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VIA E-MAIL AND FEDEX #

Attn: Mallory Clark
Jersey City Division of Planning
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: 3716-3718 J.F.K. Boulevard, Block 501, Lot 1
Jersey City, New Jersey
Star Home Builders, LLC
Application for Site Plan Amendment**

Dear Ms. Clark:

Please be advised this office represents Star Home Builders, LLC (the "Applicant"). Applicant is the owner of 3716-3718 J.F.K Boulevard, also known as Block 501, Lot 1 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the R-1, One and Two Family Home zone district ("R-1 Zone") and is subject to the requirements of the Jersey City Land Development Ordinance (the "JC LDO").

The Property is an oversized lot of 4,000 square feet that is currently vacant land. Applicant was approved to construct a new five (5) story, sixteen (16) residential unit building with eight (8) on-site parking spaces, by way of Resolution Z19-052, which was memorialized on January 23, 2020 (the "Original Approval").

Applicant now seeks site plan amendment approval consistent with its approval from the Hudson County Planning Board to add a variance to widen the curb cut to the garage along Secaucus Road (the "Amendment"), and for a one (1) year extension of the approval to January 23, 2023.

Please allow this letter to serve as Applicant's request for Site Plan Amendment approval. In conjunction with the Project, Applicant requests that the Board grant any necessary variances from the JC LDO pursuant to N.J.S.A. 40:55D-70, as well as any additional approvals, permits, variances, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed (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.


The variances in the Original Approval consisted of developing a new five (5) story multi-family attached building with sixteen (16) residential units, and eight (8) parking spaces with a proposed principal use of residential units on the 2nd floor to the 5th floor, with parking on the 1st floor, with a use variance, and a variance for height and stories, if necessary.

Please find attached the following as a supplement to the above-referenced requests:

1. One (1) General Development receipt;
2. One (1) original completed and executed General Development Application (the "Application");
3. One (1) set of architectural site plans prepared by GRO Architects PLLC (Nicole Robertson) dated December 2, 2020, containing 15 pages including Property pictures for your review;
4. One (1) copy of signed Resolution Z19-052;
5. One (1) copy of signed Memorandum from Hudson County Planning Board regarding application approval and signed Resolution regarding the same 2020-030-SP;
6. One (1) copy of a draft public notice to be distributed by mail and posted within the Jersey Journal pursuant to N.J.S.A. 40:55D-12;
7. 200' property owners list dated August 4, 2021;
8. Check in the amount of \$150 made payable to the City of Jersey City, representing the application deposit;

Please note that the outstanding application documents will be filed under separate submissions. Applicant requests waivers from the Checklist Requirement to provide a Certificate of Water Bills Paid. If you have any questions regarding this application, please do not hesitate to contact the undersigned.

Very truly yours,

 o/b/o Charles J. Harrington III

Alexander J. Gluck

CJH/ajg
Enclosures