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BENJAMIN T.F. WINE, *Esquire*

April 1, 2022

**VIA EMAIL**

Division of City Planning

City Hall Annex

1 Jackson Square

Jersey City, NJ 07305

Attn: Joey-Ann Morales, City Planning Coordinator

**RE: Application for Minor Site Plan Approval with Use “d” Variance  
Proposed three- (3) family residential building  
221 Liberty Ave., LLC. (the “Applicant”)  
Block 4601, Lot 17 (the “Property”)  
221 Liberty Avenue, Jersey City, NJ 07306**

Dear Joey-Ann,

This office represents the Applicant in connection with an application for minor site plan and use “d” variance approval (the “Application”) for the above-referenced Property, which proposes the development of a new three- (3) family residential building. In consideration of the Application, please find enclosed the following materials for your review:

1. One (1) original Application package, which includes the General Development Application, checklist and all items requested therein;
2. One (1) boundary and topographic survey, prepared by Lakeland Surveying, dated October 29, 2021;
3. One (1) metes & bounds legal description, prepared by Lakeland Surveying, dated October 29, 2021;
4. One (1) set of site plans, prepared by Vanguard Development, dated March 16, 2022;
5. One (1) Stormwater Management Report, prepared by Bertin Engineering, dated March 23, 2022;
6. One (1) set of civil engineering plans, prepared by Bertin Engineering, dated March 23, 2022

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ADDITIONAL OFFICES

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Joey-Ann Morales

April 1, 2022

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7. One (1) Statement of Principal Points, prepared by Dresdner Robin, dated March 15, 2022; and
8. One (1) Traffic Engineering Evaluation, prepared by Klein Traffic Consulting, LLC, dated March 3, 2022.

Upon your review of the enclosed documents, please advise if the Application may be deemed “complete” and scheduled to be heard by the Zoning Board of Adjustment. Thank you for your attention to this matter and please feel free to contact me with any questions.

Sincerely yours,

/s/ Benjamin T.F. Wine

Benjamin T.F. Wine, Esq.

Enclosures