

TRANSMITTAL

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

January 30, 2023

Via Email

To: Timothy Krehel, 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: Thomas P. Leane, Esq./TZL/ja

Applicant: 628 Summit Avenue, LLC
Application for Amended Final Major Site Plan Approval
Subject Property: 626 Summit Avenue, Block 6701, Lot 21.01, Jersey City, N.J. 07306

This firm represents the Applicant, 628 Summit Avenue, LLC, regarding the filing of its General Development Application for Amended Final Major Site Plan approval. In support of my client's General Development Application, I am enclosing the following:

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 November 17, 2022 (original previously filed);
3. Copy of Applicant's legal ad (original Affidavit of Publication will be filed upon receipt);
4. Public Notice; and
5. The 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.

AFFIDAVIT OF PROOF OF SERVICE/MAILING

STATE OF NEW JERSEY)
)ss:
COUNTY OF HUDSON)

CHARLES J. HARRINGTON, III, 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:

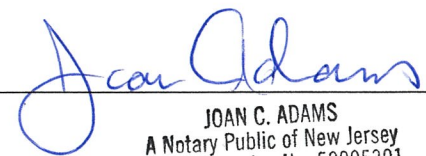
**626 Summit Avenue
Block 6701, Lot 21.01
Jersey City, New Jersey**

and on January 26, 2023, 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
628 Summit Avenue, LLC

Sworn to and subscribed before me this
26th day of January, 2023



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





26 Certified Letters

Firm Mailing Book For Accountable Mail

Name and Address of Sender
Charles J. Harrington, III, Esq.
Connell Foley LLP
Harborside 5
185 Hudson Street, 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
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix Stamp Here
 (for additional copies of this re-
 Postmark with Date of Receipt)

NEOPOST
 01/26/2023
US POSTAGE \$015.60
 ZIP 07311
 041M11293952

USPS Tracking/Article Number

Addresssee (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

\$4.75

1.	7022 241D 0003 2407 332D	P.S.E.&G 80 PARK PLAZA NEWARK, NEW JERSEY 07102																		
2.	7022 241D 0003 2407 3337	COMCAST CABLEVISION 2121 KENNEDY BLVD. JERSEY CITY, NEW JERSEY 07305																		
3.	7022 241D 0003 2407 3344	UNITED WATER COMPANY 200 HOOK ROAD HARRINGTON PARK, NJ 07640																		
4.	7022 241D 0003 2407 3351	JERSEY CITY M.U.A. 555 ROUTE 440 JERSEY CITY, NEW JERSEY 07305																		
5.	7022 241D 0003 2407 336B	VERIZON TELEPHONE 540 BROAD STREET NEWARK, NEW JERSEY 07102																		
6.	7022 241D 0003 2407 336B	VERIZON TELEPHONE 540 BROAD STREET NEWARK, NEW JERSEY 07102																		

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



Complete in Ink

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

628 Summit Ave, LLC - 626 Summit Avenue (aka 622-628 Summit Ave)
 aka Block 6207, Lot 21.01, Jersey City, NJ (Matter#125504)



Certified Letters

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Name and Address of Sender
Charles J. Harrington, III, Esq.
Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311

Check type of mail or service

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

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

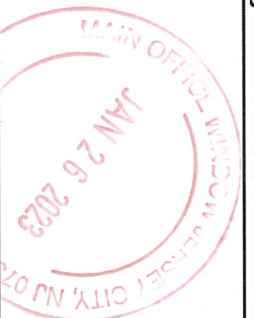
Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee

\$4.75

1.	7022 2410 0003 2407 0657	VERIZON TELEPHONE 9 GATES AVE., #2 MONTCLAIR, NJ 07042-3399	HUDSON COUNTY PLANNING BOARD CLERK DIVISION OF CITY PLANNING BERGEN SQUARE CENTER 830 BERGEN AVE., SUITE 6A JERSEY CITY, NEW JERSEY 07306																		
2.	7022 2410 0003 2407 0657																				
3.	7022 2410 0003 2407 0657																				
4.	7022 2410 0003 2407 0657																				
5.	7022 2410 0003 2407 0657																				
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7.	7022 2410 0003 2407 0657																				
8.	7022 2410 0003 2407 0657																				

