

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 07/14/2023

Mary C Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 14th day of July 2023

[Signature]
Notary Public

DIANA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50136252
My Commission Expires 09/08/2025



NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
2966 JOHN F. KENNEDY BOULEVARD
(FORMERLY 2958 JOHN F. KENNEDY
BOULEVARD) AND
67-73 COTTAGE STREET, JERSEY
CITY, NEW JERSEY,
ALSO IDENTIFIED AS BLOCK 7903,
LOT 1.01 (FORMERLY LOTS 1, 2, 3),
AND LOT 4

PLEASE TAKE NOTICE that on Tuesday, July 25, 2023, at 5:30 pm, a public hearing will be held by the Jersey City Planning Board regarding the application of Journal Square Tower LLC (the "Applicant") for Preliminary and Final Major Site Plan approval with deviations, if necessary, pursuant to N.J.S.A. 40:55D-70(c) for the property located at 2966 John F. Kennedy Boulevard (formerly known as 2958 John F. Kennedy Boulevard) and 67-73 Cottage Street, Jersey City, New Jersey, also known as Block 7903, Lot 1.01 (formerly known as Lots 1, 2, 3), and Lot 4 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Zone 3 Commercial Center district of the Journal Square 2060 Redevelopment Plan (the "Redevelopment Plan"). The application will be utilizing the Office Space Bonus and the Corner Lot Bonus D regulations as part of this development.

The Applicant was previously granted an approval for former Lots 1, 2, and 3 (now Lot 1.01), and Lot 4 in Block 7903 by the Jersey City Planning Board by way of Resolution P21-151, which was memorialized at the March 22, 2022 Planning Board meeting (the "Original Approval"). The Original Approval was for the development of a new thirty-one (31) story (one of which is a mezzanine story / level) mixed-used building with two (2) floors of commercial space pursuant to the Office Space Bonus of the Redevelopment Plan; one (1) ground floor retail space; a banquet hall; a restaurant; one hundred eight (108) hotel rooms; two hundred fifty-two (152) residential units; and two hundred two (202) vehicle parking spaces. The Original Approval was for the property located at 2958 Kennedy Boulevard, 71-73

Cottage Street, Jersey City, New Jersey, also known as Block 7903, Lots 1, 2, 3 and 4. The Applicant is now seeking an amended Preliminary and Final Major Site Plan Approval with deviations, if necessary, regarding the previously approved deviations, from the Jersey City Planning Board. The deviations being requested are being requested if they are necessary as they are the same deviations that were approved for the Original Approval, but in this application are related to the proposed four (4) additional floors to be added to the Project (as defined below).

The Property is an irregular parcel of 20,849 square feet that is currently improved with a one story commercial service garage and a single family house. Applicant proposes to clear the Property to construct a new thirty-five (35) story mixed-use building (and a cellar level for parking) with two hundred fifty-two (252) residential units, one hundred fifty-four (154) hotel rooms, ground floor retail and office uses permitted pursuant to the office use bonus and the Corner Lot Bonus D in the Redevelopment Plan, banquet hall and restaurant uses, and two hundred two (202) vehicle parking spaces (the "Project").

In connection with the application, if it is deemed necessary as a result of the additional four (4) stories being proposed pursuant to the Corner Lot Bonus D, that the Applicant should seek approval again of the deviations and/or waivers that were previously approved, then the Applicant requests that the Planning Board grant the following deviations, variances, waivers, and/or exceptions from the Redevelopment Plan and the Jersey City Land Development Ordinance ("JC LDO"):

- 1. A deviation for relief to permit thirty-five (35) stories and for a height variance ("c" deviation) to permit additional building height.
2. A deviation to permit relief from the minimum required rear yard setback and step backs and to permit relief from the requirement that all floor levels above the ground floor shall not extend greater than eighty-five (85') feet from any right-of-

way fronting the subject Property.

- 3. A deviation for relief from Redevelopment Plan requirement that requires a 30 foot Tower set back from any adjacent property's rear property line except ground floor, which may cover 100% of the lot, as well as relief from minimum floor to ceiling height requirements.
4. A deviation and/or design waiver for relief from the design requirements of the loading garage including that all loading and parking facilities have a head-in/head-out design and to permit a valet parking drop off lane.
5. Deviations and/or design waivers for relief from "tower on a base" setback requirements.
6. A deviation to permit two hundred two (202) vehicle parking spaces, which is greater than the maximum permitted number of vehicle parking spaces in the Redevelopment Plan area.
7. Any additional 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) 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 Jersey City Planning Board at the Virtual meeting on Tuesday, July 25, 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 +1 305 281 2028

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. 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.

By:

Charles J. Harrington, III, Esq.
Connell Foley LLP – 201-521-1000
Attorney for the Applicant
Journal Square Tower LLC

07/14/23

\$163.33