

**NOTICE OF HEARING  
PURSUANT TO N.J.S.A. 40:55D-12  
FOR THE PROPERTY LOCATED AT  
335 WASHINGTON STREET, JERSEY CITY, NEW JERSEY  
ALSO IDENTIFIED AS BLOCK 11611, LOT 1.02**

**PLEASE TAKE NOTICE** that an application has been filed by 335 Washington Realty, LLC (the “Applicant”) with the Jersey City Planning Board for Preliminary and Final Major Site Plan approval with “c” variances (sidewalk width; green area ratio) for the property located at 335 Washington Street, Jersey City, New Jersey, also known as Block 11611, Lot 1.02 on the Official Tax Map of the City of Jersey City (the “Property”). The Property is located within the Rehabilitation Zone of the Powerhouse Arts District Redevelopment Plan (“Redevelopment Plan”) area.

The purpose of the application is to renovate/rehabilitate the existing building on the Property (the “Project”). The renovation/rehabilitation is part of the bonus provision attached to any proposed future development of Block 11612, Lot 1, which is a separate lot located in the High Rise Zone of the Powerhouse Arts Redevelopment Plan. The renovated/rehabilitated building will be transferred to the City of Jersey City (the “City”). The final use of the building by the City has not been determined, but it will be used for permitted non-residential uses as provided for in the Redevelopment Plan. A separate franchise ordinance approval will be required for the building stairs/ramps associated with the Project.

In connection with the Project, Applicant requests that the Planning Board grant the following deviations, waivers, and/or exceptions from the Redevelopment Plan and/or the Jersey City Land Development Ordinance (“JC LDO”):

1. A deviation to permit relief from the minimum required sidewalk widths.
2. A deviation to permit relief from minimum requirements of the green area ratio regulations.
3. Any additional approvals, permits, deviations, 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 during the review and processing of this application

**Any person interested in this application will have the opportunity to address the Planning Board at its Virtual Zoom meeting on Tuesday, January 10, 2023 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:**

<b>Zoom link to join meeting:</b>	<a href="https://us02web.zoom.us/j/86162443723">https://us02web.zoom.us/j/86162443723</a>
<b>Call-in Number and Webinar ID#:</b>	<p>Or One tap mobile : US: +19292056099,,86162443723# or +13017158592,,86162443723#</p> <p>Or Telephone:</p>

Dial (for higher quality, dial a number based on your current location):  
US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309  
205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 669 444 9171 or  
+1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205  
0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1  
386 347 5053 or +1 507 473 4847 or +1 564 217 2000  
Webinar ID: 861 6244 3723

International numbers available:  
<https://us02web.zoom.us/j/kw4gbdjck>

**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.

**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@cnj.org](mailto:cityplanning@cnj.org).

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