

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

VOID
TOVASTE MANAGEMENT, LLC
555 SECAUCUS ROAD
SECAUCUS, NJ 07094

VOID
INVESTORS BANK
30 WASHINGTON AVENUE
CARTERET OFFICE
CARTERET, NJ 07008
55/7203/2212

2696

2/15/2021

PAY TO THE
ORDER OF

CITY OF JERSEY CITY

\$ 150.00

One Hundred Fifty and 00/100

DOLLARS

CITY OF JERSEY CITY

MEMO:

483-MLK-DRIVE-JC

⑈002696⑈ ⑆22127203⑆ 74990121⑈

AUTHORIZED SIGNATURE

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2695

2/15/2021

PAY TO THE
ORDER OF

PRECISION REPORTING SERVICES

\$ 250.00

Two Hundred Fifty and 00/100

DOLLARS

PRECISION REPORTING SERVICES
205 JOSEPH STREET
LAVALLETTE, NJ 08735-1608

MEMO:

483-MLK-DRIVE-JC

⑈002695⑈ ⑆22127203⑆ 74990121⑈

AUTHORIZED SIGNATURE

DIVISION OF CITY PLANNING

**1 Jackson Square
JERSEY CITY, NJ 07302
TEL: 201.547-5010
FAX: 201.547.4323**

Receipt of Documents

This will serve to confirm that on, March 8, 2021 the Division of City Planning was in receipt of documents filed by Patrick T. Conlon, for:

**Application for Minor Site Plan Approval
483 MLK Drive
Block 19501, Lot 26
Jersey City, NJ**

The land use review staff of the Division will review this submission for compliance with the City's requirements under the Zoning Ordinance and other applicable ordinances.

You will be notified within 45 days of the date listed above if the documents provided constitute a valid application. You will also be notified within this time period of the planning and zoning issues staff believes are relevant to the proposed Project, as well as our proposed recommendations to the Planning Board or Zoning Board of Adjustment.

We endeavor to reduce the statutorily allowed 45 day review period to the absolute minimum we need to certify the validity of your submittal. Please be informed that pursuant to NJSA 40:55D-10.3., and Chapter 345-22 through 345-25 of the Jersey City Code; your case cannot and will not be scheduled for a hearing date until the documents are determined to be a valid application and it is deemed complete by the Director of the Division of City Planning. **Please do not advertise or mail notice for a public hearing on this case until you are given a calendar date for the hearing by this office.** Mailing such notice without a scheduled date only serves to confuse and sometimes anger the members of the public who receive such notices.

If there are any questions in this regard, please direct them to the following personnel:

Planning Board: Matt Ward, 201-547- 5010

Zoning Board of Adjustment, Tanya Marione, 201-547-5488

If there are any problems or complaints about the manner in which your application is being processed, please direct your call to Maryann Bucci-Carter, Supervising Planner at 547-4499.

Signature of Staff Member Receiving Documents: _____

Signature of Person Filing Documents:  _____
Patrick T. Conlon, Esq.

DIVISION OF CITY PLANNING

**1 Jackson Square
JERSEY CITY, NJ 07302
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Signature of Staff Member Receiving Documents: _____

Signature of Person Filing Documents: Patrick T. Conlon
Patrick T. Conlon, Esq.



A TRADITION OF LEGAL EXCELLENCE SINCE 1938

Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

Patrick T. Conlon
Associate

March 8, 2021

VIA FEDEX AND EMAIL

Attn: Tanya Marione, Director
Jersey City Division of Planning
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: 483 Dr. Martin Luther King Jr. Drive
Block 19501, Lot 26
Jersey City, New Jersey
Tovaste Management LLC
Application for Minor Site Plan Approval**

Dear Ms. Marione:

Please be advised this office represents Tovaste Management LLC (the "Applicant"). Applicant is currently the owner of 483 Dr. Martin Luther King Junior Drive, also known as Block 19501, Lot 26 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Neighborhood Mixed-Use (1) district of the Jackson Hill Redevelopment Plan (the "Redevelopment Plan") and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO").

The Property is an undersized parcel of approximately 786 square feet that is currently vacant. Applicant proposes to develop a new four (4) story mixed-use building with three (3) residential units and ground floor commercial (the "Project").

The Project is a minor site plan because, although the gross floor area of the Project is less than 5,000 sf, Redevelopment Plan § IV.B. provides that all projects within the Redevelopment Plan are subject to site plan approval. This Project does not meet the threshold for Major Site Plan Review, so it is a Minor Site Plan application.

