

TRANSMITTAL

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October 19, 2022

Via First Class U.S. Mail and E-mail
To: Elizabeth Oppen, Planner
Division of City Planning
Address: City Hall Annex
1 Jackson Square, a/k/a 360 MLK Drive
Jersey City, New Jersey 07305-3717
From: Charles J. Harrington, III, Esq.
Applicant: **Myneni Properties LLC**
Preliminary and Final Major Site Plan Approval with "c"
deviations
Subject Property: **682 Route 440 and 11 Bennett Street, Block 20403, Lots 1 and 2**
Jersey City, New Jersey

As you know, this firm represents the Applicant, Myneni Properties LLC in connection with its General Development Application. In support of my client's General Development Application, I enclose the following:

1. One (1) original Affidavit of Publication.

Please process the enclosed accordingly. All outstanding general development application documents have been requested under separate cover letters and will be filed with the Division of City Planning upon receipt.

Thank you.

cc.: Joey-Ann Morales (via email only)

State of New Jersey,) ss

County of Union)

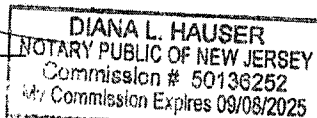
Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):

Jersey Journal 10/15/2022

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 17th day of October 2022

Diana L. Hauser
Notary Public



**NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
682 ROUTE 440 AND 11 BENNETT STREET,
JERSEY CITY, NEW JERSEY,
ALSO IDENTIFIED AS
BLOCK 20403, LOTS 1 AND 2**

PLEASE TAKE NOTICE that on Tuesday, October 25, 2022, at 5:30 pm, a public hearing will be held by the Jersey City Planning Board via a live Zoom webcast regarding the application of Myneni Properties, LLC (the "Applicant") for Final Site Plan Amendment Approval with variances pursuant to N.J.S.A. 40:55D-70(c) (building height; commercial floor to ceiling height) to its Preliminary and Final Site Plan approval with deviations pursuant to P20-175 for the property located at 682 Route 440 and 11 Bennett Street, Jersey City, New Jersey and described on the Tax Map of the City of Jersey City as Block 20403, Lots 1 and 2 (the "Property"). The Property is located within Highway Mixed-Use (High Rise) district of the Water Street Redevelopment Plan (the "Redevelopment Plan") area and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO").

The Property is an oversized irregular 29,755 square foot parcel that was approved to develop a new fifteen (15) story mixed use building with two hundred eighteen (218) residential units, one hundred five (105) vehicle parking spaces (87 of which will be permanent interior parking spaces for residents, while 18 spaces will be temporary exterior spaces) (the "Approved Project").

The Applicant is seeking amendments to remove the below grade parking and replace it with above grade mechanical parking. As part of the amendments, the Applicant is seeking to increase the floor to ceiling height at the parking level to accommodate for the additional above grade mechanical parking, and this will result in the overall building height being increased by approximately 6 feet. The amendments will also increase the total parking from 105 in the Approved Project to 108 parking spaces.

In connection with the Project, the Applicant is requesting that the Planning Board grant the following deviations, exceptions, and / or waivers from the Redevelopment Plan and

the JC LDO pursuant to N.J.S.A. 40:55D-70:

1. A deviation to permit relief from the maximum permitted building height (178' 8" vs. 175');
2. A deviation to permit relief from the maximum permitted commercial floor to ceiling height;
3. Any additional approvals, permits, deviations, 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 the Virtual meeting on Tuesday, October 25, 2022 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/87364303134>

Call-in Number and Webinar ID#:
You may also call in to access the meeting.

Or One tap mobile :
US: +13092053325, 87364303134#
or +13126266799, 87364303134#

Or Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 309 205 3325 or +1 312 626 6799
or +1 646 931 3860 or +1 929 205 6099
or +1 301 715 8592 or +1 669 444 9171
or +1 669 900 6833 or +1 719 359 4580
or +1 253 215 8782 or +1 346 248 7799
or +1 386 347 5053 or +1 564 217 2000

Webinar ID: 873 6430 3134
International numbers available:
<https://us02web.zoom.us/j/keF51bokGV>

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 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@icnj.org.

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

10/15/22

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