TRANSMITTAL

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

September 9, 2021

To:

Cameron Black, Senior Planner

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 Conlon, Esq. / ja

Applicant:

Tovaste Management LLC

Application for Minor Site Plan Approval

Subject Property:

483 Dr. Martin Luther King Jr. Drive Block 19501, Lot 267

Jersey City, New Jersey

As you are aware, this firm represents the Applicant, Tovaste Management LLC, regarding the filing of its General Development Application for Minor Site Plan Approval. In support of my client's General Development Application, I am enclosing the following:

1. One (1) original Affidavit of Publication.

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,

"JERSEY JOURNAL "I"

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AD#: 0010078610

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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 09/03/2021

Principal Cledt of the Publisher

Sworn to and subscribed before me this 3rd day of September 2021

Notary Public

DIANA L. HAUSER NOTARY PUBLIC OF NEW JERSEY Commission # 50136252 My Commission Expires 09/08/2025

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 pian 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"). 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. The Applicant proposes to develop a new four (4) story mixed-use building with three (3) residential units and ground floor commercial (the "Project").

In connection with the Project, while the Applicant is not requesting any specific variances or deviations, Applicant requests that the Planning Board grant any approvals, permits, deviations, variances, interpretations, walvers or exceptions reflected in the plans and materials filed (as same may be amend-ed 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 apportunity to address the Planning Board at its Virtual Zoom meeting on Tuesday, September 14, 2021 at 5:30 P.M. Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting: https://us02web.zoom.us/]/83626161841

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: 836 2616 1841

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.lerseycityni.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 can be found on the Jersey City, Division of City Planning website at Planning website at lerseycityni.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@icni

By: Charles J. Harrington, 111 Connell Foley LLP Attorney for the Applicant Tovaste Management, LLC 201-521-1000

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

September 4, 2021

To:

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Division of City Planning

Address:

City Hall Annex

1 Jackson Square, a/k/a 360 MLK Drive Jersey City, New Jersey 07305-3717

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Applicant:

Tovaste Management LLC

Application for Minor Site Plan Approval

Subject Property:

483 Dr. Martin Luther King Jr. Drive Block 19501, Lot 267

Jersey City, New Jersey

As you are aware, this firm represents the Applicant, Tovaste Management LLC, regarding the filing of its General Development Application for Minor Site Plan Approval. In support of my client's General Development Application, I am enclosing the following:

- 1. One (1) original Affidavit of Mailing with original stamped mailing list attached;
- 2. A copy of the Certified property list dated August 11, 2021 (original previously transmitted);
- 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)

PATRICK CONLON, 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 City of Summit, Planning Board and related to premises located at:

483 Dr. Martin Luther King Jr. Drive, Jersey City, NJ Block 19501, Lot 26

and on August 30, 2021 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.

PATRICK CONLON, ESQ. Attorney for the Applicant Tovaste Management LLC

Sworn to and subscribed before me this 31st day of August, 2021

Notary Publican C. ADAMS

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



185 Hudson Street, Suite 2510

Harborside 5 Connell Foley LLP Patrick Conlon, Esq.

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Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



CITY OF JERSEY CITY

Office of the City Assessor City Hall Annex 364 M.L. King Drive, 3rd Floor Jersey City, New Jersey 07305 Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

August 11, 2021

PROPERTY LOCATION OF APPLICATION: 483 M.L. King Drive

BLOCK(S): 19501

LOT(S): 26

NAME OF APPLICANT: Charles J. Harrington, III, 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.

