

T R A N S M I T T A L

CONNELL FOLEY, LLP
Harborside 5
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December 8, 2020

To: Erica Baptiste, Senior Planner
Division of City Planning
Address: City Hall Annex
1 Jackson Square, a/k/a 360 MLK Drive
Jersey City, New Jersey 07305-3717

From: Patrick T. Conlon, Esq. 

Applicant: BLDGup Management LLC
Application for Preliminary and Final Major Site Plan Approval
with "c" and "d" variances

Subject Property: 130 Summit Avenue, Block 15305, Lot 11.02, Jersey City, New Jersey

Please be advised, this firm represents the Applicant, BLDGup Management LLC, regarding the filing of its General Development Application for Preliminary and Final Major Site Plan approval. In support of my client's General Development Application, I am enclosing the following:

1. Letter of determination dated November 17, 2020.

Please process the enclosed accordingly. All outstanding general development application documents have been requested under separate cover letters and will be filed with the Division of City Planning upon receipt.

If you have any questions concerning same, please do not hesitate to contact my office. Thank you.



c HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

**Division of Zoning
Nick Taylor, Zoning Officer
1 Jackson Square
Jersey City, New Jersey 07305
Telephone (201) 547-4832**

**Steven M. Fulop, Mayor
City of Jersey City**

November 17, 2020

Patrick T. Conlon
Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, N.J. 07311

Re: 130 Summit Avenue
Block # 15305 Lot # 11.01
174.08X220.81OR 0.62
3S-BT-(Prop.47U
Zone: R-1 – One and Two Family Housing

Dear Mr. Conlon,

Your proposed renovation and addition to the above property located in the R-1 Zone adding two new five (5) story attached structures with eighty-two (82) residential dwellings, thirty (30) automobile parking spaces with rooftop amenities will require Zoning Board approval with all variances deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07305 Tel. 201-547-5010.

If I can be of further assistance, please contact this office.

Respectfully Yours,



Nick Taylor
Zoning Officer

NT/sp