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May 12, 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 “d” and “c” Variance Approval (the “Application”)
Proposed three- (3) family residential building
3447 Kennedy Blvd. JCNJ LLC. (the “Applicant”)
Block 2602, Lot 19 (the “Property”)
3447 Kennedy Boulevard, Jersey City, New Jersey 07307**

Dear Joey-Ann,

This office represents the Applicant in connection with an application for “d” and “c” 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 Formosa Engineering Inc., dated March 10, 2022;
3. One (1) metes & bounds legal description, prepared by Formosa Engineering Inc., dated April 27, 2022;
4. One (1) set of site plans, prepared by RAB Architects, dated April 23, 2022;
5. One (1) set of civil engineering plans, prepared by Optimized Engineering Associates, dated March, 2022; and
6. One (1) Statement of Principal Points, prepared by Dresdner Robin, dated April 26, 2022.

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Joey-Ann Morales

May 12, 2022

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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.

Very truly yours,

/s/ Benjamin T.F. Wine

Benjamin T.F. Wine, Esq.

Enclosures