CERTIFIED

EDUARDO TOLOZA, City Assessor

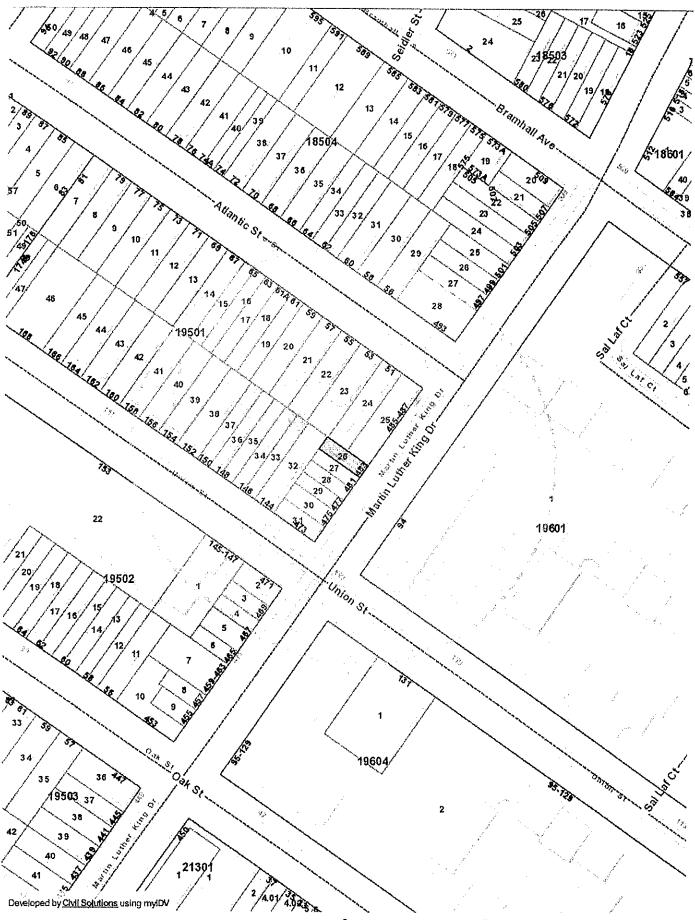
Also be advised that the following companies must be notified:

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 Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 19501 - Lot 26

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 483 M.L. King Drive

Date: August 11, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
18504	28		493 M.L. KING DR.	493 MLK HOLDINGS, LLC.	4492 15TH AVE., STE 225	BROOKLYN, NY	11219
18504	29		56 ATLANTIC ST.	S6 ATLANTIC STREET, J.C., LLC	250 GORGE RD., #23F	CLIFFSIDE PARK, N.J.	07010
18504	30		58 ATLANTIC ST.	CONTRERAS, ORLANDO & RIVERA, LIDIA	58 ATLANTIC ST.	JERSEY CITY, NJ	07304
18504	3]		60 ATLANTIC ST.	DEGERMENCIOGLU, HURMUS	215 HART BLVD. #6K	STATEN ISLAND, N.Y.	10301
18504	32		62 ATLANTIC ST.	WILLIAMS, OLIVER & SHIRLEY	62 ATLANTIC ST	JERSEY CITY, N J	07304
19501	14		67 ATLANTIC ST.	HUDSON ATLANTIC REALTY, LLC	424 OCEAN AVE.	JERSEY CITY, NJ	07305
19501	15		65.5 ATLANTIC ST.	BRAVER, LUZAR	130 LEE AVE., # 646	BROOKLYN, NY	11211
19501	16		65 ATLANTIC ST.	EVANS, JOHN BRIAN & MCCREARY, MARIE	65 ATLANTIC ST.	JERSEY CITY, NJ	07304
19501	17		63 ATLANTIC ST.	SKUPIEN, ALINA & ORTIZ, JEROME	63 ATLANTIC ST.	JERSEY CITY, NJ	07304
19501	81		61A ATLANTIC ST.	61A ATLANTIC STREET, LLC.	61A ATLANTIC ST.	JERSEY CITY, NJ	07304
19501	19		61 ATLANTIC ST.	BRUMFIELD, TASHA E.	61 ATLANTIC STREET	JERSEY CITY, NJ	07304
19501	20		59 ATLANTIC ST.	ADKE 2000, LLC	54 ROCKLEDGE DR.	LIVINGSTON, NJ	07039
19501	21		57 ATLANTIC ST.	CADET, PATRICE H.	57 ATLANTIC ST.	JERSEY CITY, NJ	07304
19501	22		55 ATLANTIC ST.	BANK OF AMERICA N.A.	7105 CORPORATE DRPTXB-209	PLANO, TX	75024
19501	23		53 ATLANTIC ST.	53 ATLANTIC, LLC	1508 BURNET AVENUE #56	UNION, N.J.	07083
19501	24		SI ATLANTIC ST.	KOHN, YOSEF	318 BRUCE ST.	LAKEWOOD, NJ	08701
19501	25		485-487 M.L. KING DR.	487 REALTY LLC	251 LEE AVE #2A	BROOKLYN, NY	11206

