

April 26, 2023

VIA EMAIL AND REGULAR MAIL

Attn: Joey-Ann Morales, Coordinator of Monitoring Evaluation
Jersey City Division of City Planning
360 MLK Drive a/k/a 1 Jackson Sq.
Jersey City, NJ 07305

**Re: Case No. P19-182
302 Morris Pesin Drive, Block 24304, Lot 7
Liberty Storage LLC
Extension of Final Major Site Plan Approval with a design waiver and
deviations**

Dear Ms. Morales,

Please be advised this office represents Liberty Storage LLC (the "Applicant"), the owner of the property located at 302 Morris Pesin Drive, identified on the Jersey City Tax Maps as Block 24304, Lot 7 (the "Property") and located within the Industrial District of the Liberty Harbor Redevelopment Plan ("Redevelopment Plan") area. Please allow this letter to serve as a formal request to extend the land use approvals obtained under Case No. P19-182 (the "Approval") for a period of two (2) years pursuant to N.J.S.A. 40:55D-52(a) and Section 345-24(E)(1) of the Jersey City Land Development Ordinance.

The Approval under Case No. P19-182, in summary, is to develop a new eight (8) story hotel, containing 123 hotel rooms, 142 parking garage spaces with an additional eight (8) surface-level spaces and two (2) for vans on the Property (the "Project"). The Property is an irregularly shaped lot of approximately 1.82 acres, presently improved with a self-storage facility.

The Approval was approved by memorializing resolution of the Planning Board of the City of Jersey City on December 8, 2020. Accordingly, the statutory protection afforded to the approval expired on December 8, 2022. The Applicant now requests two, one (1) year extensions of these approvals in order to develop the property as submitted and approved by the Jersey City Planning Board. The extensions of the approvals and the corresponding protections can be requested of the Jersey City Planning Board pursuant to N.J.S.A. 40:55D-52(a) and Section 345-24(E)(1) of the Jersey City Land Development Ordinance. Pursuant to N.J.S.A. 40:55D-52(c) an application may be made for extension after the initial two-year period has ended (see also Section 345-24E.3 of the JC LDO), but in that event the date from which the extensions run shall be the date on which the initial two-year period expired. See Friends of Peapack Gladstone v. Borough, 407

N.J. Super. 404, 427 (App. Div. 2009). Accordingly, if approved, the Approval would be extended through December 8, 2024.

In support of this extension, I offer the following: the Applicant has been delayed due to the COVID-19 pandemic and recent market conditions. The Applicant is diligently reviewing the development issues. As such, the Applicant is requesting two, one (1) year extensions, to December 8, 2024, to provide adequate time to work towards this development.

A physical copy of this letter was sent to your attention containing a check for \$300.00. Please do not hesitate to contact this office with any questions.

Very truly yours,

/s/ Charles J. Harrington, III

Charles J. Harrington, III

CJH/vac
Enclosures
cc: John Mondry