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July 11, 2023

VIA E-MAIL

Cameron Black
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: 74-76 Terrace Avenue, LLC
76 Terrace Avenue 2504 Lots 2
Jersey City, New Jersey
Application for a Minor Subdivision**

Dear Mr. Black:

Please be advised this office represents 74-76 Terrace Avenue, LLC (the "Applicant"). In support of my client's General Development Application filed with the Division of City Planning, the following is being submitted for your review and file:

1. The published Ad, which was inadvertently left out of our July 5th transmittal.

Please do not hesitate to contact the undersigned if you have any questions and/or comments regarding this application.

Very truly yours,

Charles J. Harrington III Esq.

Charles J. Harrington III Esq.

Enclosures

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Notice Content

NOTICE OF HEARING PURSUANT TO N.J.S.A. 40:55D-12 FOR THE PROPERTY LOCATED AT 74- 76 TERRACE AVENUE ALSO IDENTIFIED AS BLOCK 2504, LOT 2 PLEASE TAKE NOTICE that an application has been filed by 74- 76 Terrace Avenue LLC (the "Applicant"), for a Minor Subdivision for the property located at 74- 76

(the "Property"). The Property is located within the R-1 One and Two Family Housing district, and is governed by the Jersey City Land Development Ordinance (the "JC LDO"). The Property is a conforming 5,000 square foot lot that is currently improved with a two (2) story single family home. The Applicant proposes clearing and subdividing the lot into two conforming lots of 2,500 square feet each. The new lots would be referred to as New Lot 2.01 and New Lot 2.02 (the "Project"). The Applicant proposes constructing two-family homes on New Lot 2.01 and New Lot 2.02, respectively. Upon review of the JC LDO, the proposed Project is subject review of the following variances: 1. A variance pursuant to N.J.S.A. 40:55D-70(c) for side yard setback; 2. A variance pursuant to N.J.S.A. 40:55D-70(c) for minimum garage depth; 3. A variance pursuant to N.J.S.A. 40:55D-70(c) for minimum required front yard landscaping, if necessary; and 4. Any additional approvals, permits, 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) 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 Planning Board at the Virtual meeting on July 11, 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#: One tap mobile: US: +19292056099,86162443723# or +13017158592, 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. 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. 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@jcnj.org. 74- 76 Terrace Avenue LLC, Applicant Charles J. Harrington III, Esq. Connell Foley LLP Attorney for the Applicant 201-521-1000 07/01/23 \$268.97

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