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
19501	27		481 M.L. KING DR.	MSLR, LLC.	481 MARTIN LUTHER KING DR	JERSEY CITY, NJ	07304
19501	28		479 M.L. KING DR.	HUDSON VENTURES, LLC	783 AVENUE C	BAYONNE, NJ	07002
19501	29		477 M.L. KING DR.	OREO HOUSING, LLC	10 JEWETT AVE	JERSEY CITY, NJ	07304
19501	30		475 M.L. KING DR.	BALTIMORE, BLONDELL H. & SAMUEL	475 M.L. KING DRIVE	JERSEY CITY, NJ	07304
19501	31		473 M.L. KING DR.	PAULINO, ARMANDO	473 M.L. KING DR.	JERSEY CITY, N.J.	07304
19501	32		144 UNION ST.	RAMOS,RICARDO	144 UNION STREET	JERSEY CITY, NJ	07304
19501	33		146 UNION ST.	GOODING, SANDRA T.	9051 LEE DAVIS ROAD	MECHANICSVILLE, VA	23116
19501	34		146.5 UNION ST.	MAHABIR LARRY SOOKDEO	9051 LEE DAVIS ROAD	MECHANICVILLE RD, VA	23116
19501	35		148 UNION ST.	CHAPMAN, DONALD	148-148.5 UNION STREET	JERSEY CITY, N.J.	07304
19501	36		148.5 UNION ST.	CHAPMAN, DONALD	148-148.5 UNION STREET	JERSEY CITY, N.J.	07304
19501	37		150 UNION ST.	GROSSBERG, EVON	150 UNION ST.	JERSEY CITY, NJ	07304
19501	38		152 UNION ST.	BANKS, NORMA	152 UNION ST.	JERSEY CITY, N.J.	07304
19501	39		154 UNION ST.	JERSEY HOLDINGS USA, LLC	199 LEE AVE., #1015	BROOKLYN, NY	11211
19501	40		156 UNION ST.	JERSEY HOLDINGS USA, LLC	199 LEE AVE., #1015	BROOKLYN, NY	11211
19501	41		158 UNION ST.	LUBIN, PERETZ	1529 NEWPORT DR.	LAKEWOOD, NJ	10/80
19502			145-147 UNION ST.	BOARD OF EDUCATION OF J C	346 CLAREMONT AVE.	JERSEY CITY, N.J.	07305
19502	2		471 M.L. KING DR.	AMIN, KAMAL	49 EDWARDS CT	BAYONNE, NJ	07002
19502	က		469 M.L. KING DR.	J. VERICELLA & ANAI HOLDINGS, LLC.	70811 WOODHAVEN BLVD.	GLENDALE, NY	11385
19502	4		467.5 M.L. KING DR.	J. VERICELLA & ANAI HOLDINGS, LLC.	70811 WOODHAVEN BLVD.	GLENDALE, NY	11385
19502	22		153 UNION ST.	BOARD OF EDUCATION OF J C	346 CLAREMONT AVE.	JERSEY CITY, N.J.	07305
19601	,		94 UNION ST.	SALEM LAFAYETTE URN RNWL %W LORICO	4 EXECUTIVE BLVD #100	SUFFERN, NY	10601
19604	,		131 UNION ST.	J.C. DELIVERANCE CENTER	131 UNION ST.	JERSEY CITY, NJ	07304
19604	2		95-129 UNION ST.	SALEM LAFAYETTE URN RNWL %W. LORICO	4 EXECUTIVE BLVD #100	SUFFERN, NY	10601

Repliez à la hachure afin de réveler le rébord Pop-up Efiquettes d'adresse Easy Peel

