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Charles J. Harrington, III
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July 11, 2023

VIA EMAIL ONLY

Attn: Erik Beasley, Planner
Jersey City Division of City Planning
360 MLK Drive a/k/a 1 Jackson Sq.
Jersey City, NJ 07305

**Re: 325-329 Newark Ave, LLC
325-329 Newark Avenue,
Block 11001, Lot 6**

Please be advised this office represents 325-329 Newark Ave (the "Applicant"). In support of my client's General Development Application filed with the Division of City Planning, the following is being submitted for your review and file:

1. The Affidavit of Publication.

Please do not hesitate to contact the undersigned if you have any questions and/or comments regarding this application.

Very truly yours,

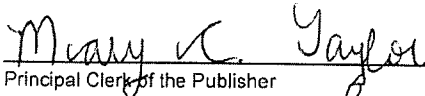

Charles J. Harrington, III

CJH/ja
Encl.
cc.: Matt Ward

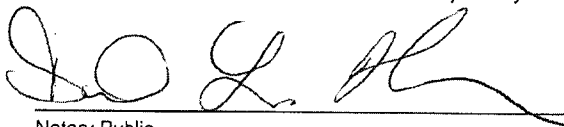
State of New Jersey,) ss

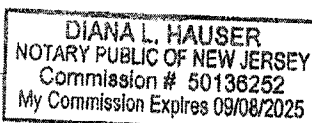
County of Union)

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 07/07/2023


Principal Clerk of the Publisher

Sworn to and subscribed before me this 7th day of July 2023


Notary Public



NOTICE OF HEARING

PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
325-329 NEWARK AVENUE,
JERSEY CITY, NEW JERSEY
ALSO IDENTIFIED AS
BLOCK 11001, LOT 6

PLEASE TAKE NOTICE that an application has been filed by 325-329 Newark Ave, LLC (the "Applicant"), for two, one-year extensions to the Final Site Plan approval relating to the property located at 325-329 Newark Avenue and also designated as Block 11001, Lot 6 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the NC Neighborhood Commercial district and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO").

The approvals for the Property were obtained by BGT Enterprises LLC, which received Preliminary and Final Major Site Plan approval with "c" variances on July 6, 2021, which was memorialized by way of resolution dated July 20, 2021 (the "Approval"). The approval under Case No. P20-117, in summary, was to develop a new five (5) story mixed-use building with sixteen (16) residential units and ground floor commercial space. Effectively, the statutory protection afforded to the approval will expire on July 20, 2023.

The Applicant now requests two, (2) one-year extensions of the Approval in order to develop the Property in accordance with the Final Site Plan with "c" deviations as submitted and approved by the Jersey City Planning Board until July 20, 2025. The extensions of the Approval and the corresponding protections can be requested of the Jersey City Planning Board pursuant to N.J.S.A. 40:55D-52(a) and Section 345-24(E)(1) of the Jersey City Land Development Ordinance

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on July 25, 2023 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:
Please click the link below to join the webinar:
<https://us02web.zoom.us/j/86162443723>

Call-in Number and Webinar ID#:
One tap mobile:
US: +1 929 205 6099, 861 624 437 23# or
+1 301 715 8592, 861 624 437 23#
Or Telephone:
Dial (for higher quality, dial a number based on your current location): US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000
Webinar ID: 861 6244 3723

International numbers available:
<https://us02web.zoom.us/j/kw4gbdjck>

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 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 Planning Board 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.

BGT Enterprises, Applicant

Charles J. Harrington III, Esq.
Connell Foley LLP
Attorney for the Applicant
201-521-1000

07/07/23

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