## NOTICE OF HEARING PURSUANT TO N.J.S.A. 40:55D-12 FOR THE PROPERTY LOCATED AT 101 (a/k/a 221) GROVE STREET, JERSEY CITY, NEW JERSEY, ALSO IDENTIFIED AS BLOCK 15906, LOT 1 (f/k/a LOT 2.01)

PLEASE TAKE NOTICE that on Tuesday, May 18, 2021, at 5:30 pm, a virtual public hearing will be held by the Jersey City Planning Board on live webcast regarding the application of One Grove Property, LLC, (the "Applicant") for Preliminary and Final Major Site Plan Approval with "c" variances with regard to the property located at 101 (a/k/a 221) Grove Street, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 15906, Lot 1 (f/k/a Lot 2.01) ("Property"). The Property is located within the Liberty Harbor North Redevelopment Plan ("Redevelopment Plan") area.

The Property is a 22,780 square feet corner lot. As part of this application, the Applicant is proposing to construct a thirteen (13) story (which includes one story that is a mezzanine level story) mixed use building with ground floor retail/commercial, and one hundred ninety-three (193) residential dwelling units, seven (7) lodging/hotel units, and eighty (80) parking spaces (75 on site spaces and 5 on street spaces) in conjunction with this project ("Project").

In connection with the Project, the Applicant is seeking the following deviations and/or various, exceptions, waivers from the Redevelopment Plan and/or the Jersey City Land Development Ordinance ("JC LOD"):

- 1. A deviation to permit relief from the minimum required parking spaces (80 parking spaces);
- 2. A deviation to permit relief to increase the maximum permitted ground floor-to-floor height from 20' to 22';
- 3. A deviation to permit relief to provide for three (3) residential signs;
- 4. A deviation to permit relief from the Green Area Ratio ("GAR") standards;
- 5. A deviation to permit an additional story (a mezzanine level that is part of the first floor that is defined as a story) and thirteen (13) stories in total;
- 6. A deviation to permit the building to be less than the minimum required building height (approximately 139' 1" vs minimum of 150');
- 7. Any additional approvals, deviations, permits, 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 by the Planning Board during the review and processing of this application.

Any person interested in this application will have the opportunity to address the Planning Board at the virtual meeting on Tuesday, May 18, 2021 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:	https://us02web.zoom.us/j/88404990231	
Call-in Number: Webinar ID#:	+1 312 626 6799 or +1 929 205 6099 webinar id: 884 0499 0231	

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 <a href="mailto:data.jerseycitynj.gov">data.jerseycitynj.gov</a>. 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: <a href="https://www.jerseycitynj.gov/planning">https://www.jerseycitynj.gov/planning</a>.

MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be can be found on the Jersey City, Division of City Planning website at <a href="mailto:jerseycitynj.gov/planning">jerseycitynj.gov/planning</a>. 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 <a href="mailto:cityplanning@jcnj.org">cityplanning@jcnj.org</a>.

By: Charles J. Harrington, III, Esq.

Connell Foley LLP Attorney for the Applicant One Grove Property LLC 201-521-1000

## AFFIDAVIT OF PROOF OF SERVICE/MAILING

STATE OF NEW JERSEY)
)ss:
COUNTY OF HUDSON )

**CHARLES J. HARRINGTON, III, ESQ.,** of full age, being duly sworn according to law on his oath, deposes, and says that his office is located at Harborside 5, 185 Hudson Street, Suite 2510, in the City of Jersey City, in the County of Hudson, and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Planning Board of the City of Jersey City and related to premises located at:

101 (a/k/a 221) Grove Street Jersey City, New Jersey Block 15906, Lot 1 (f/k/a Lot 2.01)

and on May 7, 2021, he gave written notice of the hearing on this application to each and all of the persons upon whom service must be provided, in the required form and according to the attached lists, and in the manner indicated thereon.

CHARLES J. HARRINGTON, III, ESQ.