493 MLK HOLDINGS, LLC. 4492 15TH AVE., STE 225 BROOKLYN, NY 11219

56 ATLANTIC STREET, J.C., LLC 250 GORGE RD., #23F CLIFFSIDE PARK, N.J. 07010

CONTRERAS, ORLANDO & RIVERA, LIDIA 58 ATLANTIC ST. JERSEY CITY, NJ 07304

DEGERMENCIOGLU, HURMUS 215 HART BLVD. #6K STATEN ISLAND, N.Y. 10301

WILLIAMS, OLIVER & SHIRLEY **62 ATLANTIC ST** JERSEY CITY, N J 07304

HUDSON ATLANTIC REALTY, LLC 424 OCEAN AVE. JERSEY CITY, NJ 07305

BRAVER, LUZAR 130 LEE AVE., # 646 BROOKLYN, NY 11211

EVANS, JOHN BRIAN & MCCREARY, MARIE 65 ATLANTIC ST. JERSEY CITY, NJ 07304

SKUPIEN, ALINA & ORTIZ, JEROME 63 ATLANTIC ST. JERSEY CITY, NJ 07304

61A ATLANTIC STREET, LLC. 61A ATLANTIC ST. JERSEY CITY, NJ 07304

BRUMFIELD, TASHA E. **61 ATLANTIC STREET** JERSEY CITY, NJ 07304

ADKE 2000, LLC 54 ROCKLEDGE DR. LIVINGSTON, NJ 07039

CADET, PATRICE H. 57 ATLANTIC ST. JERSEY CITY, NJ 07304

BANK OF AMERICA N.A. 7105 CORPORATE DRPTXB-209 PLANO, TX 75024

53 ATLANTIC, LLC 1508 BURNET AVENUE #56 UNION, N.J. 07083

KOHN, YOSEF 318 BRUCE ST. LAKEWOOD, NJ 08701

487 REALTY LLC 251 LEE AVE #2A BROOKLYN, NY 11206

MSLR, LLC. 481 MARTIN LUTHER KING DR JERSEY CITY, NJ 07304

HUDSON VENTURES, LLC 783 AVENUE C BAYONNE, NJ 07002

OREO HOUSING, LLC 10 JEWETT AVE JERSEY CITY, NJ 07304 BALTIMORE, BLONDELL H. & SAMUEL 475 M.L. KING DRIVE JERSEY CITY, NJ 07304

PAULINO, ARMANDO 473 M.L. KING DR. JERSEY CITY, N.J. 07304

RAMOS, RICARDO 144 UNION STREET JERSEY CITY, NJ 07304

GOODING, SANDRA T. 9051 LEE DAVIS ROAD MECHANICSVILLE, VA 23116

MAHABIR LARRY SOOKDEO 9051 LEE DAVIS ROAD MECHANICVILLE RD, VA 23116

CHAPMAN, DONALD 148-148.5 UNION STREET JERSEY CITY, N.J. 07304

CHAPMAN, DONALD **148-148.5 UNION STREET** JERSEY CITY, N.J. 07304

GROSSBERG, EVON 150 UNION ST. JERSEY CITY, NJ 07304

BANKS, NORMA 152 UNION ST. JERSEY CITY, N.J. 07304

JERSEY HOLDINGS USA, LLC 199 LEE AVE., #1015 BROOKLYN, NY 11211

JERSEY HOLDINGS USA, LLC 199 LEE AVE., #1015 BROOKLYN, NY 11211

AMIN, KAMAL 49 EDWARDS CT BAYONNE, NJ 07002

BOARD OF EDUCATION OF J C 346 CLAREMONT AVE. JERSEY CITY, N.J. 07305

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LUBIN, PERETZ 1529 NEWPORT DR. LAKEWOOD, NJ 08701

J. VERICELLA & ANAI HOLDINGS, LLC. 70811 WOODHAVEN BLVD. GLENDALE, NY 11385

SALEM LAFAYETTE URN RNWL %W LORICO 4 EXECUTIVE BLVD #100 SUFFERN, NY 10901 BOARD OF EDUCATION OF J C 346 CLAREMONT AVE. JERSEY CITY, N.J. 07305

J. VERICELLA & ANAI HOLDINGS, LLC. 70811 WOODHAVEN BLVD. GLENDALE, NY 11385

J.C. DELIVERANCE CENTER 131 UNION ST. JERSEY CITY, NJ 07304



AD TEXT

Variance
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"). 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. The Applicant proposes to develop a new four (4) story mixed-use building with three (3) residential units and ground floor commercial (the "Project").

In connection with the Project, while the Applicant is not requesting any specific variances or deviations, Applicant requests that the Planning Board grant any approvals, permits, deviations, 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 Planning Board at its Virtual Zoom meeting on Tuesday, September 14, 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/83626161841

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: 836 2616 1841

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 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@jcnj.org.

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

09/03/21 \$94.48

Related Categories: Notices and Announcements - Legal Notice

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

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Zoom link to ioin meeting: https://us02web.zoom.us/[/8362616184]

Call-in Number and Webinar ID#:
You may also call in to access the meeting.
All public users colling in must use:
+1 929 205 6099 or +1 312 626 6799

Webinar ID: 836 2616 1841

PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the Jersey City Data Partol by searching for the address or case number at data_ierseycityni_gov. The City of Jersey City is utilizing the Zoom service to canduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

MORE INFORMATION on how to access vir-

tual meetings, porticipate, 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 ierseyCityni.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 tine during business hours at 201-547-5010 or via email at <u>cityplanning@icni.org</u>.

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

09/03/21

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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"). 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. The Applicant proposes to develop a new four (4) story mixed-use building with three (3) residential units and ground floor commercial (the "Project").

In connection with the Project, while the Applicant is not requesting any specific variances or deviations, Applicant requests that the Planning Board grant any approvals, permits, deviations, 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 Planning Board at its Virtual Zoom meeting on Tuesday, September 14, 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/83626161841
Call-in Number and Webinar ID#:	+1 929 205 6099 or +1 312 626 6799
	Webinar ID: 836 2616 1841

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 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@jcnj.org.

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