                | 1 BATH    | 1          |
| 2 BR                | 1 BATH    | 32         |
| 3 BR                | 2 BATH    | 8          |
| TOTAL UNITS:        |           | 41         |
| TOTAL BLDG. AREA*:  |           | 14,075 SF  |
| SITE AREA: 0.556 AC |           |            |

\*GROSS FIRST FLOOR AREA



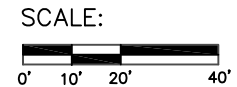
WARD F: Bergen Lafayette  
 ZONE: R-4 Multi-Family High-Rise

OLD TAX BLOCK: 2116 LOT: P



PROJECT N.J. 9-26  
 MONTGOMERY FAMILY PHASE I  
 A.K.A. MILL CREEK GARDENS  
 JERSEY CITY, NJ 07302

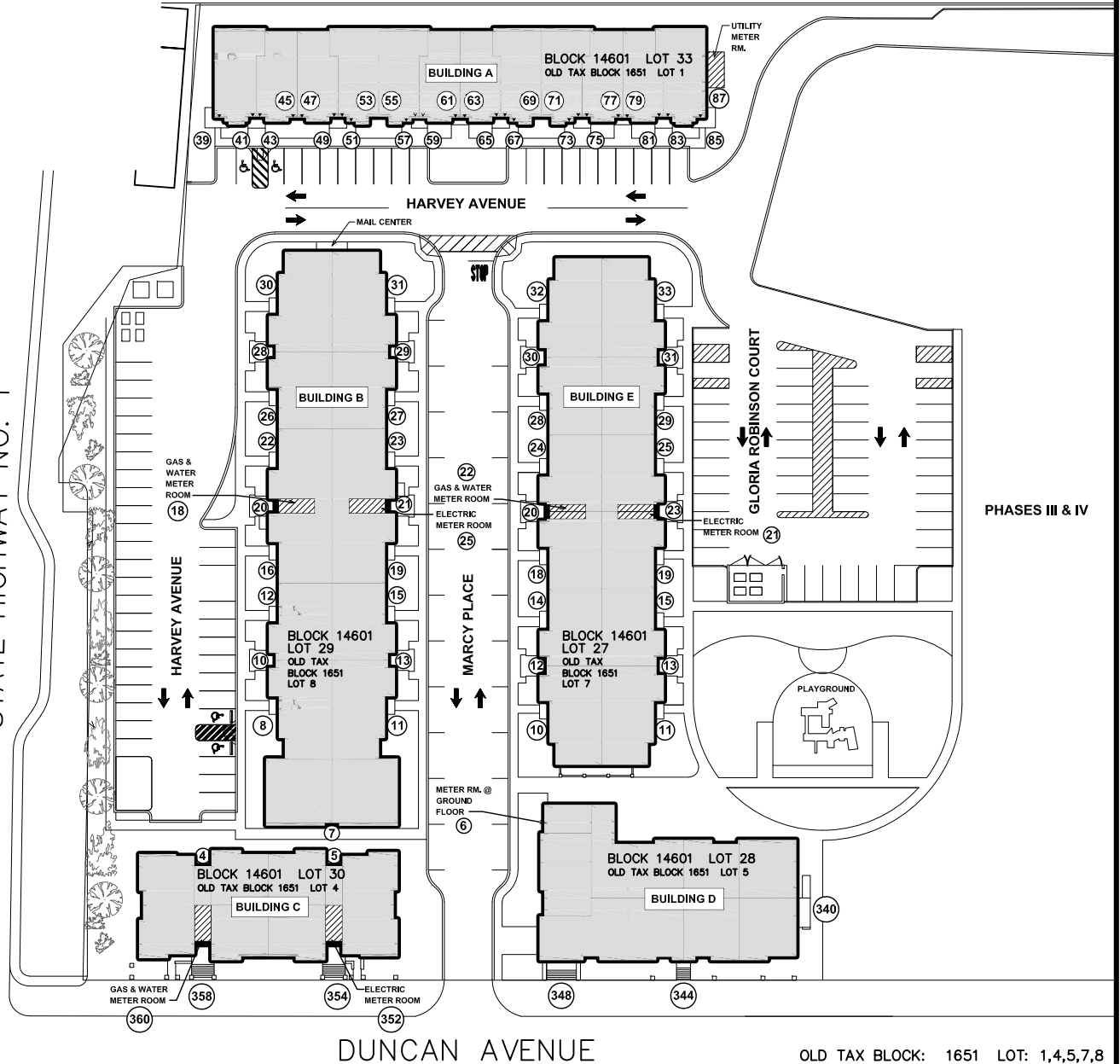
SITE PLAN  
 BLOCK: 13602 LOT: 1.04  
 REVISED: 07/2024  
 PAGE 5 OF 5



