

Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

Charles J. Harrington, III
Partner
CHarrington@connellfoley.com

NOTICE OF HEARING
LCM OP 217 DELAWARE LLC
127 DELAWARE AVENUE
JERSEY CITY, NEW JERSEY
BLOCK 16202, LOT 19

PLEASE TAKE NOTICE that on Thursday, September 8, 2022, 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 LCM OP 217 Delaware LLC (the "Applicant"), for Preliminary and Final Major Site Plan approval and for a variance pursuant to N.J.S.A. 4:55D-70(d)(use, and height/stories, if necessary), for the property located at 127 Delaware Avenue, Jersey City, New Jersey, and which is also identified on the Jersey City tax maps as Block 16202, Lot 19 ("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 Applicant is seeking approval to develop the Property with a new five (5) story (the northern portion is 3 stories, and the building steps up to 5 stories on the southern portion), multi-family residential building containing twenty-six (26) residential units and twenty-eight (28) parking spaces, and bicycle parking spaces (the "Project"). The Property is located directly adjacent to Lincoln Park and is located within the R-1, One and Two Family Housing district. The Property presently consists of a two family dwelling with numerous garages lining the sides of the rear yard.

In connection with the application, the Applicant is seeking the following deviations, variances, waivers, and/or exceptions from the Jersey City Land Development Ordinance ("JC LDO").

1. The Applicant is requesting a use variance to permit five (5) story multi-family residential building containing twenty-six (26) units with twenty-eight (28) parking spaces.
2. The Applicant is requesting a variance to permit relief from the maximum permitted height and number of stories, if necessary.
3. The Applicant is requesting variances to permit relief to have a wider curb cut, and for relief from the minimum drive aisle width.
4. The Applicant is requesting any additional approvals, permits, variances, interpretations, exceptions, and/or waivers reflected in the plans and materials (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.

NOTICE OF HEARING

Page -2-

Any person interested in this application will have the opportunity to address the Zoning Board of Adjustment at the Virtual meeting on Thursday, September 8, 2022 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/86785871
Call-in Number and Webinar ID#:	<p>Please click the link below to join the webinar: https://us02web.zoom.us/j/86785871378</p> <p>Or One tap mobile : US: +13126266799,,86785871378# or +16469313860,,86785871378#</p> <p>Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000</p> <p>Webinar ID: 867 8587 1378</p> <p>International numbers available: https://us02web.zoom.us/j/86785871378</p>

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:

 Charles J. Harrington, III, Esq.
 Attorney for the Applicant,
 LCM OP 217 Delaware LLC
 201-521-1000