

**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:	<a href="https://us02web.zoom.us/j/88404990231">https://us02web.zoom.us/j/88404990231</a>
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](http://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 found on the Jersey City, Division of City Planning website at [jerseycitynj.gov/planning](http://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@icnj.org](mailto:cityplanning@icnj.org).

By: Charles J. Harrington, III, Esq.  
Connell Foley LLP  
Attorney for the Applicant  
One Grove Property LLC  
201-521-1000

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

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

CHARLES J. HARRINGTON, III, ESQ.  
Attorney for the Applicant  
One Grove Property, LLC

Storia Lucia





23 CERTIFIED LETTERS

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2. 7020 1810 0001 2795 7866  
COMCAST CABLEVISION  
2121 KENNEDY BLVD.  
JERSEY CITY, NEW JERSEY 07305

3. 7020 1810 0001 2795 7866  
UNITED WATER COMPANY  
200 HOOK ROAD  
HARRINGTON PARK, NJ

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555 ROUTE 440  
JERSEY CITY, NEW JERSEY 07305

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540 BROAD STREET  
NEWARK, NEW JERSEY 07102

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

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2. 7020 1810 0001 2795 7910	HUDSON COUNTY PLANNING BOARD CLERK DIVISION OF CITY PLANNING BERGEN SQUARE CENTER 830 BERGEN AVE., SUITE 6A JERSEY CITY, NEW JERSEY 07306												
3. 7020 1810 0001 2795 7927	HUDSON COUNTY CLERK HUDSON COUNTY PLAZA 257 CORNELISON AVENUE 4TH FL. JERSEY CITY, NEW JERSEY 07302												
4. 7020 1810 0001 2795 7934	COMMISSIONER OF TRANSPORTATION NEW JERSEY DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE P.O. BOX 600 TRENTON, NEW JERSEY 08625												
5. 7020 1810 0001 2795 7941	SUEZ WATER 25 TROY STREET JERSEY CITY, N.J. 07307												
6. 7020 1810 0001 2795 7941	ONE GROVE PROPERTY, LLC - 141 (aka 221) GROVE ST., BL. 15906, LOT 1 (fl/ka)												
7. 7020 1810 0001 2795 7941	MATTER #128058												
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2.	7020 1810 0001 2795 7958												
3.	9 REGENT ST ASSOC. LLC 345 TENTH STREET JERSEY CITY, N.J. 07302												
4.	7020 1810 0001 2795 7965												
5.	LIBERTY HARBOR NORTH II U.R.CO., LLC 345 TENTH ST., SUITE C JERSEY CITY, N.J. 07302												
6.	7020 1810 0001 2795 7972												
7.	LIMESTONE CONDOMINIUM ASSOCIATION 10 REGENT ST. JERSEY CITY, NJ 07302												
8.	7020 1810 0001 2795 7989												



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1.	BROWNSTONE CONDOMINIUM ASSOCIATION, 110 LIBERTY VIEW DR. JERSEY CITY, NJ 07302	\$4.11											
2.	7020 1A10 0001 2795 799B												
3.	BROWNSTONE CONDOMINIUM ASSOCIATION, INC. 345 TENTH ST. JERSEY CITY, N.J. 07302												
4.	7020 1A10 0001 2795 8009												
5.	LIBERTY HARBOR NO. BROWNSTONE CONDO 345 TENTH ST., SUITE C JERSEY CITY, N.J. 07302												
6.	7020 1A10 0001 2795 801B												
7.	333 GRAND STREET, LLC 345 TENTH STREET JERSEY CITY, N.J. 07302												
8.	7020 1A10 0001 2795 8023												

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1.	GRAND LHN III U.R., LLC 520 US HWY 22 E., BOX 6872 BRIDGEWATER, N.J. 08807	\$4.11											
2.	7020 1810 0001 2795 8030												
3.	GRAND LHN III U.R., LLC 520 US HWY 22E., BOX 6872 BRIDGEWATER, N.J. 08807												
4.	7020 1810 0001 2795 8047												
5.	GULLS COVE CONDO ASSO % NAPOLITANO 201 MARIN BLVD. JERSEY CITY, NJ 07302												
6.	7020 1810 0001 2796 1191												
7.	CITY OF JERSEY CITY 280 GROVE STREET JERSEY CITY, NJ 07302												
8.	7020 1810 0001 2796 1207												

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GRAND LHN III U.R., LLC  
520 US HWY 22EAST, BOX 6872  
BRIDGEWATER, N.J. 08807

\$4.11

7020 1810 0001 2796 1214

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**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](http://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

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