| BLDG. #                      | ADDRESSES   | # OF UNITS |
|------------------------------|---|------------|
| PHASE I, N.J. 9-17           |   |            |
| BUILDING A                   |   | 24         |
| 11,612 SF*                   | 39, 41, 43, 45, 47, 49, 51, 53,<br>55, 57, 59, 61, 63, 65, 67, 69<br>71, 73, 75, 77, 79, 81, 83, 85<br>HARVEY AVENUE<br>87 HARVEY AVENUE (METER ROOM)   |            |
| BUILDING B                   |   | 42         |
| 16,612 SF*                   | 8, 10A, 10B, 10C, 10D 12, 16, 20A,<br>20B, 20C, 20D, 22, 26, 28A, 28B,<br>28C, 28D, 30 HARVEY AVE.<br>7A, 7B, 7C, 7D, 7E, 7F, 11, 13A, 13B,<br>13C, 13D, 15, 19, 21A, 21B, 21C, 21D,<br>23, 27, 29A, 29B, 29C, 29D, 31<br>MARCY PLACE<br>18 HARVEY AVENUE (METER ROOM)<br>25 MARCY PLACE (METER ROOM) |            |
| PHASE II, N.J. 9-19          |   |            |
| BUILDING C                   |   | 18         |
| 6,487 SF*                    | 4A, 4B HARVEY AVENUE<br>5A, 5B, 5C, 5D, 5E, 5F, 5G<br>MARCY PLACE<br>354A, 354B, 358A, 358B, 358C, 358D<br>358E, 358F, 358G DUNCAN AVENUE<br>352, 360 DUNCAN AVE. (METER ROOM)  |            |
| BUILDING D                   |   | 24         |
| 8,148 SF*                    | 340 DUNCAN AVENUE (UNITS 201-208,<br>301-308, 401-408)<br>344, 348 DUNCAN AVENUE (MANAGEMENT)<br>6 MARCY PLACE (METER ROOM)   |            |
| BUILDING E                   |   | 36         |
| 14,057 SF*                   | 10, 12A, 12B, 12C, 12D, 14, 18, 20A,<br>20B, 20C, 20D, 24, 28, 30A, 30B,<br>30C, 30D, 32 MARCY PLACE<br>11, 13A, 13B, 13C, 13D, 15, 19, 23A,<br>23B, 23C, 23D, 25, 29, 31A, 31B, 31C<br>31D, 33 GLORIA ROBINSON COURT<br>22 MARCY PLACE (METER ROOM)<br>21 GLORIA ROB. CT. (METER ROOM)               |            |
| SITE AREA: 4.19 AC           |   |            |
| TOTAL BLDG. AREA*: 56,916 SF |   |            |
| TOTAL UNITS:                 |   | 144        |
| PHASE I TOTAL ACC UNITS:     |   | 58         |
| PHASE II TOTAL ACC UNITS:    |   | 71         |
| *GROSS FIRST FLOOR AREA      |   |            |