Attorney for the Applicant One Grove Property, LLC

Sworn to and subscribed before me this  $7^{TH}$  day of May, 2021

GLORIA ALICEA NOTARY PUBLIC STATE OF NEW JERSEY

lotio alice

MY COMMISSION EXPIRES DEC. 20, 2025

# 23 CERTIFIED LETTERS

Firm Mailing Book For Accountable Mail

Listed by Sender 5 Received at Post Office	T000 019T 0202	æ	7. 7020 1810 0001	σ,	5. 7020 1810 0001	4.	3. 7020 1810 0001	'n	1000 1810 0001	-	USPS Tracking/Article Number	JERSEY CITY, NJ 07311	185 HUDSON STREET	CHARLES J. HARRINGTON, III., ESQ.
Postmaster, Per (Name of receiving employee)	1 2795 7897 ——————————————————————————————————	NEWARK, NEW JERSEY 07102		JERSEY CITY M.U.A. 555 ROUTE 440 JERSEY CITY, NEW JERSEY 07305		UNITED WATER COMPANY  200 HOOK ROAD  HARRINGTON PARK, NJ		COMCAST CABLEVISION 2121 KENNEDY BLVD. JERSEY CITY, NEW JERSEY 07305	2795 7859	NEWARK, NEW JERSEY 07102	Addressee (Name, Street, City, State, & ZIP Code <sup>TM</sup> )  P.S.E.&G	□ Collect on Delivery (COD)     □ Signature Confirmation     □ Insured Mail     □ Priority Mail     □ Restricted Delivery	☐ Certified Mail ☐ Return Receipt for ☐ Certified Mail Restricted Delivery Merchandise	Check type of mail or service  ☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail
ONE GROVE PROPERTY, LL								<b>→</b>	4.11		Postage (Extra Service) Fee		(for addition Postmark	Affix Sta
PROPER						red and o	ver \$50,	000 in va	lue		Handling Charge		nal copies with Date	Affix Stamp Here
		MAIN	OFFICE	IN JERSEY O							Actual Value if Registered		(for additional copies of this receipt).  Postmark with Date of Receipt.	
101 (a/k/a 221) GROVE ST., BL. 15906, LOT 1 (f/k/a MATTER #128058			ANY O	ON SE		MAIN O					Insured Value			
(a/k/a 221) GROV MATTER #128058	SPS		7 200	SET (	8	3	CEE				Due Sender if COD			
OVE ST	1	86	Bancio			ure Requ	Tred L				ASR	VSS		0 Z
, BF.			0003	Adult Sig	na week	edicted	i Dela r	V			ASRD Fee	363		05/07/202
15906,				F		<b>Baze Hivex</b>	13/				Fe R	53	5	ST 021
1011	n or ma										Fee	KORT.		
(f/k/a			Cinn	Sig ature Co		tonfirma					SC SC	041N	3	3
			əigi			on Kestr Handling		ivery			SCRD S	ZIP 07311 041M11293952	-	EOPOST 5/07/2021 SDCTAGE \$011 730
					opecial	ianumig					Fee	311	Ç	20

PS Form 3877, January 2017 (Page 1 of 2)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

