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

May 18, 2021

To: Lindsey Sigmund, AICP

Environmental Planner Division of City Planning

Address: City Hall Annex

1 Jackson Square

Jersey City, New Jersey 07305

Attn: Joey-Ann Morales

From: Charles J. Harrington, III, Esq. / COH / ga

Applicant: LCM OP 217 Delaware LLC - Z20-092

Preliminary and Final Major Site Plan approval with variance

Property: 127 Delaware Avenue, Block 16202, Lot 19,

Jersey City, New Jersey

In support of my client's application filed with the Division of City Planning, I am enclosing the following for your review and file:

- 1) One (1) original Affidavit of Proof of Mailing/Service with original stamped mailing list attached;
 - 2) Certified List of Property Owners dated as of May 14, 2021;
- 3) Copy of Applicant's legal ad (original Affidavit of Publication will be filed upon receipt); and
 - 4) Public Notice.

Please process accordingly. Thank you.

AFFIDAVIT OF PROOF OF SERVICE/MAILING

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

CHARLES J. HARRINGTON, III, ESQ., 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 Zoning Board of Adjustment of the City of Jersey City and related to premises located at:

127 Delaware Avenue Jersey City, New Jersey Block 16202, Lot 19

and on May 17, 2021, 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 LCM OP 217 Delaware LLC

Sworn to and subscribed before me this 17^{th} day of May, 2021

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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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CITY OF JERSEY CITY

Office of the City Assessor

280 Grove Street, Room 116 Jersey City, New Jersey 07302 Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

May 14, 2021

PROPERTY LOCATION OF APPLICATION: 127 Delaware Avenue

BLOCK(S): 16202

LOT(S): 19

NAME OF APPLICANT: Charles J. Harrington, III, 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.

CERTIFIED

EDUARDO TOLOZA, City Assessor

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 07640555 ROUTE 440, JERSEY CITY, NEW JERSEY 07305

540 BROAD STREET, NEWARK, NEW JERSEY 07102

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CITY OF JERSEY CITY Office of the City Assessor

Subject Property: Block 16202 - Lot 19

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

Property Location: 127 Delaware Avenue

Date: May 14, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
16003	3		679 WEST SIDE AVE.	COUNTY OF HUDSON	595 NEWARK AVE.	JERSEY CITY, N J	07306
16102	30		18 GAUTIER AVE.	LIPA, ROMULO & GARCIA, JULIE	18 GAUTIER AVE.	JERSEY CITY, NJ	07306
16102	31		20 GAUTIER AVE.	LEUNG, SELINA W. & SIU P. C.	377 CATOR AVE	JERSEY CITY, NJ	07305
16102	32		22 GAUTIER AVE.	NONOYAMA, KOJI & YURI	22 GAUTIER AVE	JERSEY CITY, N.J.	07306
16103	17		24 GAUTIER AVE.	O'LOUGHLIN, MILDRED	24 GAUTIER AVE.	JERSEY CITY, NJ	07306
16103	18		26 GAUTIER AVE.	LOPES, JOAQUIM S. & BARRINTOS, LEVY	10 ELIZABETH CT.	BLOOMFIELD, NJ	07003
16103	19		28 GAUTIER AVE.	VASQUEZ, ESTHER	28 GAUTIER AVE.	JERSEY CITY, NJ	07306
16103	20		30 GAUTIER AVE.	MOUHCINE, ZAHOUI	30 GAUTIER AVE.	JERSEY CITY, N.J.	07306
16103	21		32 GAUTIER AVE.	TADY, REGIDOR V. & FELEANDRA M.	32 GAUTIER AVE.	JERSEY CITY, N.J.	07306
16103	22		34 GAUTIER AVE.	WOSU, CHIKA N. & HART, ABELEBARA	34 GAUTIER AVE.	JERSEY CITY, NJ	07306
16103	23		36 GAUTIER AVE.	JOSUE, RAMON & ROSELA	36 GAUTIER AVE.	JERSEY CITY, N.J.	07306
16103	24		38 GAUTIER AVE.	CARINO,CARRIE LYNN&BUIRTAGO,DIANA C	38 GAUTIER AVE.	JERSEY CITY, N.J.	07306
16103	25		38A GAUTIER AVE.	GAUTIER AVE.RLTY.ASSOC.LTD.	47 MILL RD.	JERSEY CITY, N.J.	07302
16103	26		40 GAUTIER AVE.	NER, RENE & WINIFRIDA	40 GAUTIER AVE.	JERSEY CITY, N.J.	07306
16103	27		44 GAUTIER AVE.	TANGO, CARMEN & MARY ANN	44 GAUTIER AVE.	JERSEY CITY, N.J.	07306
16202	2		57 GAUTIER AVE.	LINGAT, JOEL EFREN & FLORDELIZA	57 GAUTIER AVE.	JERSEY CITY, NJ	07306
16202	3		49 GAUTIER AVE.	SALAZAR, SALVADOR & REXY	49 GAUTIER AVE.	JERSEY CITY,N.J.	07306