WARD B: West Side  
ZONE: R-3 Multi-Family Mid-Rise

STATE HIGHWAY NO. 1



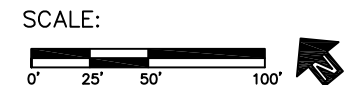
DUNCAN AVENUE

OLD TAX BLOCK: 1651 LOT: 1,4,5,7,8

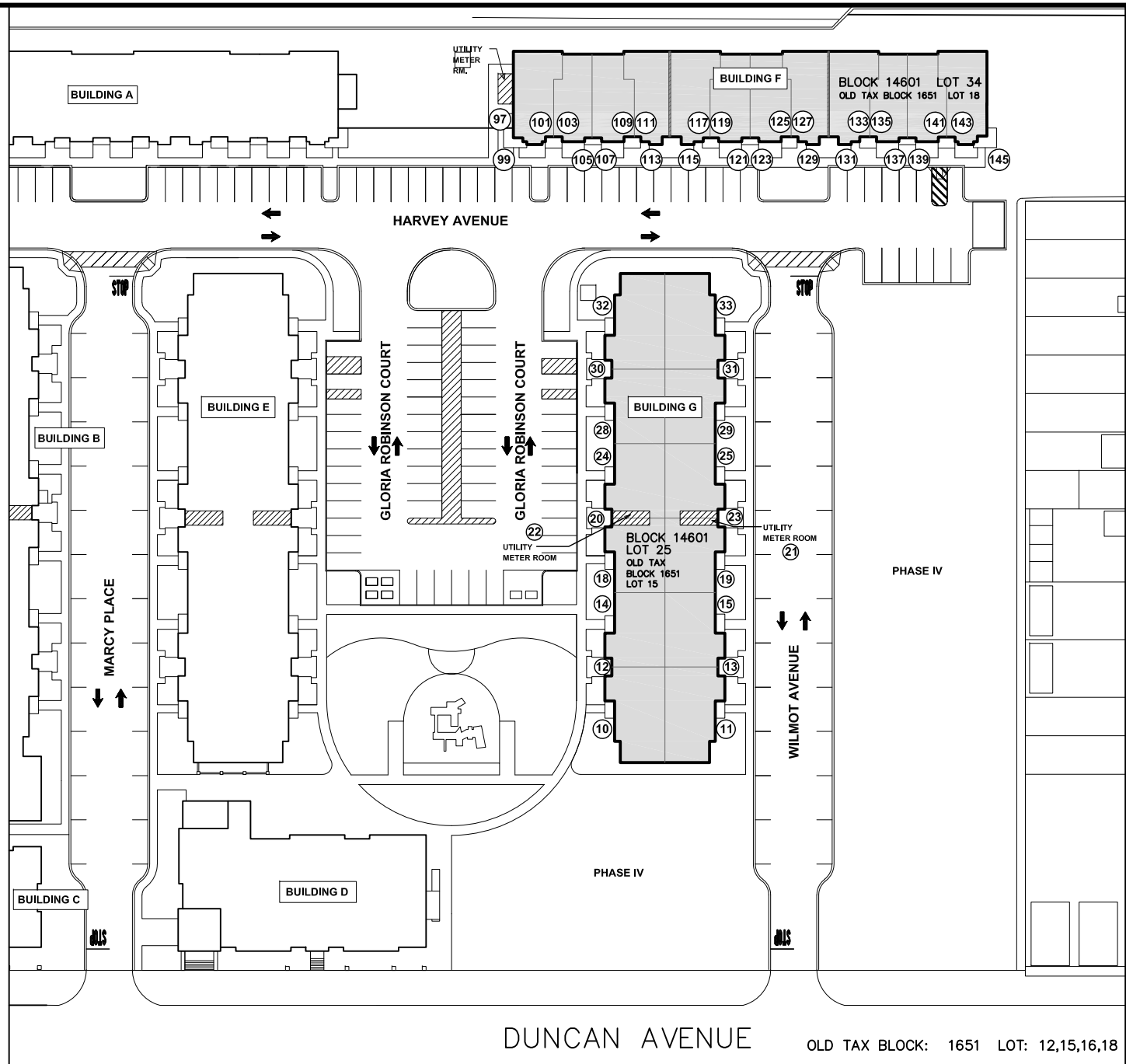


PROJECT N.J. 9-17, 9-19  
GLORIA ROBINSON COURT HOMES  
PHASE I & II  
JERSEY CITY, NJ 07306

SITE PLAN  
BLOCK: 14601 LOT: 27-30, 33  
REVISED: 07/2024



| BLDG. #  | ADDRESSES  | # OF UNITS |
|--|--|------------|
| PHASE III, N.J. 9-22   |  |            |
| BUILDING F   |  | 24         |
| 11,612 SF  | 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145 HARVEY AVENUE  |            |
| METER ROOM:<br>97 HARVEY AVENUE                              |  |            |
| BUILDING G   |  | 36         |
| 14,057 SF  | 10, 12A, 12B, 12C, 12D, 14, 18, 20A, 20B, 20C, 20D, 24, 28, 30A, 30B, 30C, 30D, 32 GLORIA ROBINSON COURT<br>11, 13A, 13B, 13C, 13D, 15, 19, 23A, 23B, 23C, 23D, 25, 29, 31A, 31B, 31C, 31D, 33 WILMOT AVENUE |            |
| METER ROOMS:<br>22 GLORIA ROBINSON COURT<br>21 WILMOT AVENUE |  |            |
| SITE AREA: 1.92 AC   |  |            |
| TOTAL BLDG. AREA*: 25,669 SF                                 |  |            |
| TOTAL UNITS:   |  | 60         |
| PHASE III TOTAL ACC UNITS:                                   |  | 24         |
| *GROSS FIRST FLOOR AREA                                      |  |            |

