

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 04/25/2023

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 25th day of April 2023

[Signature]
Notary Public

DIANA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50138252
My Commission Expires 09/08/2025

NOTICE OF HEARING

Please be advised pursuant to N.J.S.A. 40:55D-12 an application has been filed by 104 Harbor Drive, LLC with the Jersey City Planning Board for preliminary and final site plan approval with regard to the property located at 81 Harbor Drive, a/k/a 104 Harbor Drive, Jersey City, NJ, also known on the Jersey City tax map as Lot 4 in Block 30307 ("Property"). The Property is located within the jurisdiction of the Greenville Industrial Redevelopment Zone. The Property presently has a one-story warehouse on it.

The purpose of the application is to construct a one story, 10,270 sq. ft. freezer which will be an extension to the existing warehouse. The Applicant seeks any deviations, exceptions, design waivers, submission waivers, variances, interpretations, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application by the Board.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual Zoom meeting on May 9, 2023, at 5:30 PM EST (US and Canada) via Zoom, a web-based video conference application or by telephone using the following :

The Planning Board utilizes a reoccurring zoom link as follows:
Topic: Planning Board Zoom Webinar
Day/Time: Tuesday 5:30PM

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

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Webinar ID: 8616244 3723

International numbers available:
<https://us02web.zoom.us/j/kw4gbdicK>

Application materials including digital plans are available on the Jersey City Data Portal by searching for the address or case number P23-035. Links to agendas and plans are also available on the City Planning website and data portal : <https://data.jerseycitynj.gov/pages/home-page/>

Any questions can be directed to the City Planning main line during business hours at 20 1-547- 5010 or via email at cityplanning@icn1.org

James J. Burke, Esq.
86 Hudson Street
Hoboken, New Jersey 07030
201-610-0800
Attorney for the Applicant

04/25/23

\$97.33



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Webinar ID: 861 6244 3723

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CITY OF JERSEY CITY

Office of the City Assessor
City Hall Annex
364 M.L. King Drive, 3rd Floor
Jersey City, New Jersey 07305
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

January 23, 2023

PROPERTY LOCATION OF APPLICATION: 81 Harbor Drive

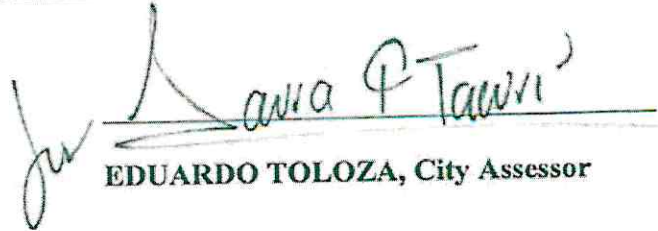
BLOCK(S): 30307 LOT(S): 4

NAME OF APPLICANT: James J. Burke & Associates, LLC
86 Hudson Street
Hoboken, NJ 07030

APPLICANT'S TELEPHONE #: (201) 610-0800

Pursuant to your request, attached herewith is a list of properties located within the 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

C E R T I F I E D


EDUARDO TOLOZA, City Assessor

Also be advised that the following companies must be notified:

P.S.E.& G.	80	PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121	KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200	HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555	ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540	BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 30307 - Lot 4

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 81 Harbor Drive

Date: January 23, 2023

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
30306	12		2-54 HARBOR DRIVE	HARBOR DRIVE REAL ESTATE, L.L.C.	P.O. BOX 56607	ATLANTA, GA.	30343
30306	13		56-68 HARBOR DRIVE	HARBOR DRIVE II REAL ESTATE, LLC	P.O. BOX 56607	ATLANTA, GA	30343
30307	3		93-125 HARBOR DRIVE	RREEF AMERICA REIT II % T. REUTERS	PO BOX 4900 DEPT 207	SCOTTSDALE, AZ	85261
30307	5		105 HARBOR DRIVE	JHBM CO., LLC	105 HARBOR DR.	JERSEY CITY, NJ	07305
30307	8		ROUTE 169	NY & NJ RAIL, LLC % PORT AUTHORITY	4 WTC- 150 GREENWICH ST.	NEW YORK, NY	10007
30307	11		111 PORT JERSEY BLVD.	111 PORT JERSEY CONDOMINIUM ASSOC.	111 PORT JERSEY BLVD.	JERSEY CITY, NJ	07305
30307	11	C8004	111 PORT JERSEY BLVD.	RAR2-111 PORT JERSEY NJ QRS, INC.	PO BOX 4900 DEPT 207	SCOTTSDALE, AZ	85261
30307	12		112 PORT JERSEY BLVD.	RAR2-112 PORT JERSEY NJ QRS, INC.	PO BOX 4900,DEPT.207	SCOTTSDALE, AZ.	85261

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 80 PARK PLAZA,
 NEWARK, NEW JERSEY 07102

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 540 BROAD STREET,
 NEWARK, NEW JERSEY 07102

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JHBM CO., LLC
 105 HARBOR DR.
 JERSEY CITY, NJ 07305

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NY & NJ RAIL, LLC % PORT AUTHORITY
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 NEW YORK, NY 10007

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111 PORT JERSEY CONDOMINIUM
 ASSOC.
 111 PORT JERSEY BLVD.
 JERSEY CITY, NJ 07305

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UNITED WATER COMPANY
 200 HOOK ROAD
 HARRINGTON PARK, NJ 07640

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RAR2-111 PORT JERSEY NJ ORS, INC.
 PO BOX 4900 DEPT 207
 SCOTTSDALE, AZ 85261

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City, State: SCOTTSDALE, AZ 85261

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Sent To: P.O. BOX 56607

Street: ATLANTA, GA. 30343

City, State, ZIP+4®: ATLANTA, GA. 30343

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