


TRANSMITTAL

CONNELL FOLEY, LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311-4029
Telephone (201) 521-1000 / Facsimile (201) 521-0100

June 14, 2021

To: Lindsey Sigmund, Senior Planner
Division of City Planning
City Hall Annex
Address: 1 Jackson Square, a/k/a 360 MLK Drive
Jersey City, New Jersey 07305-3717
From: Patrick T. Conlon, Esq. /PTC /ja 
Applicant: BGT Enterprises - P20-117
Preliminary Major and Final Site Plan Approval with "c" variance
Subject Property: 325-329 Newark Avenue, Block 11001, Lot 6

As you are aware, this office represents BGT Enterprises (the "Applicant") in regards to the above referenced application. In support of my client's General Development Application, I am enclosing the following:

1. One (1) original Affidavit of Proof of Mailing/Service with original stamped mailing list attached;
2. A copy of the Certified List of Property Owners dated April 5, 2021 (original forwarded under cover letter dated April 12, 2021);
3. Copy of Applicant's legal ad (original Affidavit of Publication will be filed upon receipt); and
4. Public Notice


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.

STATE OF NEW JERSEY)
COUNTY OF HUDSON)ss:

**325-329 Newark Avenue
Jersey City, New Jersey
Block 11001, Lot 6**

CHARLES J. HARRINGTON, III, ESQ.
Attorney for the Applicant
BGT Enterprises


JOAN C. ADAMS
 A Notary Public of New Jersey
 My Commission No: 50005301
 My Commission Expires October 28, 2024



39 Certified letters

Firm Mailing Book For Accountable Mail

Name and Address of Sender
CHARLES J. HARRINGTON, III, ESQ.
CONNELL FOLEY LLP
185 HUDSON STREET
HARBORSIDE 5, SUITE 2510
JERSEY CITY, NJ 07311

Check type of mail or service

- ☐ Adult Signature Required ☐ Priority Mail Express
☐ Adult Signature Restricted Delivery ☐ Registered Mail
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06/10/2021
US POSTAGE \$019.89
ZIP 07311
041M11293952

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1.

P.S.E.&G
80 PARK PLAZA
NEWARK, NEW JERSEY 07102

4.11

2. 7021 0350 0002 2620 6716

3. COMCAST CABLEVISION
2121 KENNEDY BLVD.
JERSEY CITY, NEW JERSEY 07305

4. 7021 0350 0002 2620 6723

5. UNITED WATER COMPANY
200 HOOK ROAD
HARRINGTON PARK, NJ

7021 0350 0002 2620 6730

6. JERSEY CITY M.U.A.
555 ROUTE 440
JERSEY CITY, NEW JERSEY 07305

7. 7021 0350 0002 2620 6679

8. VERIZON TELEPHONE
540 BROAD STREET
NEWARK, NEW JERSEY 07102

7021 0350 0002 2620 6686

Total Number of Pieces Listed by Sender
5

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

BGT Enterprises 325-329 Newark Avenue, Jersey City - Block 11001, Lot 6

Matter #130742

PS Form 3877, January 2017 (Page 1 of 2)
PSN 7530-02-000-9098

Complete in Ink

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Name and Address of Sender
 CHARLES J. HARRINGTON, III, ESQ
 CONNELL FOLEY LLP
 185 HUDSON STREET
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 JERSEY CITY, NJ 07311

- Check type of mail or service
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 - ☐ Signature Confirmation Restricted Delivery

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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	VERIZON TELEPHONE 9 GATES AVE., #2 MONTCLAIR, NJ 07042-3399	4.11											
2.	7021 0350 0002 2620 6747												
3.	HUDSON COUNTY PLANNING BOARD CLERK DIVISION OF CITY PLANNING BERGEN SQUARE CENTER 830 BERGEN AVE., SUITE 6A JERSEY CITY, NEW JERSEY 07306												
5.	7021 0350 0002 2620 6754												
	HUDSON COUNTY CLERK HUDSON COUNTY PLAZA 257 CORNELIUS AVENUE 4 TH FL. JERSEY CITY, NEW JERSEY 07302												
6.	7021 0350 0002 2620 6761												
	COMMISSIONER OF TRANSPORTATION NEW JERSEY DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE P.O. BOX 600 TRENTON, NEW JERSEY 08625												
7.	7021 0350 0002 2620 6778												
	SUEZ WATER 25 TROY STREET JERSEY CITY, NEW JERSEY 07307												
8.	7021 0350 0002 2620 6785												
	Per (Name of receiving employee) BGT Enterprises - 325-329 Newark Avenue, Jersey City - Block 11001, Lot 6												