PSN 7530-02-000-9098

Name and Address of Sender  CHARLES J. HARRINGTON, III., ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311  USPS Tracking/Article Number  1.  7 0 2 0 1 4 1 0 0 0 1	Check type of mail or service    Adult Signature Required   Priority Mail Express     Adult Signature Restricted Delivery   Registered Mail     Certified Mail   Restricted Delivery   Merchandise     Collect on Delivery (COD)   Signature Confirmation     Insured Mail   Signature Confirmation     Priority Mail   Restricted Delivery     Addressee (Name, Street, City, State, & ZIP Code***)     VERIZON TELEPHONE   9 GATES AVE, #2     MONTCLAIR. NJ 07042-3399     L 2795   790   3	Affix S (for add Postma Ser Ser F	Affix Stamp Here (for additional copies Postmark with Date  ge (Extra Service) Charge Fee Charge	p Here I copies of th Parte of R Charge if f	Affix Stamp Here (for additional copies of this receipt).  Postmark with Date of Receipt.  Service) Charge if Registered Fee Charge if Registered	Value	Due ASR ASRD RD RR SC SCRD SH Schderif Fee Fee Fee Fee Fee Fee Fee Fee Fee Fe	ASR Fee	ASRD Fee	RD Fee	Fee Fee	SC SC	SCR	" "
185 HUDSON STREET HARBORSIDE 5, SUITE 2510,	Restricted Delivery	(for ada Postma	itional cop ark with D	ies of thate of R	s receipt). eceipt.									
JERSEY CITY, NJ 07311	Insured Mail  Priority Mail													
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)				-		Due Sender if	ASR Fee	ASRD Fee	RD	Fee	SC Fee		SCRD
	VERIZON TELEPHONE  9 GATES AVE., #2  MONTCLAIR. NJ 07042-3399						COD					-		
DTBT		_		nue				- m = - m						
79	HUDSON COUNTY PLANNING BOARD CLERK DIVISION OF CITY PLANNING	$\rightarrow$	100 in 110	100 in va										very
ω	BERGEN SQUARE CENTER  830 BERGEN AVE., SUITE 6A  JERSEY CITY, NEW JERSEY 07306		, ceo 7	, pou,		0.55		d	eliver			)		d Deli
1000 0197 0202	1 2795 7910			146				iire	I De	У		tion		cte
.4	HUDSON COUNTY CLERK HUDSON COUNTY PLAZA 257 CORNELISON AVENUE		ad and a	eu anu c				ıre Requ	estricted	Deliver	Receipt	onfirma		n Restri
<i>.</i>	JERSEY CITY, NEW JERSEY 07302		into:	Stel				ınatı	re R	cte	urn l	re C	$\rightarrow$	natic
1000 0191 0202	1 2795 7927		Danie	Negr				It Sig	natur	lestri	Retu	natui		nfirm
<u>,</u>	COMMISSIONER OF TRANSPORTATION NEW JERSEY DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE P.O. BOX 600	ure south and the south and the south	arge - if		LWOOM	JERSE		Adu	dult Sig	F		Siç	ATTORNOO DE LA CONTRACTOR DE LA CONTRACT	ature Co
1 A 1	TRENTON,		n Ch	ice		*	N'N		ı					Sign
יחכח חדפי חחחי	SUEZ WATER		dling	OFF	MAY O	7 200	70 L							,
ço	25 TROY STREET		lan	AIN			°€0							
'LUUU U'LB'T D202	JERSEY CITY, N.J. 07307		L	dilla			Peg							
ieces Total Number of P	Postma	ONE GROVE PROPERTY, LLC	E PROP	ERTY, L	5	alleta 22	21) GROVE ST., BL. 15906, LOT 1 (f/k/a	VE ST.	ВЕ. 1	5906,	101	1 (f/k/a	m	
Listed by Sender 5 Received at Post Office	KT	LOT 2.01) - P20-139	P20-139			ATTER	MATTER #128058	8					8	

PS Form **3877**, January 2017 (Page 1 of 2) PSN 7530-02-000-9098

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

PS Form <b>3877</b> , January 2017 ( <i>Page 1 of 2</i> ) PSN 7530-02-000-9098	Pieces Listed by 4 Received at Post Office	2020 1810 0001 5.		6. Joen 197 0001 52		2 TOOO OT&T OSO2		2. 7020 1810 0001 27	R 1. R 3	USPS Tracking/Article Number	ON, III, ESQ. 2510,	POSTAL SERVICE   Name and Address of Sender
Complete in Ink	Postmaster, Per (Name of receiving employee)	10 REGENT ST. JERSEY CITY. NJ 07302 2795 7989	LIMESTONE CONDOMINIUM	345 TENTH ST., SUITE C  JERSEY CITY, N.J. 07302 ————————————————————————————————————	LIBERTY HARBOR NORTH II	2795 7965	9 REGENT ST ASSOC. LLC  345 TENTH STREET  JFRSFY CITY, N. I. 07302	2795 7958	RINN, GREGORY T  128 MUIRFIELD RD.  ROCKVILLE CENTRE, NY 11570	Addressee (Name, Street, City, State, & ZIP Code <sup>TM</sup> )	□ Adult Signature Required □ Priority Mail Express □ Adult Signature Restricted Delivery □ Registered Mail ② Certified Mail □ Return Receipt for □ Collect on Delivery (COD) □ Signature Confirmation □ Insured Mail □ Priority Mail □ Restricted Delivery □ Priority Mail	ok troop of mail or position
Privacy Notice: For more information o	ONE GROVE PROPERTY, LLC - 101 (a/k LOT 2.01) - P20-139 MAT	H	wing C	arge -	Registe	red and	over \$50,	>000 in va	\$4.11 lue	Postage (Extra Handling Actual Value Insured Service) Charge if Registered Value	Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.	
Privacy Notice: For more information on USPS privacy policies, visit usps.com/	101 (a/k/a 221) GROVE ST., BL. 15906, LOT 1 (f/k/a MATTER #128058	SS OF SERVICE	DESTO LM.	Adult Sig	Restricte Return	d Delive Receipt Confirma	d Deliver y tion icted Del			Sender if Fee Fee Fee Fee Fee Fee Fee Fee Fee Fe		Firm Mailing Book For Accountable Mail

