

**NOTICE OF PUBLIC HEARING (VIRTUAL PUBLIC HEARING)**

City of Jersey City Planning Board

PLEASE TAKE NOTICE that the City of Jersey City Planning Board (the “Board”) will hold a virtual public hearing on XXXXXXXX XX, 2022 at 5:30 PM to review and take formal action upon an application for minor site plan approval (the “Application”) by Zubin Mogul (the “Applicant”) with respect to property having a street address of 61 Liberty Avenue, Jersey City, New Jersey 07306, and being designated as Block 6303, Lot 2 on the City of Jersey City Tax Map (the “Property”). The Property is located in the R-3 Zoning District.

The Applicant seeks approval to construct a four- (4) story residential building consisting of four (4) residential dwelling units on the Property. The Applicant also proposes related site improvements, including, but not limited to, landscaping, lighting, and rooftop amenity space.

The Applicant also seeks any deviations, exceptions, design waivers, submission waivers, variances, interpretations, *de minimis* exceptions to the State of New Jersey Residential Site Improvement Standards, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

Pursuant to the declarations by the Governor of the State of New Jersey [Executive Orders 103 and 107], and the mechanisms that have been used by local governments during emergencies that render in-person meetings less than optimal, the public hearing will be held by **online/virtual means and telephonically only**. During the public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence), personally or by attorney, by either (a) participating online by visiting <XXXXXXXXXXXXXXXXXXXXXXXXXXXX> and following the instructions provided to join the online/virtual meeting, including entering meeting identification number: XXX XXXX XXXX, if prompted; or (b) participating telephonically by calling +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 and entering meeting identification number: XXX XXXX XXXX, if prompted. Participating via online/virtual means or telephonically is free of charge to the public.

Members of the public interested in participating in the public hearing on the Application can advise the Jersey City Planning Division (the “Planning Division”) of their interest in participating in advance of the public hearing by sending an email to the Board Secretary at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org) or by calling the Planning Division during regular business hours at (201) 547-5010. In addition, if any member of the public has a concern regarding utilizing the technology set forth above to participate in the public hearing, the member of the public may contact the Board Secretary by email to [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org) or by phone at (201) 547-5010 during regular business hours. There will also be a portion of the public hearing dedicated to public questions, public comment, and the opportunity for the public to offer evidence.

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 Application materials can be found on the Jersey City, Division of City Planning website at <https://jerseycitynj.gov/planning>.

The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public by going to the Jersey City Data Portal at the following webpage: <https://data.jerseycitynj.gov> at least ten (10) days before the public hearing. Alternatively, members of the public may contact the Planning Division at (201) 547-5010 during regular business hours or email the Planning Division at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org) in order to make an appointment to review or pick up copies of the Application materials, plans, and related documents at the Division of City Planning, located at 1 Jackson Square, 2<sup>nd</sup> Floor, Jersey City, New Jersey 07305. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

Benjamin T.F. Wine, Esq.  
Prime & Tuvel  
1 University Plaza Drive, Suite 500  
Hackensack, New Jersey 07601  
Phone: (201) 883-1010  
Email: [ben@primelaw.com](mailto:ben@primelaw.com)  
Attorneys for Zubin Mogul