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CONNELL FOLEY LLP
185 HUDSON STREET
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JERSEY CITY, NJ 07311

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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
7021 0350 0002 2620 6792	DONG, JIA ZHONG & LIN CUI YUN 615 EAST THIRD ST. MOORESTOWN, N.J. 08057	4.11											
7021 0350 0002 2620 6808	LIU, WILLIAM & HUYNH, MINGCHU PEARL 384 FIFTH ST. JERSEY CITY, NJ 07302												
7021 0350 0002 2620 6815	332 NEWARK AVE. LOFTS URBAN 600 PAUSADE AVE., #202 UNION CITY, NJ 07087												
7021 0350 0002 2620 6822	377 FIFTH ST. CONDOMINIUM ASSOC. 377 FIFTH ST. JERSEY CITY, NJ 07302												



Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces Listed by Sender: 4

Total Number of Pieces Received at Post Office: 4

Postmaster, Per (Name of receiving employee): BGT Enterprises - 325-329 Newark Avenue, Jersey City - Block 11001, Lot 6

Matter #130742



Firm Mailing Book For Accountable Mail

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CHARLES J. HARRINGTON, III, ESQ.
CONNELL FOLEY LLP
185 HUDSON STREET
HARBORSIDE 5, SUITE 2510,
JERSEY CITY, NJ 07311

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
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USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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MA AMBEY FIFTH, LLC
2449 KENNEDY BLVD.
JERSEY CITY, N.J. 07304

4.11

7021 0350 0002 2620 6839

FIFTH OAK CONDOMINIUM ASSOCIATION
369 FIFTH ST.
JERSEY CITY, NJ 07302

7021 0350 0002 2620 6846

316 NEWARK STREET, LLC
349 THIRD ST GROUND FL
JERSEY CITY, NJ 07302

7021 0350 0002 2620 6891

330 NEWARK AVENUE, LLC
349 THIRD ST GROUND FL
JERSEY CITY, NJ 07302

7021 0350 0002 2620 6907

Total Number of Pieces Listed by Sender
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BGT Enterprises - 325-329 Newark Avenue, Jersey City - Block 11001, Lot 6

Matter #130742

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CHARLES J. HARRINGTON, III, ESQ.
CONNELL FOLEY LLP
185 HUDSON STREET
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JERSEY CITY, NJ 07311

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1. PATEL, SUNILKUMAR & MANISHA
310 NEWARK AVE.
JERSEY CITY, NJ 07302

4.11

2. 7021 0350 0002 2620 6914

3. BULLEYE BRUNSWICK LLC
615 JERSEY AVE.
JERSEY CITY, NJ 07302

4. 7021 0350 0002 2620 6921

5. 362 FOURTH ST. CONDOMINIUM ASSOCIATI
364 FOURTH ST.
JERSEY CITY, NJ 07302

6. 7021 0350 0002 2620 6938

7. FRANCISCO BUILDERS 166B, LLC.
54 HAMILTON DR.
NORTH CALDWELL, NJ 07006

8. 7021 0350 0002 2620 6945

Total Number of Pieces Listed by Sender 4

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4

PA

BGT Enterprises - 325-329 Newark Avenue, Jersey City - Block 11001, Lot 6

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Matter #130742



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Name and Address of Sender
CHARLES J. HARRINGTON, III, ESQ.
CONNELL FOLEY LLP
185 HUDSON STREET
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JERSEY CITY, NJ 07311

- Check type of mail or service
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| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	202 MERSELES ST. CONDOMINIUM ASSOC. 202 MERSELES ST. JERSEY CITY, NJ 07302	4.11											
2.	7021 0350 0002 2620 6952												
3.	QUAGLIANA & ULIVELLA, L.L.C. 339-345 NEWARK AVE. JERSEY CITY, NJ 07302												
4.	7021 0350 0002 2620 6969												
5.	HISTORIC WHITE EAGLE HALL, LLC 337 NEWARK AVE JERSEY CITY, NJ 07302												
6.	7021 0350 0002 2620 6976												
7.	BLDG 333 NEWARK LLC. 333 NEWARK AVE. JERSEY CITY, NJ 07302												
8.	7021 0350 0002 2620 6983												



Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces Listed by Sender
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Total Number of Pieces Received at Post Office
Postmaster, Per (Name of receiving employee)

USPS Enterprises - 325-329 Newark Avenue, Jersey City - Block 11001, Lot 6

Matter #130742

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CHARLES J. HARRINGTON, III, ESQ.
CONNELL FOLEY LLP
185 HUDSON STREET
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JERSEY CITY, NJ 07311

- Check type of mail or service
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| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

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USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

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ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

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7021 0350 0002 2620 9069

Total Number of Pieces Listed by Sender **4**

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

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Name and Address of Sender
CHARLES J. HARRINGTON, III, ESQ.
CONNELL FOLEY LLP
185 HUDSON STREET
HARBORSIDE 5, SUITE 2510,
JERSEY CITY, NJ 07311

Check type of mail or service
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☒ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
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USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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1.

DM CAPITAL GROUP, LLC
3202 NEWARK AVE.
JERSEY CITY, NJ 07302

4.11

2.

7021 0350 0002 2620 9076

3.

371 FOURTH ST. CONDOMINIUM ASSOC.
371 FOURTH ST.
JERSEY CITY, NJ 07302

4.

7021 0350 0002 2620 9083

5.

L & S REALTY, LLC
311 NEWARK AVE.
JERSEY CITY, NJ 07302

6.

7021 0350 0002 2620 9090

7.

DONCRETE, LLC
11 GRAYMOOR RD.
LIVINGSTON, NJ 07039

8.

7021 0350 0002 2620 9106

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BGT Enterprises - 325-329 Newark Avenue, Jersey City - Block 11001, Lot 6

Matter #130742

PS Form 3877, January 2017 (Page 1 of 2)

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CHARLES J. HARRINGTON, III, ESQ.
CONNELL FOLEY LLP
185 HUDSON STREET
HARBORSIDE 5, SUITE 2510,
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USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

1.

EP BRUNSWICK JC GROUP, LLC.
344 GROVE ST., STE 14
JERSEY CITY, NJ 07302

4.11

2.

7021 0350 0002 2620 7113

3.

THE DRIVIN GROUP, LLC
529 W 42ND ST., STE 9N
NEW YORK, NY 10036

4.

7021 0350 0002 2620 7737

5.

3RD STREET REALTY, LLC
47 MILL ROAD
JERSEY CITY, NJ 07302

6.

7021 0350 0002 2620 7744

7.

382 THIRD ST. CONDOMINIUM ASSOCIATIO
382 THIRD ST.
JERSEY CITY, NJ 07302

8.

7021 0350 0002 2620 7751

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4/12/21



CITY OF JERSEY CITY

Office of the City Assessor
280 Grove Street, Room 116
Jersey City, New Jersey 07302
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

April 5, 2021

PROPERTY LOCATION OF APPLICATION: 325-329 Newark Avenue

BLOCK(S): 11001 LOT(S): 6

**NAME OF APPLICANT: Patrick Conlon, Esq.
c/o Connell Foley, LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311-4029**

APPLICANT'S TELEPHONE #: (201) 521-1000

Pursuant to your request, attached herewith is a list of properties located within the 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

