

T R A N S M I T T A L

CONNELL FOLEY, LLP
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July 20, 2020

To: Tanya Marione, Director
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: 266 Webster LLC
Preliminary Major Site Plan, Final Major Site Plan
Subject Property: 266 Webster Ave., Block 2306, Lot 21, Jersey City, New Jersey

Please be advised, this firm represents the Applicant, 226 Webster LLC, regarding the filing of its General Development Application for Preliminary Major Site Plan and Final Major Site Plan approval. In support of my client's General Development Application, I am enclosing the following:

1. One (1) original Zoning Determination letter dated June 18, 2020.

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.

If you have any questions concerning same, please do not hesitate to contact my office. Thank you.



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

Division of Zoning

Nick Taylor, Zoning Officer

One Jackson Square

Jersey City, New Jersey 07305

Telephone (201) 547-4832

Steven M. Fulop, Mayor
City of Jersey City

June 18, 2020

Patrick T. Conlon
Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, N.J. 07311

Re: 266 Webster Avenue
Block # 2306 Lot # 21
25X100
2S-BT-F-D-2U-NH
Zone: Webster Avenue Redevelopment Plan

Dear Mr. Conlon,

Your proposed new four (4) story, two (2) unit dwelling with front yard parking at the above address located in the Webster Avenue Redevelopment Plan area will require Planning Board approval with all deviations deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07305 Tel. 201-547-5010.

If I can be of further assistance, please contact this office.

Respectfully Yours,



Nick Taylor
Zoning Officer

NY/sp