

**FD Johnston Ave LLC**  
1 Evertrust Plaza, Suite 102  
Jersey City, NJ 07302

January 22<sup>nd</sup>, 2021

June Jones

**Morris Canal CDC**  
317-319 Pacific Ave  
Jersey City, NJ 07304

Re: **Preliminary and Final Major Site Plan Resubmission**  
262 Johnston Avenue - Block 15801, Lots 49-50  
Jersey City, NJ 07304  
Owner/Applicant: FD Johnston Ave LLC

Ms. Jones,

Please find enclosed with this cover letter the preliminary and final site plan submission documents for the proposed development at 262 Johnston Avenue in Jersey City, New Jersey. This submission is being delivered to the Morris Canal Community Development Corporation in accordance with the Morris Canal Redevelopment Plan requirements written in Section VI of the plan, 'Community Empowerment'. The submitted documents include:

1. Completed General Development Application;
2. Affidavit of Ownership;
3. Affidavit of Performance;
4. Existing Site Photos (unchanged);
5. (1) Set of the following development Plans:
  - a) Civil Site Plan and Colored Site Plan, prepared by Chisvette Engineering (01/07/21);
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  - e) Material Lookbook, prepared by Marchetto, Higgins, Stieve (01/07/21);
  - f) Shadow Study, prepared by Marchetto, Higgins, Stieve (01/07/21);
6. Historic Determination of No Significance;
7. Utility Engineering Report prepared by Chisvette Engineering (10/23/20);
8. Completed Checklist.

Please do not hesitate to contact us with any questions, comments, or require further information from us. We would look forward to any opportunity to present our development to the Morris Canal Community Development Corporation.

I thank you very much for your time and review.

Sincerely,

**Robert Giannone**  
Development Manager  
FD Johnston Ave LLC

1 Evertrust Plaza, Suite 102  
Jersey City, NJ 07302  
T. (201) 605-6344 ext. 118  
E. RGiannone@FieldsDevelopment.com

USPS TRACKING#



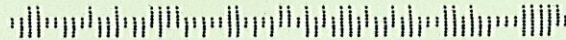
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Permit No. G-10

9590 9402 3907 8060 8055 52

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

FIELDS  
1 EVERTRUST PL  
JERSEY CITY, NJ 07302



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1. Article Addressed to:

MORRIS CANAL COMMONS DEVELOPMENT CORP.  
317-319 PACIFIC AVENUE  
JERSEY CITY, NJ 07304



9590 9402 3907 8060 8055 52

2. Article Number (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
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3. Service Type

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| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



# **Morris Canal Monthly Community Meeting**

## **Virtual Zoom Meeting**

### **Wednesday, February 3, 2021 6:30 PM**

#### **AGENDA**

##### **1.. Project Presentation, 68 Monitor Street 6 Stories / 37 Units**

The project is proposed to perform an adaptive reuse of the existing structure (as it has been deemed of Historic Significance) and to construct 6 stories on top of the existing structure. We are confident that the proposed plans achieve a high-quality preservation of the building, while constructing a high-quality complimentary new structure above. The total development will comprise of 39 new residential rental units with commercial space along the ground floor.

Please find below a dropbox link which will provide you access to our application which has been submitted to the JC Planning Department for their review.

#### **Project Link**

<https://www.dropbox.com/sh/b3yho2auubek7pb/AAAfR6jXkjuYXfjZF5DZEFWua?dl=0>

##### **2.. Project Presentation, 262 Johnston Avenue 24 Stories / 69 Units**

<https://www.dropbox.com/sh/ms5ky6x6eejndbw/AADMvQT8TS6chXLHy8KKxHxFa?dl=0>

##### **3.. MCCDC Community Law Suit Against City of Jersey City**

##### **4.. Go Fund Me Legal Defense Fundraiser**

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Topic: Morris Canal Community Development Coalition  
Time: **Feb 3, 2021 6:30 PM** Eastern Time (US and Canada)

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/88387702735>

Meeting ID: 883 8770 2735

Passcode: 178850

One tap mobile

+16465588656,,88387702735#,,, \*178850# US (New York)

**FD Johnston Ave LLC**  
1 Evertrust Plaza, Suite 102  
Jersey City, NJ 07302

March 30<sup>th</sup>, 2021

Matt Ward, Principal Planner

**City of Jersey City**

**Division of City Planning**

1 Jackson Square

Jersey City, NJ 07305

Re: **Preliminary and Final Major Site Plan Resubmission – Notice to Neighborhood Associations**

262 Johnston Avenue - Block 15801, Lots 49-50

Jersey City, NJ 07304

Owner/Applicant: FD Johnston Ave LLC

Mr. Ward,

Please find enclosed herein the following documents for your records as proof of satisfying the Community Empowerment obligations under the Morris Canal Redevelopment Plan for our proposed development at 262 Johnston Avenue in Jersey City, NJ:

- Affidavit of Service stating proof of delivery to the relevant neighborhood associations;
- Letter to the Morris Canal Community Development Corporation;
- Letter to the Lafayette Neighborhood Action Coalition;
- Letter to the Communipaw Avenue Block Association;
- Return receipt from Morris Canal CDC;
- Return receipt from Lafayette Neighborhood Action Coalition;
- Return receipt from Communipaw Avenue Block Association (and statement of their closure).