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
16202	4		47 GAUTIER AVE.	GOLDSTEIN, ELIZABETH	47 GAUTIER AVE.	JERSEY CITY, NJ	07306
16202	5		45 GAUTIER AVE.	PLACIDE, ANDREW B.	38A GAUTIER AVE.	JERSEY CITY, N.J.	07306
16202	9		43 GAUTIER AVE.	LELIS, FREDDY & LOURDES	43 GAUTIER AV.	JERSEY CITY, N.J.	07306
16202	7		41 GAUTIER AVE.	SANDINO, SERGIO G. & GALLAGHER, M.	41 GAUTIER AVE.	JERSEY CITY, NJ	07306
16202	8		39 GAUTIER AVE.	FELIX, MARYANN	39 GAUTIER AVE.	JERSEY CITY, N.J.	07306
16202	6		37B GAUTIER AVE.	COLLINGWOOD URF LLC %DIXON ADVISORY	1000 PLAZA 2, 10 FL HARBO	JERSEY CITY, NJ	07311
16202	10		37A GAUTIER AVE.	MURILLO, DANILO	37A GAUTIER AVE.	JERSEY CITY, N.J.	07306
16202	=		37 GAUTIER AVE.	37 GAUTIER AVE LLC	54 BELMONT AVE.	JERSEY CITY, NJ	07305
16202	12		35 GAUTIER AVE.	POINDEXTER, BRUCE & LINDA	35 GAUTIER AVE.	JERSEY CITY, N.J.	07306
16202	13		33 GAUTIER AVE.	LOIZOU, PETER A.	29 GAUTIER AVE.	JERSEY CITY, NJ	07306
16202	14		31 GAUTIER AVE.	LOIZOU, PETER	29 GAUTIER AVE.	JERSEY CITY, N.J.	07306
16202	15		29 GAUTIER AVE.	LOIZOU, PETER	29 GAUTIER AVE.	JERSEY CITY, N.J.	07306
16202	16		27 GAUTIER AVE.	MCCARTIN, JAMES & DOOLEY, SILE	27 GAUTIER AVE.	JERSEY CITY, NJ	07306
16202	17		25 GAUTIER AVE.	REDMANN, JOHN P & MURAI, SHEENA L.	25 GAUTIER AVE.	JERSEY CITY, NJ	07306
16202	18		23 GAUTIER AVE.	BIANQUERA, JOAN E	23 GAUTIER AVE.	JERSEY CITY, NJ	07306
16202	20		182 KENSINGTON AVE.	FAYED, IBRAHIM	206 WARREN ST.	HARRISON, N.J.	07029
16202	21.01		186 KENSINGTON AVE.	188 KENSINGTON, LLC	186 KENSINGTON AVE.	JERSEY CITY, NJ	07305
16202	23		192 KENSINGTON AVE.	KENSINGTON 192, LLC	1 DUNCAN COURT	JERSEY CITY, NJ	07306
16202	24		194 KENSINGTON AVE.	KENSINGTON AVENUE CONDOMINIUM ASSOC	194 KENSINGTON AVE.	JERSEY CITY, NJ	07306
16202	25		198 KENSINGTON AVE.	KORCAK ENTERPRISES, LLC	198 KENSINGTON AVE.	JERSEY CITY, NJ	07304
16203	1.01		136 DELAWARE AVE.	126 DELAWARE, LLC. F.PERAZA	161 WEST 80TH ST. #6	NEW YORK, NY	10024
16203	8.01		709-21 WEST SIDE AVE.	ST. ALOYSIUS R.C. CHURCH	691 WEST SIDE AVE.	JERSEY CITY, NJ	07304
16203	9.02		126 DELAWARE AVE.	126 ON THE PARK CONDO C/O SMI GRP	P.O. BOX 5119	HOBOKEN, NJ	07030
16204	-		691 WEST SIDE AVE.	ST. ALOYSIUS R.C. CHURCH	691 WEST SIDE AVE.	JERSEY CITY, NJ	07304



AD TEXT

Variance
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, 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 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, multi-family residential building containing thirty-two (32) residential units and thirty-one (31) 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 thirty-two (32) units with thirty-one (31) 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 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.

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 <u>data.jerseycitynj.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. 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 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 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@jcnj.org.

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

05/17/21 \$281.83

Related Categories: Notices and Announcements - Legal Notice

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

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 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").

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- 3. 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.

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. vio Zoom, a web-based video conference application, or by telephone using the following:

Zoom iink 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.ierseycitynl.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.lerseycitynl.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 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 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 <u>cityplanning@icniorg</u>

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

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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, 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 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, multifamily residential building containing thirty-two (32) residential units and thirty-one (31) 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 thirty-two (32) units with thirty-one (31) 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 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.

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:

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ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at <u>cityplanning@jcnj.org</u>.

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