TRANSMITTAL

CONNELL FOLEY, LLP Harborside 5 185 Hudson Street, Suite 2510 Jersey City, NJ 07311-4029 Telephone (201) 521-1000 / Facsimile (201) 521-0100

November 24, 2021

	Via First Class U.S. Mail and E-mail
To:	Elizabeth Opper, Planner
	Division of City Planning
Address:	City Hall Annex
	1 Jackson Square, a/k/a 360 MLK Drive
	Jersey City, New Jersey 07305-3717
From:	Patrick T. Conlon, Esq.
Applicant:	Myneni Properties LLC
	Preliminary and Final Major Site Plan Approval with "c" deviations
Subject Prop	perty: 682 Route 440 and 11 Bennett Street, Block 20403, Lots 1 and 2 Jersey City, New Jersey

As you know, this firm represents the Applicant, Myneni Properties LLC in connection with its General Development Application. In support of my client's General Development Application, I* enclose the following:

- 1. One (1) original Affidavit of Proof of Mailing/Service with original stamped mailing list attached;
- 2. One (1) Certified list of property owners dated September 7, 2021;
- 3. Copy of Applicant's legal ad (original Affidavit of Publication will be filed upon receipt); and
- 4. Public Notice

Please process the enclosed accordingly. All outstanding general development application documents have been requested under separate cover letters and will be filed with the Division of City Planning upon receipt.

Thank you.

cc.: Joey-Ann Morales (via email only)

AFFIDAVIT OF PROOF OF SERVICE/MAILING

STATE OF NEW JERSEY))ss: COUNTY OF HUDSON)

CHARLES J. HARRINGTON, III, ESQ., of full age, being duly sworn according to law on his oath, deposes, and says that his office is located at Harborside 5, 185 Hudson Street, Suite 2510, in the City of Jersey City, in the County of Hudson, and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Zoning Board of Adjustment of the City of Jersey City and related to premises located at:

682 Route 440 and 11 Bennett Street Jersey City, New Jersey Block 20403, Lots 1 and 2

and on <u>November 19, 2021</u>, he gave written notice of the hearing on this application to each and all of the persons upon whom service must be provided, in the required form and according to the attached lists, and in the manner indicated thereon.

CHARLES J. HARRINGTON, III, ESQ. Attorney for the Applicant Myneni Properties LLC

Sworn to and subscribed before me this 29^{th} day of November, 2021

JOAN C. ADAMS A Notary Public of New Jersey My Commission No: 50005301 My Commission Expires October 28, 2024

Check type of mail or service Priority Mail Express Adult Signature Restricted Delivery Registered Mail Certified Mail Restricted Delivery Return Receipt for Contect on Delivery (COD) Signature Confirmation Friend Mail Priority Mail Extreme Confirmation Signature Confirmation Priority Mail Extreme Confirmation Friend Priority Mail Extreme Confirmation Friend Priority Mail Extreme Confirmation Friend Change Priority Mail Extreme Confirmation Friend Change Postmatic Control Extreme Confirmation A Z8 Postmatic Control Friend Change A Postmatic Control Friend Change	Check type of mail or service Adult Signature Required Adult Signature Registred Delivery Collect on Deliv	Listed by Sender 5 Received at Post Office PS Form 3877. January 2017 (Page 1 of 2)	UZ1 1970 0001 6068		7021 1970 0001 6068 71	7021 1970 0001 6068 6.		7021 1970 0001 6068	7021 1970 0001 6068 3.	2	USPS Tracking/Article Number	JERSEY CITY, NJ 07311	Name and Address of Sender CHARLES J. HARRINGTON, III, ESO CONNELL FOLEY LLP 185 HUDSON STREET HABBODSIDE 5 CHITTE
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CITY OF JERSEY CITY

Office of the City Assessor City Hall Annex 364 M.L. King Drive, 3rd Floor Jersey City, New Jersey 07305 Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

