

AFFIDAVIT OF PROOF OF SERVICE/MAILING

STATE OF NEW JERSEY)

SS:
COUNTY OF HUDSON)

THOMAS P. LEANE, 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, 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:

**342 Communipaw Avenue
Jersey City, New Jersey
Block 20005, Lot 12**

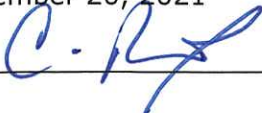
and on September 20, 2021, a copy of the site plans and the site plan application that have been filed with the Jersey City Division of City Planning Office were mailed via certified mail return receipt requested to the following agents of the Morris Canal Redevelopment Area Development Coalition (MCRADC):

Morris Canal Redevelopment
Area Development Coalition
c/o June Jones & Sr. Julia Scanlan
317-319 Pacific Avenue
Jersey City, New Jersey 07304



THOMAS P. LEANE, ESQ.
Attorney for the Applicant
342 Communipaw JC LLC

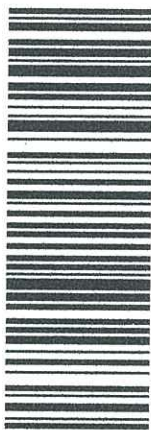
Sworn to and subscribed before me this
September 20, 2021



CELESTE KATISE ROBERTS
A Notary Public of New Jersey
My Commission Expires 10/11/2021

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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☐ Adult Signature Restricted Delivery \$

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Street and Apt.

City, State, Zip

Morris Canal Redevelopment
Area Development Coalition
c/o June Jones & Sr. Julia Scanlan
317-319 Pacific Avenue
Jersey City, New Jersey 07304

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

Thomas Leane
Associate

September 20, 2021

Via: Certified Mail

Morris Canal Redevelopment
Area Development Coalition
c/o June Jones & Sr. Julia Scanlan
317-319 Pacific Avenue
Jersey City, New Jersey 07304

Re: Applicant: 342 Communipaw JC LLC
Address: 342 Communipaw Avenue
Block 20005, Lot 12
Jersey City, New Jersey

To Whom it May Concern:

Please be advised that I represent 342 Communipaw JC LLC, the applicant/owner of the above-referenced property. The property is located at 342 Communipaw Avenue, Mixed Use A zoning district within the Morris Canal Redevelopment Plan.

A development was previously approved for the Property under Planning Board Case No. P20-108, memorialized on May 4, 2021, for a four (4) story mixed use building with 7 units. Applicant has submitted a new General Development to the Jersey City Planning Board requesting Minor Site Plan approval to develop a four (4) story mixed-use building containing 3 dwelling units and a ground floor retail space. I attach herewith a set of architectural plans prepared by Hampton Hill Architecture (Min Kil, RA) dated August 6, 2021 and 16 pages for your review.

This notice, the enclosed copy of the application, and the enclosed site plan drawings are being forwarded consistent with VI.5 of the Morris Canal Redevelopment Plan.

Please do not hesitate to contact our office if you have any questions or comments concerning this development.

Very truly yours,

Thomas P. Leane

THOMAS P. LEANE



**CITY OF JERSEY CITY
GENERAL DEVELOPMENT
APPLICATION ("GDA")**



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

THIS SECTION IS FOR STAFF ONLY

Intake Date:	
Case Number:	
X, Y Coordinate:	

**1.
SUBJECT
PROPERTY**

1. Street Address:	342 Communipaw Avenue
2. Zip Code:	07304
3. Block(s):	20005
4. Lot(s):	12
5. Ward:	F

**2.
APPROVALS
BEING SOUGHT**

6. APPROVALS BEING SOUGHT (mark all that apply)			
X	Minor Site Plan		"A" Appeal
	Preliminary Major Site Plan		"B" Appeal - Interpretation
	Final Major Site Plan		Site Plan Waiver
	Conditional Use		Site Plan Amendment
X	'c' Variance(s)		Administrative Amendment
	'd' Variance(s) - use, density, etc.		Interim Use
	Minor Subdivision		Extension
	Preliminary Major Subdivision		Other (fill in below):
	Final Major Subdivision		

**3.
PROPOSED
DEVELOPMENT**

7. Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	342 Communipaw Avenue. New construction of four (4) story mixed building with 3 dwelling units and ground floor commercial. Previous approval for four (4) story building with ground floor retail and 7 units obtained under Case No. P20-108
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**4.
VARIANCES
BEING SOUGHT**

8. List Variances: <i>(reference sections of the Land Development Ordinance [LDO] or Redevelopment Plan from which relief is requested)</i>	None
9. Number of 'c' Variance(s):	0
10. Number of 'd' Variance(s):	0

5.
APPLICANT

11.	Applicant Name:	342 Communipaw JC LLC
12.	Street Address:	555 Secaucus Road
13.	City:	Secaucus
14.	State:	NJ
15.	Zip Code:	07094
16.	Phone:	c/o 201-521-1000
17.	Email:	pgurnani@gmail.com

6.
OWNER

18.	Owner Name:	Same as Applicant
19.	Street Address:	
20.	City:	
21.	State:	
22.	Zip Code:	
23.	Phone:	
24.	Email:	

7.
ATTORNEY

25.	Attorney's Name:	Thomas P. Leane
26.	Firm's Name:	Connell Foley LLP
27.	Phone:	201-521-1000
28.	Email:	Tleane@connellfoley.com

