

State of New Jersey,) ss

County of Union)

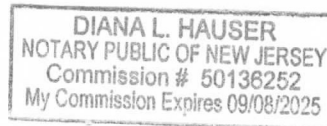
Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):

Jersey Journal 08/11/2023

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 11th day of August 2023

[Signature]
Notary Public



**NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
693-701 NEWARK AVENUE,
JERSEY CITY, NEW JERSEY,
ALSO IDENTIFIED AS BLOCK 7902,
LOTS 25, 26, 27, 28 & 29**

PLEASE TAKE NOTICE that an application has been filed by 701 NEWARK AVENUE LLC (the "Applicant") with the Jersey City Planning Board ("Board") for a Preliminary and Final Major Site Plan for the property located at 693-701 Newark Avenue, Jersey City, New Jersey and described on the Tax Map of the City of Jersey City as Block 7902, Lots 25, 26, 27, 28 & 29 (the "Property"). The Property is located within Zone 5 and the Homestead Place Extension Bonus Area of the Journal Square 2060 Redevelopment Plan (the "Redevelopment Plan") area, and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO"). The Property is located within and adjacent to the Homestead Place Extension and is permitted to utilize the Homestead Place Extension Bonus and the Affordable Housing Bonus of the Homestead Place Extension, and will be utilizing both as part of this development.

The Property is a 13,846 square foot lot that is currently developed with a parking lot. The purpose of the application is to construct a new 34-story mixed use building containing approximately 2,979 square feet of retail space as well as 360 residential units, of which seventy-two (72) units or twenty (20) percent will be dedicated as affordable units, and amenities (the "Project").

The Applicant believes that the Project is fully compliant with the Redevelopment Plan and the JC LDO. However, the Applicant requests from the Planning Board any approvals, permits, deviations, variances, 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) that are 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 Planning Board at the Virtual meeting on August 22, 2023 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:
Please click the link below to join the webinar:
<https://us02web.zoom.us/j/86162443723>

Call-in Number and Webinar ID#:

Or One tap mobile:

US: +1 929 205 6099, 86162443723#

or +1 301 715 8592, 86162443723#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000

Webinar ID: 861 6244 3723

International numbers available:

<https://us02web.zoom.us/j/kw4gbdjck>

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 Planning Board 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.

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701 NEWARK AVENUE LLC
(201) 521-1000

08/11/23

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