September 7, 2021

PROPERTY LOCATION OF APPLICATION: 682 Route 440 & 11 Bennett Street

BLOCK(S): 20403 LOT(S): 1 & 2

NAME OF APPLICANT: Charles J. Harrington, III, Esq. c/o Connell Foley, LLP Harborside 5 185 Hudson Street, Suite 2510 Jersey City, NJ 07311-4029

APPLICANT'S TELEPHONE #: (201) 521-1000

Pursuant to your request, attached herewith is a list of properties located within the 200foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

ERT 1/21

EDUARDO TOLOZA, City Assessor

Also be advised that the following companies must be notified:

P.S.E.& G.	80 PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121 KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200 HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555 ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540 BROAD STREET, NEWARK, NEW JERSEY 07102

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Buffer Report - Map

Jersey City



Developed by Civil Solutions, using myiDV

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Block & Lot listing of properties within 200 ft. radius of subject property. Subject Property: Block 20403 - Lots 1 & 2 **CITY OF JERSEY CITY** Office of the City Assessor

Property Location: 682 Route 440 and 11 Bennett Street Date: September 7, 2021

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16001	4		701 ROUTE 440	UE HUDSON MALL LLC.	210 ROUTE 4 EAST	PARAMUS, NJ	07652
16001	5		685 ROUTE 440	UE HUDSON MALL LLC.	210 ROUTE 4 EAST	PARMAUS, NJ	07652
19101	2		740 ROUTE 440	50-64 BENNETT STREET LLC	4 SAWGRASS STREET	JACKSON, NJ	08527
19101	3		41 BENNETT ST.	500 BRUNSWICK AV.CORP.%JOSEPH ATSUS	353 PLYMOUTH RD.	.L.N ,NOINU	07083
10161	4		39 BENNETT ST.	500 BRUNSWICK AV.CORP.%JOSEPH ATSUS	353 PLYMOUTH RD.	.L.N, NOINU	07083
19101	5		37 BENNETT ST.	500 BRUNSWICK AV.CORP.%JOSEPH ATSUS	353 PLYMOUTH RD.	L.N. NOINU	07083
19101	9		33 BENNETT ST.	500 BRUNSWICK AV.CORP.%JOSEPH ATSUS	353 PLYMOUTH RD.	L.N., NOINU	07083
19101	7		728 ROUTE 440	500 BRUNSWICK AVE.CORP%JOSEPH ATSUS	353 PLYMOUTH ROAD	UNION, N J	07083
20401	-		301 BOYD AVE.	BONEY, ESTELLA	301 BOYD AVENUE	JERSEY CITY, NJ	07304
20401	2		299 BOYD AVE.	GUTIERREZ, RIGOBERTO	299 BOYD AVE.	JERSEY CITY, N.J.	07304
20401	3		297 BOYD AVE.	LE FURGE, LENA	297 BOYD AVE.	JERSEY CITY, N.J.	07304
20401	4		295 BOYD AVE.	LIPTAK, JOANNA C.	8 OAKWOOD CT.	TOWACO, NJ	07082
20401	5		293 BOYD AVE.	SANKAT, SEAN I.	293 BOYD AVE.	JERSEY CITY, NJ	07305
20401	73		416 VIRGINIA AVE.	NGUYEN, KIM ANH	416 VIRGINIA AVE.	JERSEY CITY,N.J.	07304
20401	74		418 VIRGINIA AVE.	FERRAO, ZITO	62 CALVERT AVE., EAST	EDISON, NJ	08820
20401	75		420 VIRGINIA AVE.	LE, KEVIN	420 VIRGINIA AVE.	JERSEY CITY, NJ	07304
20401	76		34 BENNETT ST.	ADELEM, L.L.C. C/O J. ATSUS	353 PLYMOUTH RD.	UNION, N.J.	07083

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PROPERTY LOCATION
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11/24/21, 9:10 AM

Jersey Journal, Jersey City

Publication Logo Unavorable

Publication Name: Jersey Journal, Jersey City

Publication URL:

Publication City and State: Secaucus, NJ

Publication County: Hudson

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Notice Keywords: 682 Route 440

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Notice URL:

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Notice Publish Date: Wednesday, November 24, 2021

Notice Content

NOTICE OF HEARING PURSUANT TO N.J.S.A. 40:55D-12 FOR THE PROPERTY LOCATED AT 682 ROUTE 440 AND 11 BENNETT STREET, JERSEY CITY, NEW JERSEY, ALSO IDENTIFIED AS BLOCK 20403, LOTS 1 AND 2 PLEASE TAKE NOTICE that on Tuesday, December 7, 2021, at 5:30 pm, a public hearing will be held by the Jersey City Planning Board via a live Zoom webcast regarding the application of Myneni Properties, LLC (the "Applicant") for Preliminary and Final Site Plan approval with deviations pursuant to N.J.S.A. 40:55D-70(c) (height in stories; commercial floor to ceiling height; number and location of parking spaces) for the property located at 682 Route 440 and 11 Bennett Street, Jersey City, New Jersey and described on the Tax Map of the City of Jersey City as Block 20403, Lots 1 and 2 (the "Property"). The Property is located within Highway Mixed-Use (High Rise) district of the Water Street Redevelopment Plan (the "Redevelopment Plan") area and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO"). The Property is an oversized irregular 29,755 square foot parcel that is currently improved with a one (1) story commercial building and unimproved land used as a surface parking lot. Applicant proposes to clear the Property and construct a new fifteen (15) story mixed use building with two hundred eighteen (218) residential units, one hundred five (105) vehicle parking spaces (87 of which will be permanent interior parking spaces for residents, while 18 spaces will be temporary exterior spaces) (the "Project"). In connection with the Project, the Applicant is requesting that the Planning Board grant the following deviations, exceptions, and / or waivers from the Redevelopment Plan and the JC LDO pursuant to N.J.S.A. 40:55D-70: 1. A deviation to permit a fifteen (15) story structure (within the permitted building height), where twelve (12) stories is the maximum number of permitted stories; 2. A deviation to permit a commercial floor to ceiling height of 22' where 15' is the maximum permitted height; 3. A deviation to permit eighteen (18) exterior temporary parking spaces between the building line and the street, and to permit eighteen (18) proposed temporary parking spaces to be located outside the building envelope; 4. A deviation to permit eighty-seven (87) residential parking spaces, where one hundred nine (109) is the minimum required for the proposed Project; and 5. Any additional approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application. Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on Tuesday, December 7, 2021 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following: Zoom link to join meeting: https://us02web.zoom.us/j/86951044676 Call-in Number and Webinar ID#: You may also call in to access the meeting. One tap mobile : US: +13126266799,,86951044676# or +19292056099,,86951044676# Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215

11/24/21, 9:10 AM

https://www.njpublicnotices.com/DetailsPrint.aspx?SID=me1xp43k3z5e1sem4fsqefmn&ID=769350

8782 Webinar ID: 869 5104 4676 International numbers available: https://us02web.zoom.us/u/knMXJyUZD PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov. The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act. MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be can be found on the Jersey City, Division of City Planning website at jerseycitynj.gov/planning. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Zoning Board of Adjustment Secretary for assistance at the phone number or e-mail listed below. ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. By: Charles J. Harrington, III, Esq. Connell Foley LLP Attorney for the Applicant Myneni Properties, LLC 201-521-1000 11/24/21 \$329.24

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NOTICE OF HEARING PURSUANT TO <u>N.J.S.A.</u> 40:55D-12 FOR THE PROPERTY LOCATED AT 682 ROUTE 440 AND 11 BENNETT STREET, JERSEY CITY, NEW JERSEY, ALSO IDENTIFIED AS BLOCK 20403, LOTS 1 AND 2

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Zoom link to join meeting:	https://us02web.zoom.us/j/86951044676
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By: <u>Charles J. Harrington, III, Esq.</u> Connell Foley LLP Attorney for the Applicant Myneni Properties, LLC 201-521-1000

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