C E R T I F I E D

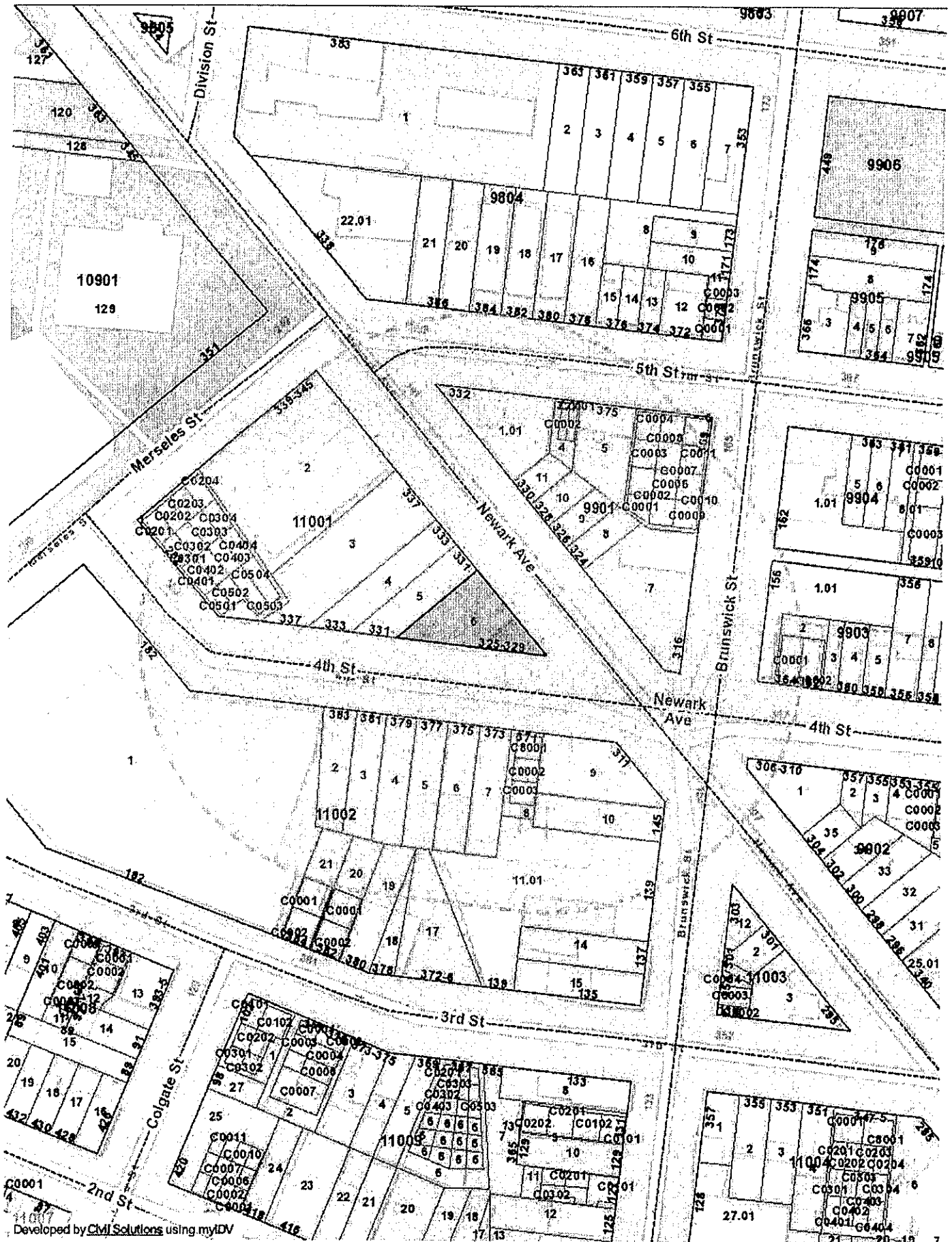

EDUARDO TOLOZA, City Assessor

Also be advised that the following companies must be notified:

P.S.E. & G.	80 PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121 KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200 HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555 ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540 BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map

Jersey City



Developed by Civil Solutions using myIDV

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11001	3		337 NEWARK AVE	HISTORIC WHITE EAGLE HALL, LLC	337 NEWARK AVE	JERSEY CITY, NJ	07302
11001	4		333 NEWARK AVE.	BLDG 333 NEWARK LLC.	333 NEWARK AVE.	JERSEY CITY, NJ	07302
11001	5		331 NEWARK AVE.	KAFADAR, JAMES	331 NEWARK AVENUE	JERSEY CITY, N.J.	07302
11002	1		182 MERSELES ST.	BOARD OF EDUCATION OF J C	346 CLAREMONT AVE.	JERSEY CITY N J	07305
11002	2		383 FOURTH ST.	CANCRO, ALAN	13-17 WRIGHT AVE.	JERSEY CITY, NJ	07306
11002	3		381 FOURTH ST.	CANCRO, ALAN	13-17 WRIGHT AVE.	JERSEY CITY, NJ	07306
11002	4		379 FOURTH ST.	CANCRO, ALAN	13-17 WRIGHT AVE.	JERSEY CITY, NJ	07306
11002	5		377 FOURTH ST.	CANCRO, ALAN	13-17 WRIGHT AVE.	JERSEY CITY, NJ	07306
11002	6		375 FOURTH ST.	DM CAPITAL GROUP LLC	302 NEWARK AVE	JERSEY CITY,NJ	07302
11002	7		373 FOURTH ST.	DM CAPITAL GROUP, LLC	3202 NEWARK AVE.	JERSEY CITY, NJ	07302
11002	8		371 FOURTH ST.	371 FOURTH ST. CONDOMINIUM ASSOC.	371 FOURTH ST.	JERSEY CITY, NJ	07302
11002	9		311 NEWARK AVE.	L & S REALTY, LLC	311 NEWARK AVE.	JERSEY CITY , NJ	07302
11002	10		145 BRUNSWICK ST.	DONCRETE, LLC	11 GRAYMOOR RD.	LIVINGSTON, NJ	07039
11002	11.01		139 BRUNSWICK ST.	EP BRUNSWICK JC GROUP, LLC.	344 GROVE ST., STE 14	JERSEY CITY, NJ	07302
11002	17		372-6 THIRD ST.	THE DRIVIN GROUP, LLC	529 W 42ND ST., STE 9N	NEW YORK, NY	10036
11002	18		378 THIRD ST.	3RD STREET REALTY, LLC	47 MILL ROAD	JERSEY CITY, NJ	07302
11002	19		380 THIRD ST.	3RD STREET REALTY, LLC	47 MILL ROAD	JERSEY CITY, N.J.	07302
11002	20		382 THIRD ST.	382 THIRD ST. CONDOMINIUM ASSOCIATIO	382 THIRD ST.	JERSEY CITY, NJ	07302
11002	21		384 THIRD ST	ALDEN-CRAIG ASSOCIATES, L.L.C.	PO BOX 408	JERSEY CITY, N.J.	07303