8.
PLAN
PREPARERS

ENGINEER		
29.	Engineer's Name:	
30.	NJ License Number:	
31.	Firm's Name:	
32.	Email:	
ARCHITECT		
33.	Architect's Name:	Min W. Kil
34.	NJ License Number:	21A101985300
35.	Firm's Name:	Hampton Hill Architecture
36.	Email:	bob.a@hamptonhillnj.com
PLANNER		
37.	Planner's Name:	
38.	NJ License Number:	
39.	Firm's Name:	
40.	Email:	
SURVEYOR		
41.	Surveyor's Name:	
42.	NJ License Number:	
43.	Firm's Name:	
44.	Email:	
OTHER PROFESSIONAL		
45.	Name, Profession:	
46.	NJ License Number:	
47.	Firm's Name:	
48.	Email:	

9. SUBJECT PROPERTY

49.	Lot Area (square feet):	1,875
50.	Lot Width (feet):	25
51.	Lot Depth (feet):	75
52.	Zone District(s):	Mixed Use A Zone
53.	Redevelopment Area:	Morris Canal Redevelopment Area
54.	Present Use:	Vacant
55.	Amount of impervious surface added, replaced, or disturbed (square feet): <i>(if greater or equal to 1,000 square feet provide stormwater report)</i>	1,500
ANSWER THE FOLLOWING YES –OR– NO		
56.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	No
57.	Is the subject building or property <u>IS</u> on the list of properties eligible for the Historic Register? <i>(if yes, apply to Historic Preservation Commission)</i>	No
58.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	No
59.	Is the subject property within 200 feet of another municipality?	No
60.	Are there performance guarantees and/or maintenance agreements with City Council? <i>(if yes, attach 1 copy)</i>	No
61.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	No
62.	Are new streets and/or utility extensions proposed?	No
63.	Are existing streets being widened?	No
64.	Is the subject property in a flood plain?*	No
* Flood plain boundaries and base flood elevation can be found by visiting: http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/		

10. HEIGHTS

65.	Base Flood Elevation (feet):				
66.	Elevation of Grade (feet):				
67.	Number of New Buildings:	1			
68.	Number of Development Phases:	1			
HEIGHTS	EXISTING		PROPOSED*		
	Stories	Feet	Stories	Feet	
69.	Building	0	0	4	45'
70.	Addition or Extension				
71.	Rooftop Appurtenance				
72.	Accessory Structures				

* if proposed height is 40 feet or greater provide shadow study and visual assessment report

**11.
GROSS FLOOR
AREA AND
COVERAGE**

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
73. Residential sf:	4,775		
74. Retail sf:	1,091		
75. Office sf:	0		
76. Industrial sf:	0		
77. Parking Garage sf:	0		
78. Other sf:	0		
79. GROSS FLOOR AREA (sf):	5,866		
80. Floor Area Ratio (FAR):	3.13:1		
81. Building Coverage (%):	75.65		
82. Lot Coverage (%):	66.02		

**12.
RESIDENTIAL
DWELLING UNITS**

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
83. Studio Units:	0	0
84. 1 Bedroom Units:	0	0
85. 2 Bedroom Units:	0	0
86. 3 Bedroom Units:	3	0
87. 4 bedroom or More Units:	0	0
88. TOTAL UNIT COUNT:	3	0
89. Percent Affordable:	0	
90. Percent Workforce:	0	

**13.
INCOME
RESTRICTED*
HOUSING**

	INCOME RESTRICTED* HOUSING UNITS CREATED
Affordability Level:	
91. Very Low Income:	
92. Low Income:	
93. Moderate Income:	
94. Workforce Income:	
Population Served:	
95. Age Restricted:	
96. Special Needs:	
97. Other:	

**According to definitions established by N.J.A.C. 5:80-26.1 et seq.. Workforce Income is defined as households up to 120% of the area median income*

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	0
99.	Dimensions of Parking Spaces:	N/A
100.	Number of Bike Parking Spaces:	0/Exempt
101.	Location of Bike Parking:	N/A
102.	Number of Loading Spaces:	0
103.	Number of Signs:	2
104.	Type of Signs:	Brushed Aluminum Identification Signs

15. APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.

	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
105.	Subdivision:		
106.	Site Plan:	P20-108	Y
107.	Variance(s) App:	P20-108	Y
108.	Appeal:		
109.	Building Permits:		

16. SUBMISSION CHECKLIST

<input checked="" type="checkbox"/>	Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application. Download Application Forms and Support Documents here
<input checked="" type="checkbox"/>	Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will NOT be accepted. Make an Online Payment by click here
<input checked="" type="checkbox"/>	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if an Affidavit is NOT submitted.
<input checked="" type="checkbox"/>	Initials of the Applicant/Preparer: TPL (Must match Affidavit of Submission)
<input checked="" type="checkbox"/>	Once you have completed all of the Submission Checklist items above, you can email you application to jmorales@jcnj.org . Please send us a pdf version of this application which has NOT been scanned. Versions that are scanned or handwritten are NOT acceptable.

CONTACT:

Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
201-547-5010
CityPlanning@jcnj.org