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VIA HAND DELIVERY

Division of City Planning
City of Jersey City, City Hall Annex
1 Jackson Square
Jersey City, NJ 07305-3717

Re: 252 Monticello Avenue
Request for Extension to Land Use Approvals
Block 15203 Lot 2
Case Number: P20-073

March 10, 2023

To whom it may concern:

Please be advised that my office represents **252 Monticello, LLC** (the “**Applicant**”) with regard to the above referenced General Development Application.

On **Tuesday, November 17, 2020** the Applicant obtained **MINOR SITE PLAN** approval **WITH C VARIANCES** under Case No **P20-073** for a **the adaptive reuse of the existing warehouse by adding two stories to the existing building resulting in a mixed use building with an artist’s studio on the ground floor and residential above the ground floor** (the “**Approvals**”) the Approvals were memorialized by resolution of the Board on **Tuesday, May 18, 2021**. The Approvals will expire on **May 18, 2023**.

Please allow this letter to serve as a formal request to extend the statutory protections afforded to the Approvals for a period of one (1) year pursuant to N.J.S.A. 40:55D-52(a) and Section 345-24(e)(1) of the Jersey City Land Development Ordinance. If the above request is granted, the Approvals will expire on May 18, 2024.

The Applicant is seeking this extension because of difficulties funding construction give the dramatically increased costs of construction and heightened interest rates of construction loans.

It is respectfully requested that this application be placed on the next available agenda.

Should you have any questions please contact my office at (201) 413-9000.

Very truly yours

Michael Higgins

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