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

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Total Number of Pieces Listed by Sender: **5**

Total Number Received at Post Office: **5**

628 Summit Ave, LLC - 626 Summit Avenue (aka 622-628 Summit Ave)
 aka Block 628, Lot 21.01, Jersey City, NJ (Matter#125504)



26 Certified Letters

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Connell Foley LLP
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Jersey City, NJ 07311

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<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
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<input type="checkbox"/> Priority Mail	

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Stamp: MAIN OFFICE WINDOW JERSEY CITY, NJ JAN 26 2023

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due to Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	NEW JERSEY TRANSIT ONE PENN PLAZA EAST NEWARK, NJ 07105	\$4.75	↑	Handling Charge - if Registered and over \$50,000 in value												
2.	ST. PAULS SWIM CLUB INC. 201 ST. PAULS AVE.#1J JERSEY CITY, N.J. 07306															
3.	CITY OF JERSEY CITY 280 GROVE STREET JERSEY CITY NJ 07302															
4.	SUMMIT PLAZA ASSOCIATES, UR LTD PTN 1 PORTLAND SQ., SUITE 6A PORTLAND, ME 04101															
5.																
6.																
7.																
8.																

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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628 Summit Ave, LLC - 626 Summit Avenue (Aka 622-628 Summit Ave)
 aka Block 6207, Lot 21.01, Jersey City, NJ (Matter#125504)



26 Certified Letters

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Harborside 5
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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
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1.	634 SAHAJ REALTY LLC 18 BRIGHTON TERRACE PARSIPPANY, NJ 07054	\$4.75	Handling Charge - if Registered and over \$50,000 in value											
2.	7022 2410 0003 2407 0749													
3.	CONSOLIDATED RAIL%NORFOLK SO TAX DP 650 WEST PEACHTREE ST NW ATLANTIC, GA 30308													
4.	7022 2410 0003 2407 0756													
5.	NEW JERSEY TRANSIT ONE PENN PLAZA EAST NEWARK, NJ 07105													
6.	7022 2410 0003 2407 0763													
7.	NEW JERSEY TRANSIT ONE PENN PLAZA EAST NEWARK, NJ 07105													
8.	7022 2410 0003 2407 0770													

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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628 Summit Ave, LLC - 626 Summit Avenue (aka 622-628 Summit Ave)
 aka Block 6207, Lot 21.01, Jersey City, NJ (Matter#125504)

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

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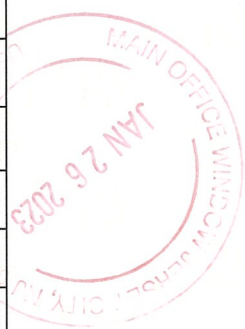
5

Name and Address of Sender
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Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
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
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1.	GOKSON PROPERTIES, LLC. PO BOX 691 HOBOKEN, NJ 07030	\$4.75	Handling Charge - if Registered and over \$50,000 in value											
2.	EVANGELICAL LUTHERAN CHURCH 446 HOBOKEN AVE. JERSEY CITY, NJ 07306							Adult Signature Required						
3.	BOARD OF FREEHOLDERS 595 NEWARK AVE JERSEY CITY NJ 07306							Adult Signature Restricted Delivery						
4.	HUDSON CITY SAVINGS BANK %M&T BANK ONE M&T PLAZA 18TH FL BUFFALO, NY 14203							Restricted Delivery						
5.								Return Receipt						
6.								Signature Confirmation						
7.								Signature Confirmation Restricted Delivery						
8.								Special Handling						

7022 2410 0003 2407 0787													
7022 2410 0003 2407 0794													
7022 2410 0003 2407 0909													

