

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

Thomas Leane
Of Counsel
Direct Dial 201.631.7820
TLeane@connellfoley.com

November 15, 2022

VIA EMAIL AND CERTIFIED MAIL

Attn: Joey-Ann Morales
Jersey City Division of Planning
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: Minor Site Plan Application with c. variances
Delco-Levco Ventures
321 Route 440
Block 26102, Lot 3
Jersey City, New Jersey 07305**

Dear Ms. Morales:

Please be advised this office represents Delco-Levco Ventures (the "Applicant"). Applicant is the owner of 321 Route 440, also known as Block 26102, Lot 3 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Waterfront Planned Development Zone and is subject to the requirements of the Jersey City Land Development Ordinance (the "JC LDO").

The Property is currently improved with retail use consisting of twelve (12) retail tenants and accessory surface parking. Each tenant presently utilizes internally illuminated signage. Applicant proposes constructing new internally illuminated signage for twelve (12) façade signs. All proposed façade signage will conform with the 8% sq. ft. size requirement and all but one proposed sign will be smaller than the existing signs. Applicant also seeks approval to replace its existing pylon sign with one (1) 322.3 sq. ft. freestanding pylon sign. The proposed pylon sign would also be internally illuminated. The pylon will be in a new location, set back 43' from the street, and with a new foundation. Due to the cost of removal, the old pylon found will remain in place.

Upon review of the JC LDO, the proposed Project is subject to review of the following deviations from the Redevelopment Plan:

1. A variance pursuant to N.J.S.A. 40:55D-70(c) as it relates to the maximum permitted freestanding sign height;

2. A variance pursuant to N.J.S.A. 40:55D-70(c) as it relates to the permitted freestanding sign location;
3. Variances pursuant to N.J.S.A. 40:55D-70(c) as it relates to internally illuminated lights; and
4. Any additional approvals, 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 during the review and processing of this application.

In support of this request, please find enclosed:

1. One (1) executed General Development Application;
2. One (1) executed Affidavit of Submission;
3. One (1) executed Affidavit of Ownership;
4. One (1) executed Affidavit of Performance;
5. 10% disclosure form;
6. One (1) set of architectural plans, prepared by Perry M. Petrillo Architects PC, dated May 28, 2020.
7. One (1) set of signage plans, prepared by Butler Sign Company (Angela DeZuzio), dated September 16, 2022, depicting the proposed pylon sign;
8. Ten (10) sets of signage plans, prepared by Butler Sign Company (Angela DeZuzio), dated October 28, 2022, depicting the proposed twelve (12) façade signs for the following tenants:
 - a. Blimpie Sub Shop, Cold Stone Creamery, and Great Steak
 - b. Stadium Pizza
 - c. Sayallures Boutique
 - d. Cleaners
 - e. New Kellog Garden
 - f. Nails & Spa
 - g. Discount Liquor Store
 - h. The UPS Store
 - i. Dollar Ruby
 - j. Beauty Supply
9. Draft notice to be mailed to all individuals within 200' of the Property to be

posted at least ten (10) days prior to a hearing, pursuant to N.J.S.A.
40:55D-12.

Please note the outstanding application documents will be filed under separate submissions, specifically including: taxes and water paid certificates; 200' radius property owner's list; and a zoning letter of rejection. Additionally, the fee required in connection with the foregoing request will be submitted by check, enclosed with a physical copy of this application.

If you have any questions regarding this application, please do not hesitate to contact the undersigned.

Best regards,

/s/ Veronica A. Chmiel

Veronica A. Chmiel

Enclosures