

April 27, 2023

VIA EMAIL

Cameron Black
Division of City Planning
1 Jackson Square
Jersey City, New Jersey 07305

**Re: 184 Morgan Street Fee Owner, L.P.
Application for Minor Site Plan
Approval with Relief for Deviations
180 Morgan Street, Jersey City, New Jersey
Block 11507, Lot 6.01**

Case No. P22-180

RESPONSE TO CHECKLIST COMMENTS

Dear Mr. Black:

This office represents 184 Morgan Street Fee Owner, L.P. (the "Applicant"). Applicant is the owner of 180 Morgan Street, Jersey City, New Jersey also known as Block 11507, Lot 6.01 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Morgan/Grove/Marin Redevelopment Plan (the "Redevelopment Plan") Area.

The Property consists of a 29,152 square foot tax lot that is currently developed with a forty-one (41) story mixed use building as previously approved by the Jersey City Planning Board under Case Nos. P16-048 and P18-198. The Applicant is proposing to install certain signage on the existing building as set forth on the enclosed plans and application documents (the "Project").

Please find attached the following in support of the above-referenced application:

1. Affidavit of Submission;
2. One (1) completed General Development Application;
3. Affidavits of Performance and Ownership and Ownership Disclosure Statement;
4. One (1) Statement of Principal Points;
5. One (1) set of Certifications of Payment of Taxes;
6. One (1) certified list of property owners within 200 feet;

7. One (1) copy of draft public notice;
8. One (1) set of the signage plan/photographs;
9. One (1) set of the Resolutions previously adopted by the Jersey City Planning Board under Case Nos. P16-048 and P18-198; and
10. One (1) copy of the Declaration of Deed Restrictions recorded in the Hudson County Register's office at Book 9469, Page 251.

In connection with the Project, the Applicant requests that the Board grant relief for the following deviations from the Redevelopment Plan pursuant to N.J.S.A. 40:55D-70:

1. Sign lighting where internal illumination is not permitted, and the same is proposed for the Art House wall sign;
2. Window sign lettering where only certain listed lettering types, limited to the name of the business, are permitted, and signs with various types of lettering and symbols which are not limited to the name of the business are proposed for Bourke Street Bakery;
3. Window sign lettering where only certain listed lettering types, limited to the name of the business, are permitted, cutout lettering with a white background is proposed for the Art House window sign on Elevation 2, and the Art House window signs on Elevations 1 and 2 are not limited to the name of the business;
4. Window sign area, where a maximum of 20% of the window area is permitted and 26.26% is proposed for the Art House sign on Elevation 2; and
5. Any additional approvals, permits, 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.

Please note that the outstanding application documents will be filed under separate submissions, and the additional filing fee will be submitted upon receipt of an invoice.

Kindly respond with any additional documents that you will need to process this application.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'J. McCann', with a long horizontal flourish extending to the right.

James C. McCann, Esq.
On Behalf of the Firm

JCM/amk

cc: 184 Morgan Street Fee Owner LLC (via email s/ enc.)
Allyson M. Kasetta, Esq.