PS Form <b>3877</b> , January 2017 ( <i>Page 1 of 2</i> ) PSN 7530-02-000-9098	Sender 2 4 H	umber of Listed by	1000 019T 0202		8			7.	T000 0181 0507		9			ù	1000 0181 0507		<del>1</del> .				ώ			2. 7020 1810 0001					USPS Tracking/Article Number		JERSEY CITY, NJ 07311	185 HUDSON STREET HARBORSIDE 5, SUITE 2510,	CONNELL FOLEY LLP	CHARLES J. HARRINGTON, III, ESQ.	Name and Address of Sender	POSTAL SERVICE®
Complete in Ink	C.F.	Postmaster, Per (Name of receiving employee)	1 2795 8023	-	JERSEY CITY, N.J. 07302	345 TENTH STREET	333 GRAND STREET IIC		11 2795 8016	JERSEY CITY, N.J. 07302	345 TENTH ST., SUITE C	BROWNSTONE CONDO	LIBERTY HARBOR NO.		1 2795 8009		JERSEY CITY, N.J. 07302	345 TENTH ST.	ASSOCIATION, INC.	BROWNSTONE CONDOMINIUM —				T 5742 744F	JERSEY CITY, NJ 07302	110 LIBERTY VIEW DR.	ASSOCIATION,	BROWNSTONE CONDOMINIUM —	Addressee (Name, Street, City, State, & ZIP Code™)	☐ Insured Mail ☐ Signature Confirmation ☐ Priority Mail Restricted Delivery	☐ Collect on Delivery (COD) ☐ Signature Confirmation	☐ Certified Mail ☐ Return Receipt for ☐ Certified Mail Restricted Delivery Merchandise	☐ Adult Signature Restricted Delivery ☐ Registered Mail	☐ Adult Signature Required ☐ Priority Mail Express	Check type of mail or service	
Privacy N	LOT 2.01) - P20-139	ONE GROVE PROP																						<b>→</b>	-	2			Postage (Extra Service) Fee			Postmai	Affix St			
Privacy Notice: For n	-P20-139	VE PROPER		H	an	dlir	ng (	>h	arg	e ·		R	egis	ster	ed	a	nd	0	rev	\$5	0,	000	0 i	n v	all	ie			tra Handling ice) Charge			Postmark with Date of Receipt.	Affix Stamp Here			
more information on USPS privacy policies, visit <i>usps.com</i> /		ERTY, LLC - 1			N	12/	OFF MAY	ICA	NI.	DOW OF	\																		Actual Value if Registered			of this receipt).				
ation o	MA	01 (a/l	oro	000			07		1	1	5																		Insured Value							0
n USPS	MATTER #128058	101 (a/k/a 221) GROVE			860	ie -	021	CA	, in		/			9															Due Sender if							Firm Ma
privac	8058	ROVE				00	0870	<u>'</u>		A	du	it:	Sigi	nat	ure		≷eq	u	ire	d									ASR Fee							ailing
y polic		ST.,						4	ldı	ilt	Sig	na	itur	e R	esi	tri	cte	d	De	elive	er	/							ASRD Fee							Bool
cies, vi		BL. 159									F	-	stric		_			-	1										RD							k For
sit us		06, LC									o:.		letu					1											Fee F						11	Acco
ps.con		15906, LOT 1 (f/k/a					C. i	an	atro	170	_		atur irm					+			_ m	i\/A	F Ball &	1					SC SCRD Fee Fee							unta
7/		k/a					100		nerth the Third	ne si Soul			eci				_	+	J 6. 16.5	neAl Book	16.0° E	T Wash	· : y						RD SH Fee							Firm Mailing Book For Accountable Mail

