


TRANSMITTAL

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December 1, 2021

**Via First Class U.S. Mail and E-mail**  
To: Elizabeth Oppen, 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 Property: 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) Affidavit of Publication.

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)

State of New Jersey,) ss  
County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):  
Jersey Journal 11/24/2021

*Mary C. Taylor*  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 29th day of November 2021

*Diana L. Hauser*  
Notary Public

DIANA L. HAUSER  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50136252  
My Commission Expires 09/08/2025

**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 or 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 8782

Webinar ID: 869 5104 4676

International numbers available:  
<https://us02web.zoom.us/j/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](http://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 found on the Jersey City, Division of City Planning website at [jerseycitynj.gov/planning](http://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@icnj.org](mailto:cityplanning@icnj.org).

By: Charles J. Harrington, III, Esq.  
Connell Foley LLP  
Attorney for the Applicant  
Myneni Properties, LLC  
201-521-1000

11/24/21

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