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

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.

AFFIDAVIT OF PROOF OF SERVICE/MAILING

STATE OF NEW JERSEY)
)ss
COUNTY OF HUDSON)

CHARLES J. HARRINGTON, III, ESQ., of full age, being duly sworn according to law on his oath, deposes, and says that his office is located at Harborside 5, 185 Hudson Street, Suite 2510, in the City of Jersey City, in the County of Hudson, and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Planning Board of the City of Jersey City and related to premises located at:

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

and on <u>June 10, 2021</u>, he gave written notice of the hearing on this application to each and all of the persons upon whom service must be provided, in the required form and according to the attached lists, and in the manner indicated thereon.

CHARLES J. HARRINGTON, III, ESQ.

Attorney for the Applicant

BGT Enterprises

Sworn to and subscribed before me this 11^{th} day of June, 2021

JOAN C. ADAMS

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

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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.

<u>CERTIFI/ED</u>

EDUARDO TOLOZA, City Assessor

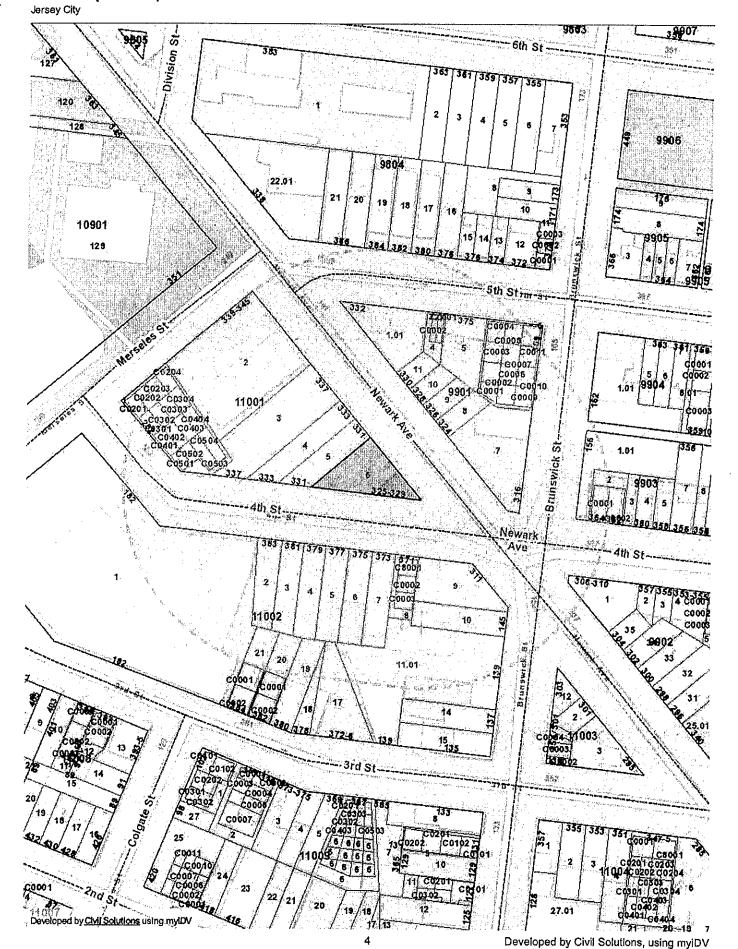
Also be advised that the following companies must be notified:

P.S.E.& G. COMCAST CABLEVISION UNITED WATER COMPANY JERSEY CITY M.U.A. VERIZON TELEPHONE 80 PARK PLAZA, NEWARK, NEW JERSEY 07102 2121 KENNEDY BLVD., JERSEY CITY, NJ 07305

200 HOOK ROAD, HARRINGTON PARK, NJ 07640 555 ROUTE 440, JERSEY CITY, NEW JERSEY 07305

540 BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map



BLOCK	10	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	,		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	က		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	9		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	&		371 FOURTH ST.	371 FOURTH ST. CONDOMINIUM ASSOC.	371 FOURTH ST.	JERSEY CITY, NJ	07302
11002	6		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	1.1		372-6 THIRD ST.	THE DRIVIN GROUP, LLC	529 W 42ND ST., STE 9N	NEW YORK, NY	10036
11002			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/u/knMXJyUZD

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 <u>data.jerseycitynj.gov</u>. The City of Jersey City is utilizing the Zoom service

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:

https://www.jerseycitynj.gov/planning.

MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be 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@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

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Bγ:

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

06/12/21

\$260.97

Published in The Jersey Journal, Published Online 6/11. Updated 6/11.

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