PS Form <b>3877</b> , January 2017 ( <i>Page 1 of 2</i> ) PSN 7530-02-000-9098	Pieces Listed by A Received at Post Office	702	œ		6. 7020 1810 0001	, on	4. 7020 1810 0001	. μ	2. 7020 1810 0001		USPS Tracking/Article Number	CHARLES J. HARRINGTON, III, ESQ. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311	Name and Address of Sender
Complete in Ink	Postmaster, Per (Name of receiving employee)	279	JERSEY CITY, NJ 07302	CITY OF JERSEY CITY	201 MARIN BLVD.  JERSEY CITY, NJ 07302  2796 11191	GULLS COVE CONDO ASSO  NAPOLITANO	n.	GRAND LHN III U.R.,LLC 520 US HWY 22E.,BOX6872 — BRIDGEWATER. N.J. 08807	. 2795 BO30	GRAND LHN III U.R., LLC 520 US HWY 22 E.,BOX 6872  BRIDGEWATER, N.J. 08807	Addressee (Name, Street, City, State, & ZIP Code™)	□ Adult Signature Required	Check type of mail or service
Privacy Notice:	ONE GROVE PROP LOT 2.01) - P20-139								<b>&gt;</b>	\$4.11	Postage (Extra Ha Service) C Fee		
Privacy Notice: For more information on USPS privacy policies, visit usps.com	ERTY, LLC -		Han	dling C		Registe	ed film	OFFICE NING	000 in va	lue	Handling Actual Value Charge if Registered	Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.	
ation on USPS	101 (a/k/a 221) GROV MATTER #128058		USPS		0 , 2021	j.		NO TH' LHO	SK.		Insured Due Value Sender if COD		
privac)	m			1000	Adı	ult Signat	ure Req	uired			ASR Fee		
/ polici	ST., BL.					nature F			Y		ASRD F		
es, vis						Return	d Deliver Receipt	ry			RD RR Fee Fee		9
it usp	)6, LO]				Si	gnature (		tion			R SC ee Fee		
s.com/	15906, LOT 1 (f/k/a			Sig	nature C	<b>T</b>			livery		SCRD Fee		
	ā					Special	Handling	3			SH Fee		

PS Form <b>3877</b> , January 2017 ( <i>Page 1 of 2</i> ) PSN 7530-02-000-9098	<u> </u>	Pieces Listed by A Received at Post Office			7.		6		5.5			4.			3.					B.B.I	1. S20	OUT O HAVRIII POLITICE MUILIDEI	□ Insu		185 HUDSON STREET  HARBORSIDE 5, SUITE 2510,		CHARLES J. HARRINGTON, III, ESQ.	Name and Address of Sender Check ty	POSTAL SERVICE ®	
Complete in Ink	K.F	Postmaster, Per (Name of receiving employee)																1	1911	BRINGEWATER N.I. 08807	SZOLIS HWY 22FAST.BOX6872	Addiessee (Maille, Street, City, State, & ZIF Code)	Mail Signature Confirmation  Restricted Delivery	elivery (COD)	□ Setrified Mail     □ Return Receipt for     □ Return Receipt for     □ Merchandise	re Restricted Delivery		Check type of mail or service		
Privacy Notice: For	LOT 2.01) - P20-139	ONE GROVE PROP												7,111				<b>→</b>	\$4.11			Service)	7		(for addition Postmark	Affix Sta				
tice: For m				dlin			9 - if	Reg	iste	ON ON	OFF	ic	vei	r \$5	50,	000	) in	ı Va				Charge	:		(for additional copies of this receipt).  Postmark with Date of Receipt.	mp Here				
more information on USPS privacy policies, visit usps.com		ERTY, LLC - 1	WAIN	FFIC	EWIN	6			5		MAY		`	00	N JER							if Registered			f Receipt.					
ation o	MAT	OT (alk		Y 0 7		N JE			3		707	200	a.'	2	JERSEY							Value							<b>-</b>	
n USPS	MATTER #128058	101 (alk/a 221) GROVE		2021	- 11	SEV			1	8660	6-60	£17	CH		/							Sender if COD	1						Firm Mailing	
orivac <sub>)</sub>	8058	ROVE	0666-E	0870	CM.		Adu	lt Si	gnat	ure	Re	qu	ire	d								Fee							iling	
/ polic		ST.,				Adu	lt Sig	natu	ire F	lest	rict	ed	De	eliv	eŋ	/						Fee	_						Book	
ies, vi		BL. 159					F	Restr	V302-24-3-11			- 1	1									Fee F	-						For	
sit usp		06, LO					Ci.	Ret matu	urn	_		-	i^~	·								Fee Z	-						Acco	
s.con		15906, LOT 1 (f/k/a			Sia	latu	re Co								)el	ive	rv					Fee Fee	_						untak	
V		√a						Spe				-	uvanii				All I					e Fee							©  Book For Accountable Mail	`

