

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 08/12/2023

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 14th day of August 2023

[Signature]
Notary Public

DIANA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50136252
My Commission Expires 09/08/2025

NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
361 TONNELE AVENUE
ALSO IDENTIFIED AS
BLOCK 4101, LOT 1

PLEASE TAKE NOTICE that an application has been filed by 361 Tonnele LLC (the "Applicant"), for the property located at 361 Tonnele Avenue and also designated as Block 4101, Lot 1 on the Official Tax Map of the City of Jersey City (the "Property").

The Property is a 11,747 sq. ft. irregular shaped parking lot. Applicant proposes developing a vehicle sales lot (the "Project"), which is a permitted use in the HC Zone, and will use a mobile trailer for its office.

Upon review of the JC LDO, the proposed Project is subject review of the following variances:

- 1. A variance pursuant to N.J.S.A. 40:55D-70(c) as it relates to perimeter setback; and
2. 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.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on August 22, 2023 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:
Please click the link below to join the webinar:
https://us02web.zoom.us/j/86162443723
Call-in Number and Webinar ID#:
One tap mobile:
US: +19292056099,86162443723#
or +13017158592, 86162443723#

Or Telephone:
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/kw4gbdicK

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.

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@jcnj.org.

361 Tonnele LLC, Applicant
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Connell Foley LLP
Attorney for the Applicant
201-521-1000

08/12/23 \$251.90