Please do not hesitate to contact us with any questions, comments, or require further information from us.

I thank you very much for your time.

Sincerely,

**Robert Giannone**

Development Manager

FD Johnston Ave LLC

1 Evertrust Plaza, Suite 102 Jersey City, NJ 07302

C. (347)-502-9752

T. (201) 605-6344 ext. 118

E. RGiannone@FieldsDevelopment.com

AFFIDAVIT OF SERVICE

ROBERT GIANNONE, of full age, being duly sworn according to law, on his oath deposes and says that he is the Development Manager at FD Johnston Ave LLC, located at 1 Evertrust Plaza, Suite 101, City of Jersey City, in the County of Hudson and State of New Jersey, and that he did at least twenty-one (21) days prior to the hearing date for Case No. P20-109, the application by FD Johnston Ave LLC before the Jersey City Planning Board for Preliminary and Final Major Site Plan Approval as to property known and designated as 262 Johnston Avenue (256-253 & 262 Johnston Avenue), Block 15801, Lots 49 & 50, in the City of Jersey City, New Jersey, submit a copy of the land use application and accompanying plans to the following Morris Canal Redevelopment Area Community Groups and their registered contacts with the City of Jersey City:

February 26, 2021  
Rosalyn Browne  
Communipaw Avenue Block Association  
384 Communipaw Ave.  
Jersey City, NJ 07304

The submission was made by sending the land use application and accompanying plans certified mail pursuant to the City of Jersey City Zoning Ordinance and the Morris Canal Redevelopment Plan. Copies of the return receipts are attached hereto.



Sworn and subscribed before me

this 3<sup>rd</sup> day of MARCH, 2021

  
ROBERT GIANNONE



**ELIZABETH M. JAMES**  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50129425  
My Commission Expires 6/19/2025

**FD Johnston Ave LLC**  
1 Evertrust Plaza, Suite 102  
Jersey City, NJ 07302

February 26<sup>th</sup>, 2021

Dianna Guadagnino  
**Lafayette Neighborhood Action Coalition**  
287 Communipaw Avenue  
Jersey City, NJ 07304

Re: **Preliminary and Final Major Site Plan Resubmission**  
262 Johnston Avenue - Block 15801, Lots 49-50  
Jersey City, NJ 07304  
Owner/Applicant: FD Johnston Ave LLC

Ms. Guadagnino,

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E. RGiannone@FieldsDevelopment.com



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January 22<sup>nd</sup>, 2021

June Jones

**Morris Canal CDC**

317-319 Pacific Ave

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Development Manager

FD Johnston Ave LLC

1 Evertrust Plaza, Suite 102

Jersey City, NJ 07302

T. (201) 605-6344 ext. 118

E. RGiannone@FieldsDevelopment.com

**FD Johnston Ave LLC**  
1 Evertrust Plaza, Suite 102  
Jersey City, NJ 07302

February 26<sup>th</sup>, 2021

Rosalyn Browne  
**Communipaw Avenue Block Association**  
384 Communipaw Avenue  
Jersey City, NJ 07304

Re: **Preliminary and Final Major Site Plan Resubmission**  
262 Johnston Avenue - Block 15801, Lots 49-50  
Jersey City, NJ 07304  
Owner/Applicant: FD Johnston Ave LLC

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FD Johnston Ave LLC

1 Evertrust Plaza, Suite 102  
Jersey City, NJ 07302  
T. (201) 605-6344 ext. 118  
E. RGiannone@FieldsDevelopment.com

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Lafayette Neighborhood Block Assoc  
287 Communipaw Ave  
Jersey City, NJ 07304  
Attn: Diana Guadagnino



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☐ Addressee

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**3. Service Type**

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| <input type="checkbox"/> Insured Mail                                  |   |
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PS Form 3811, July 2015 PSN 7530-02-000-9053

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Jersey City, NJ 07304  
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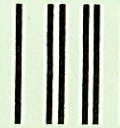
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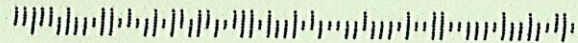
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Fields Development Group  
1 Evertrust Plaza  
Suite 102  
Jersey City, NJ 07302

SCANNED

MAR 05 2021

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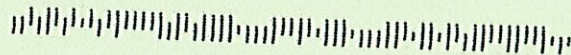
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Fields Development Group  
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Jersey City, NJ 07302

SCANNED

MAR 05 2021



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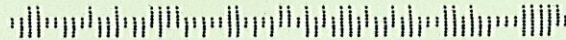
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R GIANNONE  
FD JOHNSTON AVE LLC  
1 EVERTRUST PLAZA, STE 102  
JERSEY CITY, NJ 07302



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PRIORITY MAIL



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ATTN: ROSALYN BROWNE

RE: 68 MONITOR ST.

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2 EVERTRUST PLAZA, STE 102  
JERSEY CITY, NJ 07302




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KEY RETURN ZIP CODE™ LAB 89

ATTN: ROSALYN BROWNE

RE: 262 ~~JOHNSTON~~ AVE

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384 Communipaw Ave  
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