**AD TEXT****Variance****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 on Tuesday, June 22, 2021, at 5:30 pm, a public hearing will be held by the Jersey City Planning Board regarding the application of BGT Enterprises (the "Applicant") for Preliminary and Final Site Plan approval and a variance pursuant to N.J.S.A. 40:55D-70(c), for the property located at 325-329 Newark Avenue, Jersey City, New Jersey, and described on the Tax Map of the City of Jersey City as Block 11001, Lot 6 (the "Property"). The Property is located within the NC Neighborhood Commercial zoning district (the "NC Zone") and is subject to the requirements of the Jersey City Land Development Ordinance (the "JC LDO").

The Property is an oversized conforming lot of approximately 2,627 square feet. The Property currently contains a gas station. Applicant intends to clear the Property and construct a new five (5) story mixed-use building with sixteen (16) residential units and ground floor commercial space (the "Project").

In conjunction with the Project, Applicant is requesting that the Planning Board grant the following variances, waivers, and / or exceptions from the JC LDO pursuant to N.J.S.A. 40:55D-70(c):

1. A variance to permit relief from the minimum required rear yard setback (proposed 3'-6"); and
2. Any additional approvals, permits, variances, 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 Jersey City Planning Board at the Virtual meeting on Tuesday June 22, 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/87849818039>

Call-in Number and Webinar ID#:

Call-in Number:

+1 312 626 6799 or +1 929 205 6099

Webinar ID: 878 4981 8039

International numbers available:

<https://us02web.zoom.us/j/knMXJyUZD>

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to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act. The link to the meeting and call-in information can be found on the City Planning website:

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ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org.

By:

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

06/12/21 \$260.97

Related Categories: Notices and Announcements - Legal Notice

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 on Tuesday, June 22, 2021, at 5:30 pm, a public hearing will be held by the Jersey City Planning Board regarding the application of BGT Enterprises (the "Applicant") for Preliminary and Final Site Plan approval and a variance pursuant to N.J.S.A. 40:55D-70(c), for the property located at 325-329 Newark Avenue, Jersey City, New Jersey, and described on the Tax Map of the City of Jersey City as Block 11001, Lot 6 (the "Property"). The Property is located within the NC Neighborhood Commercial zoning district (the "NC Zone") and is subject to the requirements of the Jersey City Land Development Ordinance (the "JC LDO").

The Property is an oversized conforming lot of approximately 2,627 square feet. The Property currently contains a gas station. Applicant intends to clear the Property and construct a new five (5) story mixed-use building with sixteen (16) residential units and ground floor commercial space (the "Project").

In conjunction with the Project, Applicant is requesting that the Planning Board grant the following variances, waivers, and / or exceptions from the JC LDO pursuant to N.J.S.A. 40:55D-70(c):

1. A variance to permit relief from the minimum required rear yard setback (proposed 3'-6"); and

2. Any additional approvals, permits, variances, 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 Jersey City Planning Board at the Virtual meeting on Tuesday June 22, 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/87849818039>

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