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1.	CANCRO, ALLISON, GLENN A. & OLIVIA 13-15 WRIGHT AVE. JERSEY CITY, NJ 07306	\$4.75	Handling Charge - if Registered and over \$50,000 in value											
2.	7022 2410 0003 2407 0947													
3.	618-620 SUMMIT REALTY LLC 47 MILL RD. JERSEY CITY, NJ 07302													
4.	7022 2410 0003 2407 0954													
5.	BOARD OF CHOSEN FREEHOLDERS 595 NEWARK AVE JERSEY CITY NJ 07306													
6.	7022 2410 0003 2407 0961													
7.	EVANGELICAL LUTHERAN CHURCH 446 HOBOKEN AVE. JERSEY CITY, NJ 07306													
8.	7022 2410 0003 2407 0978													

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

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Postmaster, Per (Name of receiving employee): _____

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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

November 17, 2022

PROPERTY LOCATION OF APPLICATION: 626 Summit Avenue


BLOCK(S): 6701 LOT(S): 21.01

NAME OF APPLICANT: Thomas P. Leane, 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



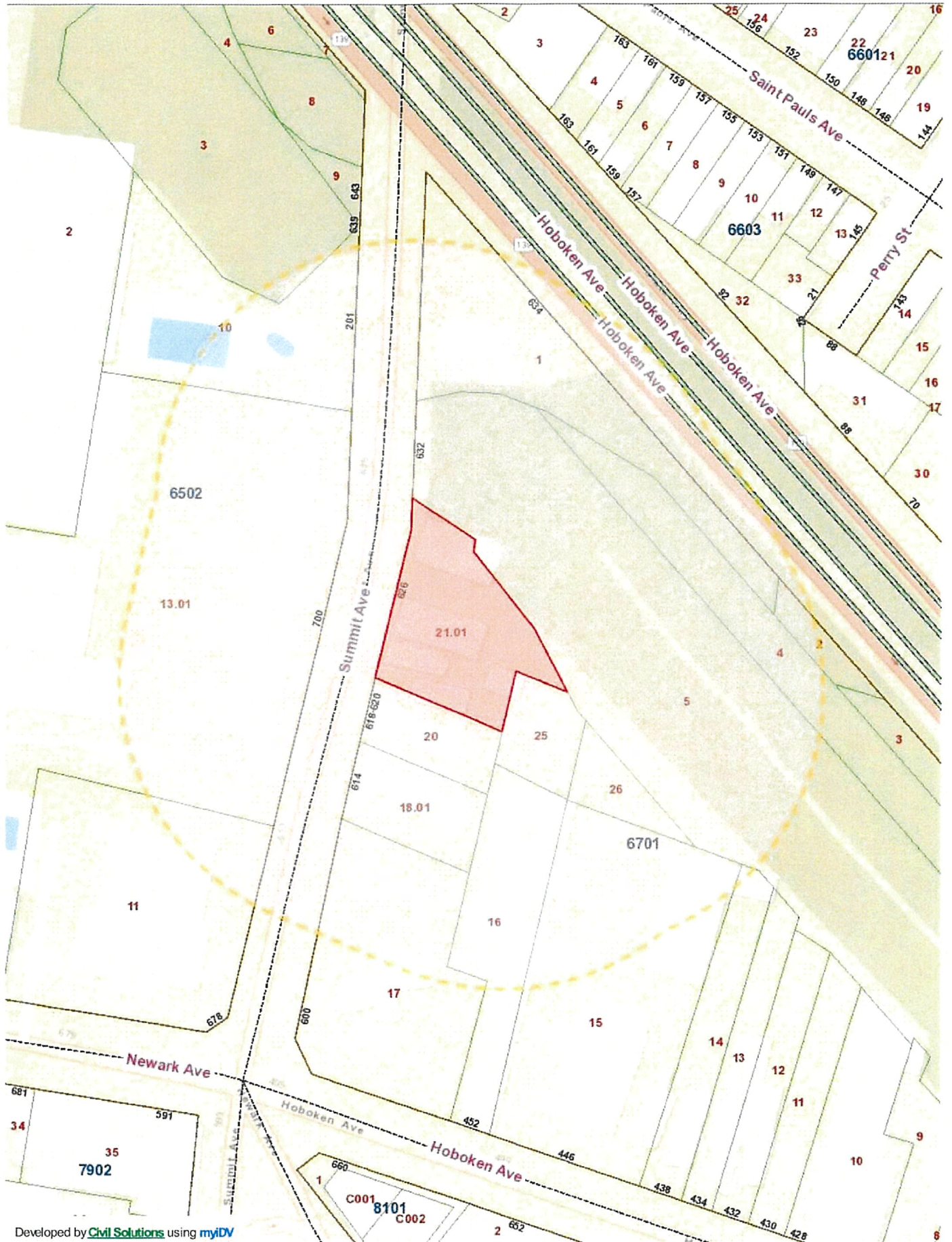
EDUARDO TOLOZA, City Assessor

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





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 6701 - Lot 21.01

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

Property Location: 626 Summit Avenue

Date: November 17, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
