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Thomas Leane
Of Counsel

April 20, 2022

VIA EMAIL AND FEDEX

Cameron Black, Planning Board Secretary
Jersey City Division of Planning
City Hall Annex
1 Jackson Square
Jersey City, NJ 07305

**Re: Application for Preliminary and Final Major Site Plan Approval with a "c"
variance
169 Culver Avenue
Block 22102, Lot 16
Jersey City, New Jersey 07305**

Dear Mr. Black:

Please be advised, this firm represents LLCK Investment Ventures LLC (the "Applicant"). Please allow for this letter and accompanying documents to serve as Applicant's application for Preliminary and Final Major Site Plan approval with deviations pursuant to N.J.S.A. 40:55D-70(c) (minimum required lot size and lot width; minimum required side yard setbacks and rear yard setbacks; maximum permitted building coverage; and maximum permitted driveway width.) with regard to the property located at 169 Culver Avenue which is designated as Block 22102, Lot 16 on the official tax map of the City of Jersey City (the "Property"). The Property is located within the Residential district of the West Side Avenue Redevelopment Plan (the "Redevelopment Plan") Area.

The Property is a rectangular shaped lot containing an existing commercial garage. Applicant proposes a new four (4) story mid-rise development containing seven (7) dwelling units and six (6) parking spaces (the "Project").

Upon review of the Jersey City Land Development Ordinance, the proposed Project is subject to Preliminary and Final Site Plan review as well as the following deviations from the Redevelopment Plan:

1. A variance pursuant to N.J.S.A. 40:55D-70(c) as it relates to the minimum required lot size for mid-rise developments;

2. A variance pursuant to N.J.S.A. 40:55D-70(c) as it relates to the minimum required lot width for mid-rise developments;
3. A variance pursuant to N.J.S.A. 40:55D-70(c) as it relates to the minimum required side yard setback for mid-rise developments;
4. A variance pursuant to N.J.S.A. 40:55D-70(c) as it relates to the minimum required rear yard setback for mid-rise development;
5. A variance pursuant to N.J.S.A. 40:55D-70(c) as it relates to the maximum permitted building coverage for mid-rise development;
6. A variance pursuant to N.J.S.A. 40:55D-70(c) as it relates to the minimum required parking spaces;
7. A variance pursuant to N.J.S.A. 40:55D-70(c) as it relates to the maximum permitted driveway width;
8. 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.

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

1. Architectural site plans prepared by Devino Aiello Architects LLC; ("Site Plans");
2. One (1) completed and executed General Development Application (the "Application");
3. One (1) Affidavit of Submission;
4. One (1) draft notice pursuant to N.J.S.A. 40:55D-12 for your review;
5. One (1) Executed Affidavit of Performance;
6. One (1) Executed Affidavit of Ownership;
7. One (1) 10% disclosure form;
8. One (1) Water Bills Paid;
9. One (1) 200' Certified Property List; and
10. One (1) check in the amount of one hundred and fifty dollars (\$150.00) made payable to the City of Jersey City as a deposit for Application review.

The following will also be submitted under separate cover: additional site plans to comply with the requirements of the Jersey City LDO; Zoning Rejection Letter; taxes paid certificate; and Affidavit of Notice pursuant to N.J.S.A. 40:55D-12.

If you have any questions or comments, please do not hesitate to contact the undersigned.

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Respectfully,

Thomas P. Leane TPL 4/20/22

Thomas Leane

TL/
Attachments