



Order Confirmation

Ad Order Number 0009975827

Customer

CONNELL FOLEY

Account: 1148305

CONNELL FOLEY

185 HUDSON ST STE 2510, HARBORSIDE 5

JERSEY CITY NJ 07311 USA

(201)521-1000

FAX:

Payor Customer

CONNELL FOLEY

Account: 1148305

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185 HUDSON ST STE 2510, HARBORSIDE 5

JERSEY CITY NJ 07311 USA

(201)521-1000

PO Number REF # 131777 - VISIOI

Sales Rep. JJ DorfLegalsJJ

Order Taker Diana Hauser

Order Source

Special Pricing

Tear Sheets	0	TearsheetsCost	\$0.00	Net Amount	\$259.07
Proofs	0			Tax Amount	\$0.00
Affidavits	1	AffidavitsCost	\$41.00	Total Amount	\$259.07
Blind Box				Payment Method	Invoice
Promo Type				Payment Amount	\$0.00
Materials				Amount Due	\$259.07
Invoice Text					

Ad Schedule

Product	Jersey Journal	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Variance
Cost	\$218.07	AdNumber	0009975827-01
Ad Type	JJ CLS Legal Liner	Ad Size	1 X 115 li
Pick Up #	0009975807	Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	NOTICEOFHEARINGPURSUANTTONJSA4055D12FORTHEPROPERTYLOCATEDAT26MANHATTANAVENUEJERSEY	
05/17/2021			

Product	NJ.com	Placement/Class	Legals
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05/17/2021			

Ad Content Proof

**NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
26 MANHATTAN AVENUE,
JERSEY CITY, NEW JERSEY,
ALSO IDENTIFIED AS BLOCK 4403, LOT 37**

PLEASE TAKE NOTICE that on Thursday, May 27, 2021, at 6:30 pm, a public hearing will be held by the Jersey City Zoning Board of Adjustment on a live Zoom webcast regarding the application of Visionary1 LLC (the "Applicant"), for "c" variance approval, for the property located at 26 Manhattan Avenue and described on the Tax Map of the City of Jersey City as Block 4403, Lot 37 (the "Property"). The Property is located within the R-1 One and Two Family Housing zoning district (the "R-1 Zone") and is subject to the requirements of the Jersey City Land Development Ordinance (the "JC LDO").

The Property is a conforming 2,500 square foot lot that is currently improved with a two (2) family home. Applicant proposes to convert an existing 3.5 story building with a height of 36.7' and an "A-frame" roof to a four (4) story building with a height of 36.58' with a flat roof and a roof deck (the "Project").

The total floor area of the existing building is less than 5,000 square feet and this Project will not change the existing floor area. Therefore, the Project does not meet the threshold for major or minor site plan review, pursuant to JC LDO § 345-16.A-B and we are seeking "c" variance approval for the following variances:

1. Maximum permitted height in stories (3 stories permitted vs. 4 stories proposed) pursuant to JC LDO §345-40.E.8; and
2. Any variances, exceptions and/or waivers that the Zoning Board of Adjustment shall deem necessary in connection with this application.

Any person interested in this application will have the opportunity to address the Zoning Board of Adjustment at the Virtual meeting on Thursday, May 27, 2021 at 6:30 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/83993998285>

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

Webinar ID: 839 9399 8285

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. The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning>.

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](https://www.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: Patrick T. Conlon, Esq.
Connell Foley LLP
Attorney for the Applicant
Visionary1 LLC
201-521-1000

05/17/21

\$259.07