6502	3		639 SUMMIT AVE.	NEW JERSEY TRANSIT	ONE PENN PLAZA EAST	NEWARK, NJ	07105
6502	10		201 ST. PAULS AVE.	ST.PAULS SWIM CLUB INC.	201 ST.PAULS AVE.#1J	JERSEY CITY, N.J.	07306
6502	11		678 NEWARK AVE.	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY NJ	07302
6502	13.01		700 NEWARK AVE.	SUMMIT PLAZA ASSOCIATES, UR LTD PTN	1 PORTLAND SQ., SUITE 6A	PORTLAND, ME	04101
6701	1		634 SUMMIT AVE.	634 SAHAJ REALTY LLC	18 BRIGHTON TERRACE	PARSIPPANY, NJ	07054
6701	2		U.S. HIGHWAY 139	CONSOLIDATED RAIL%NORFOLK SO TAX DP	650 WEST PEACHTREE ST NW	ATLANTIC, GA	30308
6701	4		29 CENTRAL AVE.	NEW JERSEY TRANSIT	ONE PENN PLAZA EAST	NEWARK, NJ	07105
6701	5		632 SUMMIT AVE.	NEW JERSEY TRANSIT	ONE PENN PLAZA EAST	NEWARK, NJ	07105
6701	14		438 HOBOKEN AVE.	GOKSON PROPERTIES, LLC.	PO BOX 691	HOBOKEN, NJ	07030
6701	15		446 HOBOKEN AVENUE	EVANGELICAL LUTHERAN CHURCH	446 HOBOKEN AVE.	JERSEY CITY, NJ	07306
6701	16		452 HOBOKEN AVENUE	BOARD OF FREEHOLDERS	595 NEWARK AVE	JERSEY CITY N J	07306
6701	17		600 SUMMIT AVENUE	HUDSON CITY SAVINGS BANK %M&T BANK	ONE M&T PLAZA 18TH FL	BUFFALO, NY	14203
6701	18.01		614 SUMMIT AVE.	CANCRO, ALLISON, GLENN A. & OLIVIA	13-15 WRIGHT AVE.	JERSEY CITY, NJ	07306
6701	20		618-620 SUMMIT AVE.	618-620 SUMMIT REALTY LLC	47 MILL RD.	JERSEY CITY, NJ	07302
6701	25		450 HOBOKEN AVE	BOARD OF CHOSEN FREEHOLDERS	595 NEWARK AVE	JERSEY CITY N J	07306
6701	26		446 HOBOKEN AVE.(REAR)	EVANGELICAL LUTHERAN CHURCH	446 HOBOKEN AVE.	JERSEY CITY, NJ	07306



NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
626 SUMMIT AVENUE
(F/K/A 622-628 SUMMIT AVENUE)
ALSO IDENTIFIED AS BLOCK 6701, LOT 21.01 (F/K/A BLOCK 6701,
LOT 21, 22, 23, AND 24)

PLEASE TAKE NOTICE that an application has been filed by 628 Summit Ave, LLC (the "Applicant"), for amendments to a Final Major Site Plan approval with "c" deviations (tower side yard setback; distance of towers from low density areas; depth of floors above ground from the right-of-way; permitted loading location;) with regard to the property located at 626 Summit Avenue (f/k/a 622-628 Summit Avenue) which is also designated as Block 6207, Lot 21.01 (f/k/a Block 6207, Lots 21, 22, 23 and 24) on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Zone 4: Commercial Center district of the Journal Square 2060 Redevelopment Plan Area and is subject to the requirements of the Journal Square 2060 Redevelopment Plan (the "Redevelopment Plan").

An approval for a 27 story, mixed-use building with two (2) floors of commercial space pursuant to the Office Space Bonus, ground floor retail, permitted accessory uses and 209 dwelling units on the Property was obtained under Case P19-049. Applicant proposes to increase the height to 29 stories to include additional tenant amenity space and a leasing office. Due to the proposed additional stories, the proposed changes will require intensification of previously granted deviations for tower side yard setback, distance of towers from low density areas and the depth of floors above ground from the right-of-way.

The Applicant requests the following deviations, variances, exceptions, and/or waivers from the Redevelopment Plan and/or the Jersey City Land Development Ordinance:

1. A deviation for relief from the requirement that the building Towers shall be setback from side lot lines a minimum of twenty (20) feet.
2. A deviation for relief from the requirement that a thirty (30) foot be setback for the tower that is adjacent to a low density zone.
3. A deviation for relief from the requirement that balconies above setbacks may extend no more than the width of the setback.
4. A deviation for relief from the requirement that all floor levels above the ground floor shall not extend greater than eighty-five (85) feet from any right-of-way fronting the subject property.
5. A deviation for relief from the requirement that all loading and parking facilities to have a head-in/ head-out design (applicable to the designated trash pickup loading area).
6. A deviation for relief from the requirement that a maximum height of twenty-seven (27) stories and 293 feet is permitted (twenty-nine (29) stories and 295 feet is proposed).
7. Any other deviations, variances, exemptions, permits or other relief that may be deemed necessary upon review in the processing of the within application.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on Tuesday, February 7, 2022 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86162443723>

Call-in Number and Webinar ID#:

One tap mobile:

US: +19292056099,86162443723#

or +13017158592, 86162443723#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592

or +1 305 224 1968 or +1 309 205 3325

or +1 312 626 6799 or +1 646 931 3860

or +1 669 444 9171 or +1 669 900 6833

or +1 689 278 1000 or +1 719 359 4580

or +1 253 205 0468 or +1 253 215 8782

or +1 346 248 7799 or +1 360 209 5623

or +1 386 347 5053 or +1 507 473 4847

or +1 564 217 2000

Webinar ID: 861 6244 3723

International numbers available:

NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
626 SUMMIT AVENUE
(F/K/A 622-628 SUMMIT AVENUE)
ALSO IDENTIFIED AS BLOCK 6701,
LOT 21.01 (F/K/A BLOCK 6701,
LOT 21, 22, 23, AND 24)

PLEASE TAKE NOTICE that an application has been filed by 628 Summit Ave, LLC (the "Applicant"), for amendments to a Final Major Site Plan approval with "c" deviations (tower side yard setback; distance of towers from low density areas; depth of floors above ground from the right-of-way; permitted loading location;) with regard to the property located at 626 Summit Avenue (f/k/a 622-628 Summit Avenue) which is also designated as Block 6207, Lot 21.01 (f/k/a Block 6207, Lots 21, 22, 23 and 24) on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Zone 4: Commercial Center district of the Journal Square 2060 Redevelopment Plan Area and is subject to the requirements of the Journal Square 2060 Redevelopment Plan (the "Redevelopment Plan").

