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February 9, 2023

VIA ELECTRONIC MAIL

Joey-Ann Morales
Division of City Planning
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: VRAJ Columbia, LLC, Z18-101; Z21-043
78 Storms Avenue, Jersey City, New Jersey
Block 15201, Lot 24
Extension of Preliminary and Final Major Site Plan w/ Use Variance and “c”
Variances approved under Case No. Z18-101**

Dear Ms. Morales:

This office represents VRAJ COLUMBIA, LLC, (“Applicant”) the owner of the above-referenced property. Please allow this letter to serve as a formal request to extend the land use approvals obtained under Case No. Z18-101 (the “Approval”) for an additional period of one (1) year pursuant to N.J.S.A. 40:55D-52(a) and Section 345-24(E)(1) of the Jersey City Land Development Ordinance. The Approval was previously extended for a period of two (2) years until April 25, 2023 obtained under Case No. Z21-043.

Applicant received preliminary and final site plan approval with variances on March 28, 2019, which was memorialized on April 25, 2019 (see enclosed resolution). The Approval is for the construction of a six (6) story multi-family building with thirty-five (35) residential units, nineteen (19) on-site car parking spaces, and thirty-six (36) bicycle parking spaces (the “Project”) and designated as Block 15201, Lot 24 on the Official Tax Map of the City of Jersey City, County of Hudson. Applicant received a use variance, a height variance (if necessary) and a stories variance (if necessary), in addition to “c” variances for curb cut and compact car parking spaces. Consistent with Section 345-23(E)(2) of the Jersey City Land Development Ordinance, the Approval is valid for a period of two (2) years from the date of the adoption of the resolution (April 25, 2021).

The Applicant requested, and was approved for, an extension of two (2) years until April 25, 2023 (the "Original Extension"). The Original Extension was approved on August 26, 2021 and memorialized on December 2, 2021. The Applicant now seeks an extension that would extend the Approval until April 25, 2024.

We note the Applicant is requesting an extension of the Approval in order to develop the property in accordance with the Approval. The extensions of the Approval and the corresponding protections can be requested of the Jersey City Zoning Board of Adjustment pursuant to N.J.S.A. 40:55D-52(a) and Section 345-24(E)(1) of the Jersey City Land Development Ordinance.

In support of this extension we offer the following: development of the Project has been delayed due to the Covid-19 pandemic. In the time since the Approval was received on April 25, 2019, construction has been delayed due to COVID-19-related impacts to the supply-chain and construction processes. Notwithstanding these development challenges, the Applicant has been pursuing construction financing to commence the construction of the Project. There also may be changes required to be made to the Project due to impending building code changes. The Applicant has not yet secured/finalized financing and anticipates needing additional time beyond April 25, 2023 to finalize the financing and permitting. Accordingly, the Applicant is requesting the additional extension to provide time to finalize the above and commence the development of the Project.

Therefore, the Applicant is requesting a one (1) year extension to complete the Project as approved and requests the same from the Zoning Board. The application fee of \$300.00 will be paid via the online payment portal.

Sincerely,

Charles J. Harrington

Charles J. Harrington, III

CJH/

Enclosure

cc: Joey-Ann Morales

Anup Sharma

Amar Mody

Dhaval Patel