### Jersey Journal, Jersey City

Publication Logo Unavailable

Publication Name: Jersey Journal, Jersey City

Publication URL:

Publication City and State: Secaucus, NJ

Publication County:

Hudson

Notice Popular Keyword Category:

Notice Keywords: 101 Grove

Notice Authentication Number: 202105181325370906431 645770944

Notice URL:

**Back** 

Notice Publish Date: Saturday, May 08, 2021

### **Notice Content**

NOTICE OF HEARING PURSUANT TO N.J.S.A. 40:55D-12 FOR THE PROPERTY LOCATED AT 101 (a/k/a 221) GROVE STREET, JERSEY CITY, NEW JERSEY, ALSO IDENTIFIED AS BLOCK 15906, LOT 1 (f/k/a LOT 2.01) PLEASE TAKE NOTICE that on Tuesday, May 18, 2021, at 5:30 pm, a virtual public hearing will be held by the Jersey City Planning Board on live webcast regarding the application of One Grove Property, LLC, (the "Applicant") for Preliminary and Final Major Site Plan Approval with "c" variances with regard to the property located at 101 (a/k/a 221) Grove Street, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 15906, Lot 1 (f/k/a Lot 2.01) ("Property"). The Property is located within the Liberty Harbor North Redevelopment Plan ("Redevelopment Plan") area. The Property is a 22,780 square feet corner lot. As part of this application, the Applicant is proposing to construct a thirteen (13) story (which includes one story that is a mezzanine level story) mixed use building with ground floor retail/commercial, and one hundred ninety-three (193) residential dwelling units, seven (7) lodging/hotel units, and eighty (80) parking spaces (75 on site spaces and 5 on street spaces) in conjunction with this project ("Project"). In connection with the Project, the Applicant is seeking the following deviations and/or various, exceptions, waivers from the Redevelopment Plan and/or the Jersey City Land Development Ordinance ("JC LOD"): 1. A deviation to permit relief from the minimum required parking spaces (80 parking spaces); 2. A deviation to permit relief to increase the maximum permitted ground floor-to-floor height from 20' to 22'; 3. A deviation to permit relief to provide for three (3) residential signs; 4. A deviation to permit relief from the Green Area Ratio ("GAR") standards; 5. A deviation to permit an additional story (a mezzanine level that is part of the first floor that is defined as a story) and thirteen (13) stories in total; 6. A deviation to permit the building to be less than the minimum required building height (approximately 139' 1" vs minimum of 150'); 7. Any additional approvals, deviations, permits, 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 by the Planning Board during the review and processing of this application. Any person interested in this application will have the opportunity to address the Planning Board at the virtual meeting on Tuesday, May 18, 2021 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following: Zoom link to join meeting:

https://us02web.zoom.us/j/88404990231 Call-in Number: Webinar ID#: +1 312 626 6799 or +1 929 205 6099 webinar id: 884 0499 0231 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 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@jcnj.org. By: Charles J. Harrington, III, Esq. Connell Foley LLP Attorney for the Applicant One Grove Property LLC 201-521-1000 05/08/21 \$306.48

### <u>Back</u>