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The Applicant requests the following devi-

<https://us02web.zoom.us/j/kw4gbdjck>

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 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.

628 Summit Avenue, LLC Applicant
Thomas P. Leane, Esq.
Connell Foley LLP
Attorney for the Applicant
201-521-1000

01/27/23 \$341.03

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 01/27/2023

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 27th day of January 2023

[Signature]
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
626 SUMMIT AVENUE
(F/K/A 622-628 SUMMIT AVENUE)
ALSO IDENTIFIED AS BLOCK 6701,
LOT 21.01 (F/K/A BLOCK 6701,
LOT 21, 22, 23, AND 24)

PLEASE TAKE NOTICE that an application has been filed by 628 Summit Ave, LLC (the "Applicant"), for amendments to a Final Major Site Plan approval with "c" deviations (lower side yard setback; distance of towers from low density areas; depth of floors above ground from the right-of-way; permitted loading location;) with regard to the property located at 626 Summit Avenue (f/k/a 622-628 Summit Avenue) which is also designated as Block 6207, Lot 21.01 (f/k/a Block 6207, Lots 21, 22, 23 and 24) on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Zone 4; Commercial Center district of the Journal Square 2060 Redevelopment Plan Area and is subject to the requirements of the Journal Square 2060 Redevelopment Plan (the "Redevelopment Plan").

An approval for a 27 story, mixed-use building with two (2) floors of commercial space pursuant to the Office Space Bonus, ground floor retail, permitted accessory uses and 209 dwelling units on the Property was obtained under Case P19-049. Applicant proposes to increase the height to 29 stories to include additional tenant amenity space and a leasing office. Due to the proposed additional stories, the proposed changes will require intensification of previously granted deviations for tower side yard setback, distance of towers from low density areas and the depth of floors above ground from the right-of-way.

The Applicant requests the following deviations, variances, exceptions, and/or waivers from the Redevelopment Plan and/or the Jersey City Land Development Ordinance:

1. A deviation for relief from the requirement that the building Towers shall be setback from side lot lines a minimum of

- twenty (20) feet.
- 2. A deviation for relief from the requirement that a thirty (30) foot be setback for the tower that is adjacent to a low density zone.
- 3. A deviation for relief from the requirement that balconies above setbacks may extend no more than the width of the setback.
- 4. A deviation for relief from the requirement that all floor levels above the ground floor shall not extend greater than eighty-five (85) feet from any right-of-way fronting the subject property.
- 5. A deviation for relief from the requirement that all loading and parking facilities to have a head-in/ head-out design (applicable to the designated trash pickup loading area).
- 6. A deviation for relief from the requirement that a maximum height of twenty-seven (27) stories and 293 feet is permitted (twenty-nine (29) stories and 295 feet is proposed).
- 7. Any other deviations, variances, exemptions, permits or other relief that may be deemed necessary upon review in the processing of the within application.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on Tuesday, February 7, 2022 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:
Please click the link below to join the webinar:
<https://us02web.zoom.us/j/86162443723>

Call-in Number and Webinar ID#:
One tap mobile:
US: +1 929 205 6099, 86162443723#
or +1 301 715 58592, 86162443723#
Or Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 929 205 6099 or +1 301 715 8592
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or +1 669 444 9171 or +1 669 900 6833
or +1 689 278 1000 or +1 719 359 4580
or +1 253 205 0468 or +1 253 215 8782
or +1 346 248 7799 or +1 360 209 5623
or +1 386 347 5053 or +1 507 473 4847

or +1 564 217 2000
Webinar ID: 861 6244 3723
International numbers available:
<https://us02web.zoom.us/j/kw4gbdicK>

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 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@icnj.org.

628 Summit Avenue, LLC Applicant
Thomas P. Leane, Esq.
Connell Foley LLP
Attorney for the Applicant
201-521-1000

01/27/23

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