Please allow this letter to serve as Applicant's request for Minor Site Plan approval. In connection with the Project, Applicant requests that the Planning Board grant any additional approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time

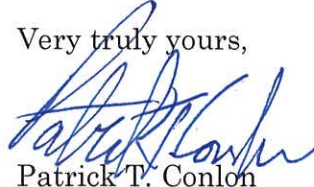
without further notice) or determined to be necessary during the review and processing of this application.

Please find attached the following as a supplement to the above-referenced requests:

1. Two (2) General Development receipts;
2. One (1) original completed and executed General Development Application (the "Application");
3. One (1) set of architectural and civil site plans prepared by Hampton Hill Architecture (Min W. Kil, RA) dated August 19, 2020 containing 9 pages including Property pictures for your review;
4. One (1) copy of a draft notice to be distributed by mail and posted within the Jersey Journal pursuant to N.J.S.A. 40:55D-12;
5. Check in the amount of \$150 made payable to City of Jersey City, representing the initial application fee; and
6. Check in the amount of \$250 made payable to Precision Reporting, representing the fee for the court reporter.

Please note that the following will be submitted under separate cover: additional Site Plans to comply with the requirements of the General Development Application Checklist; letter of rejection from the City Zoning Officer; Certificate of Taxes Paid; an affidavit pursuant to N.J.S.A. 40:55D-12; affidavits of ownership and performance; a Statement of Principal Points and the remaining application balance will be submitted under separate cover. Applicant requests waivers from the Checklist Requirement to provide a Certificate of Water Bills Paid. If you have any questions regarding this application, please do not hesitate to contact the undersigned.

Very truly yours,

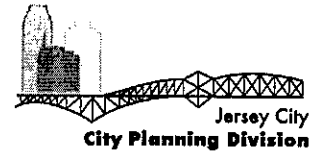


Patrick T. Conlon

PTC/
Enclosures



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION ("GDA")



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@jcnj.org

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

**1.
SUBJECT
PROPERTY**

Address: 483 Dr. Martin Luther King Jr. Dr.

Block & Lots: 19501/26

Ward: F

**2.
BOARD
DESIGNATION**

☒ Planning Board☐ Zoning Board of Adjustment

**3.
APPROVALS
BEING SOUGHT**

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input checked="" type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in)

**4.
PROPOSED
DEVELOPMENT**

Name & Nature of Use (describe project)

Applicant proposes a new four (4) story, building with three (2) dwelling units over ground floor commercial space.

**5.
VARIANCE/
DEVIATION
NOTES**

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

N/A

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

N/A

**6.
APPLICANT**

Tovaste Management LLC

Applicant's Name

555 Secaucus Road

Street Address

Secaucus NJ

07094

Phone

Fax

City

State

Zip

Pgurnani@gmail.com

e-Mail address

7.
OWNER

Tovaste Management LLC

Owner's Name

Phone

Fax

555 Secaucus Road

Street Address

Secaucus NJ

07094

City

State

Zip

Pgurnani@gmail.com

e-mail address

8.
APPLICANT'S
ATTORNEY

Patrick T. Conlon, Esq.

Attorney's Name

Connell Foley, LLP

Firm's Name

201-521-1000 201-521-0100

Phone

Fax

185 Hudson Street, Suite 2510, Harborside Financial Center

Street Address

Jersey City NJ

07311

City

State

Zip

PConlon@Connellfoley.com

e-mail address

9.
PLAN
PREPARERS

Engineer's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

Surveyor's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

N/A

Planner's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

Min W. Kil, 21 AI 01985300

Architect's Name & License Number

Hampton Hill Architecture

Firm's Name

201-918-6842

Phone

Fax

87 Williams Ave

Street Address

Jersey City NJ

07304

City

State

Zip

mnaval2@comcast.net

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

786 sf **15** x **52.75** (dimensions)

Zone District(s):

Neighborhood Mixed Use (1)

Present use:

vacant

Redevelopment Area:

Historic District:

Jackson Hill Redevelopment Plan

Check all that
apply for present
conditions:

- ☐ Conforming Use
☐ Conforming Structure
☒ Vacant Lot

- ☐ Non-Conforming Use
☐ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Zone X

Check all that Apply:

☒ Application for a new building on
undeveloped tract

☐ Application for new use of
existing building

☐ Application for use of a
portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no