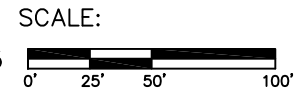


WARD B: West Side  
 ZONE: R-3 Multi-Family Mid-Rise

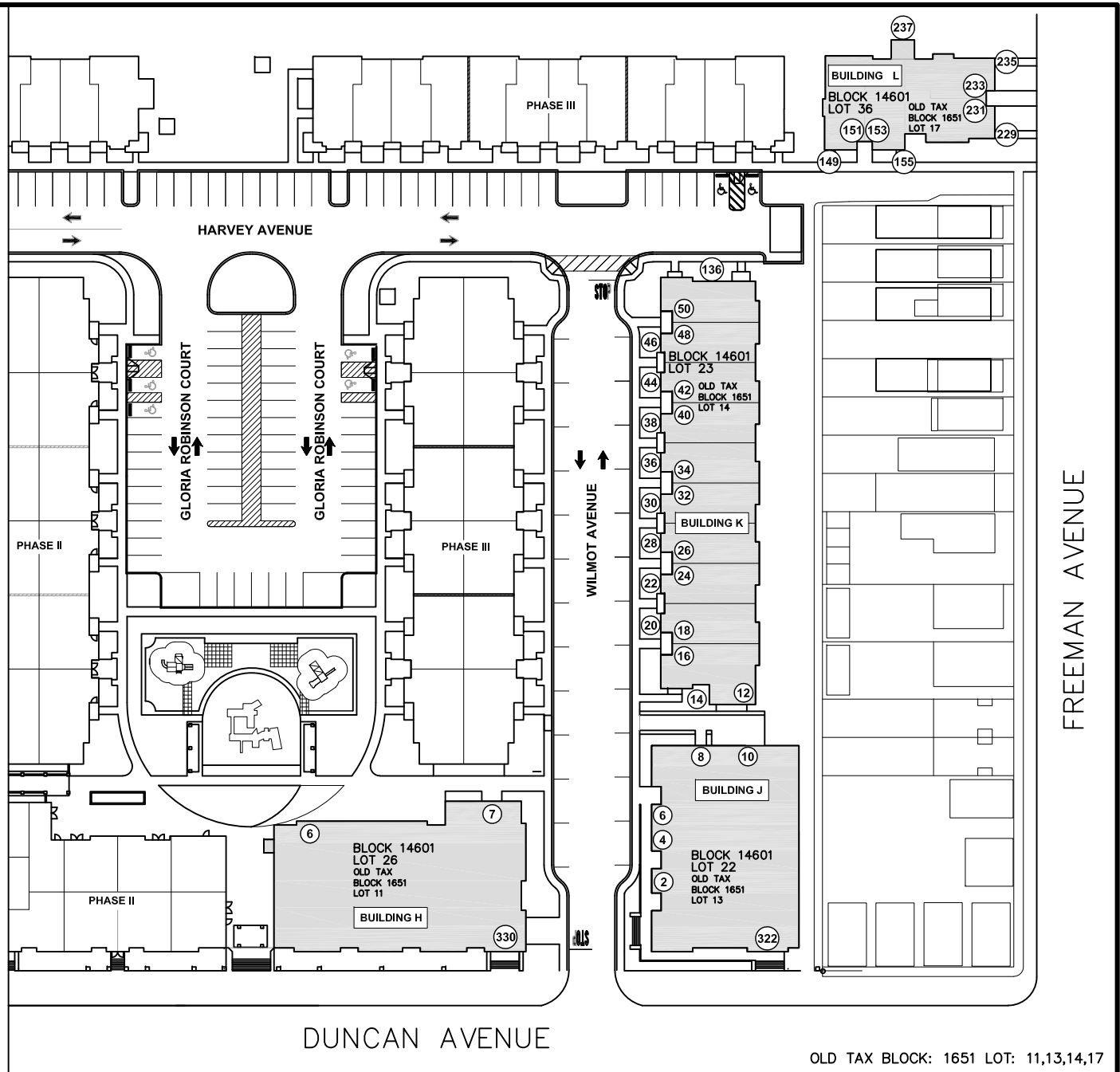


PROJECT N.J. 9-22  
 GLORIA ROBINSON COURT HOMES  
 PHASE III  
 JERSEY CITY, NJ 07306

SITE PLAN  
 BLOCK: 14601 LOT: 24,25,34,35  
 REVISED: 07/2024



| BLDG.#                       | ADDRESSES   | # OF UNITS |
|------------------------------|---|------------|
| PHASE IV, N.J. 9-24          |   |            |
| BUILDING H                   |   | 20         |
| 9,230 SF                     | 6 GLORIA ROBINSON COURT<br>(UNITS 301-310, 401-410)   |            |
|                              | HEAD START SCHOOL<br>330 DUNCAN AVENUE  |            |
|                              | METER ROOM:<br>7 WILMOT AVENUE  |            |
| BUILDING J                   |   | 22         |
| 6,808 SF                     | 2, 4, 6, 8 WILMOT AVENUE<br>10 WILMOT AVENUE (UNITS 201-206,<br>301-306, 401-406)                                   |            |
|                              | PENNROSE MANAGEMENT OFFICE<br>322 DUNCAN AVENUE   |            |
