



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

Division of Zoning

Nick Taylor, Zoning Officer

One Jackson Square

Jersey City, New Jersey 07305

Telephone (201) 547-4832

Steven M. Fulop, Mayor
City of Jersey City

November 28, 2022

Thomas P. Leane, Esq.
Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, N.J. 07311

Re: 401 Route 440 aka 321 Route 440
Block # 26102 Lot # 2
9.158 Ac.
3-1S-CB-C
Zone: WPD – Waterfront Planned Development


Dear Mr. Leane,

Your proposed replacement of existing signage and installation of a new pylon sign at the above address located in the WPD District will require Planning Board approval with all variances deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07305 Tel. 201-547-5010.

If I can be of further assistance, please contact this office.

Respectfully Yours,



Nick Taylor
Zoning Officer

NT/sp