Is demolition proposed? ☐ yes ☐ no If yes, is building 150+ years old? ☐ yes age: _____ ☒ no

Number of New Buildings:

1

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	N/A	N/A	4	45' - 4"
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	1,905	sf
Retail	375	sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:	2,280	sf

Number of dwelling units (if applicable):		
Studio	0	units
1 bedroom	3	units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:	3	units

Number of lots before subdivision:	N/A
Number of lots after subdivision:	

% of lot to be covered by buildings:	90.5	%
% of lot to be covered by buildings & pavement:	100	%
Gross floor area (GFA):	2,280	sf
Floor Area Ratio (FAR):	2.9:1	

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0 / Dimensions: _____
 Number of loading spaces & dimensions: number: 0 / Dimensions: _____

Number of Signs: 0
 Height of monument and/or pylon signs: 0

12. INFRA- STRUCTURE

WATER		TBP	
Is public water being extended to the tract and/or reused? If yes, specify size and material.		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Size			
Material			
Does the existing water service have a curb stop?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing domestic service only?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
SEWER			
Is existing sewer service proposed to be reused? If yes, specify size and material.		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Size			
Material			
Will there be sewer curb cleanout?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
MISC			
Are existing streets being widened		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are utilities underground		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.		<input type="checkbox"/> Yes	<input type="checkbox"/> No _____
Are any structures being removed?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Municipalities: _____			
Is the property on a County Road?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.		<input type="checkbox"/> Yes	<input type="checkbox"/> No

**13.
TYPE OF
DEVELOPMENT**

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units	3	0	0
Conversion from a non-residential structure to a structure containing residential units	0	0	0
Conversion from market rate housing units to NJ COAH defined affordable housing units	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*	0	0	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

Use Group Description (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	0	0
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	668sf	1
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	0	0
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
A1: Assembly uses including concert halls and TV studios.	0	0
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
A4: Assembly uses including arenas, skating rinks and pools.	0	0
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
E: Schools K – 12	0	0
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
R1: Hotels, motels and dormitories	0	0
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

**14.
APPROVAL
HISTORY**

List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

**15.
FEES**
(see attached fee
schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

**16.
ATTACHMENTS**

Please Attach the required additional forms and information, if applicable (see attached **FORMS** and **CHECKLISTS**)

**17.
CERTIFICATION**

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

March 8, 2021



Signature of Applicant Atty. for applicant

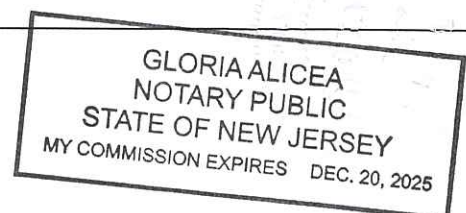
Property Owner Authorizing Application if
other than Applicant



Notary Public

**18.
CONTACT**

Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
P:201-547-5010
cityplanning@jcnj.org



**NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
483 DR. MARTIN LUTHER KING JR. DRIVE, JERSEY CITY, NEW JERSEY
ALSO IDENTIFIED AS BLOCK 19501, LOT 26**

PLEASE TAKE NOTICE that an application has been filed by Tovaste Management LLC (the "Applicant") for minor site plan approval for the property located at 483 Dr. Martin Luther King Jr. Drive, Jersey City, New Jersey also known as Block 19501, Lot 26 on the Official Tax Map of the City of Jersey City (the "Property"). Neighborhood Mixed-Use (1) district of the Jackson Hill Redevelopment Plan (the "Redevelopment Plan") and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO").

The Property is an undersized parcel of approximately 786 square feet that is currently vacant. Applicant proposes to develop a new four (4) story mixed-use building with three (3) residential units and ground floor commercial (the "Project").

Please allow this letter to serve as Applicant's request for Minor Site Plan approval. In connection with the Project, Applicant requests that the Planning Board grant any additional approvals, permits, deviations, 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 Planning Board at its Virtual Zoom meeting on Tuesday, _____, 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:	
Call-in Number and Webinar ID#:	You may also call in to access the meeting. All public users calling in must use: +1 929 205 6099 or +1 312 626 6799 Webinar ID:

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 Zoning Board of Adjustment 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.

By: Charles J. Harrington, III
Connell Foley LLP
Attorney for the Applicant
Tovaste Management, LLC
201-521-1000