| BUILDING K                   |   | 20         |
| 10,552 SF                    | 14, 16, 18, 20, 22, 24, 26, 28, 30,<br>32, 34, 36, 38, 40, 42, 44, 46, 48,<br>50 WILMOT AVENUE<br>136 HARVEY AVENUE |            |
|                              | METER ROOM:<br>12 WILMOT AVENUE   |            |
| BUILDING L                   |   | 8          |
| 4,053 SF                     | 149, 151, 153, 155 HARVEY AVENUE<br>229, 231, 233, 235 FREEMAN AVENUE   |            |
|                              | METER ROOM:<br>237 FREEMAN AVENUE   |            |
| SITE AREA: 1.51 AC           |   |            |
| TOTAL BLDG. AREA*: 30,643 SF |   |            |
| TOTAL UNITS:                 |   | 70         |
| PHASE IV TOTAL ACC UNITS:    |   | 27         |
| *GROSS FIRST FLOOR AREA      |   |            |



WARD B: West Side  
 ZONE: R-3 Multi-Family Mid-Rise

OLD TAX BLOCK: 1651 LOT: 11,13,14,17



PROJECT N.J. 9-24  
 GLORIA ROBINSON COURT HOMES  
 PHASE IV  
 JERSEY CITY, NJ 07306

SITE PLAN  
 BLOCK: 14601 LOT: 22,23,26,36  
 REVISED: 07/2024

