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 <u>January 26, 2023</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 628 Summit Avenue, LLC

Sworn to and subscribed before me this

JOAN C. ADAMS

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

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Firm Mailing Book For Accountable Mail

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(Matter#125504)

aka Block 6207, Lot 21.01, Jersey City, NJ



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

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

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aka Block 6207, Lot 21.01, Jersey City, NJ

(Matter#125504)

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

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(Matter#125504)



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.

CERTIFIÉD

EDUARDO TOLOZA, City Assessor

1/1/22

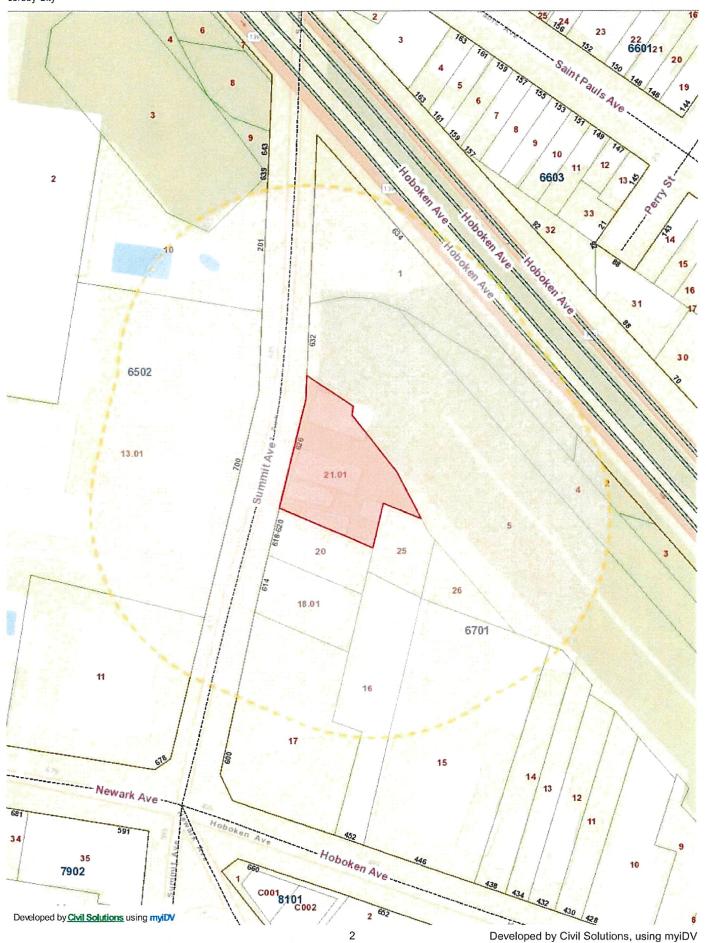
Also be advised that the following companies must be notified:

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 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	ГОТ	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	01		201 ST. PAULS AVE.	ST.PAULS SWIM CLUB INC.	201 ST.PAULS AVE.#1J	JERSEY CITY, N.J.	07306
6502	11	1	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	PORLAND, ME	04101
10/9	-		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
10/9	4		29 CENTRAL AVE.	NEW JERSEY TRANSIT	ONE PENN PLAZA EAST	NEWARK, NJ	07105
10/9	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
1029	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
10/9	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
10/9	26		446 HOBOKEN AVE.(REAR)	EVANGELICAL LUTHERAN CHURCH	446 HOBOKEN AVE.	JERSEY CITY, NJ	07306

HOME > LEGALS > LEGAL NOTICE

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NOTICE OF HEARING PURSUANT TO <u>N.J.S.A.</u> 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 stepbacks may extend no more than the width of the stepback.
- 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, 01/27/23 \$341.03 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-ofway.

The Applicant requests the following devi-

https://us02web.zoom.us/u/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 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

"JERSEY JOURNAL "DIVENING

Jersey Journal

LEGAL AFFIDAVIT

AD#: 0010560845

Total

\$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

Principal Clark of the Publisher

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

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, Lot 21.01) (f/k/a Block 6207, Lot 21.02, 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-ofway.

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 stepbacks may extend no more than the width of the stepback.

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 trosh 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).

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 loin 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: https://us02web.zoom.us/u/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 <u>data.lerseycitynl.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.

MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and aigital 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 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 <u>cityplanning@icni.org</u>.

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

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