



We Bring the World to New Jersey

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July 12, 2023

Via Email: toconnor@lawwmm.com

Thomas J. O'Connor, Esq.
Waters McPherson McNeill, PC
300 Lighting Way, PO Box 1560
Secaucus, NJ 07096

Re: HRP Hudson LLC - Major Subdivision & Variances
File No. 22-387

Dear Mr. O'Connor:

This Office has recently completed its review of your subdivision application and associated subdivision plat entitled, "Preliminary Major Subdivision," Sheet Numbers 2 of 3 and 3 of 3, prepared by Dynamic Survey, LLC on August 11, 2022, last revised on March 31, 2023, consolidating existing Block 3101, Lots 21, 22, 23, 24, 25, 26, 36, 37, 42, 43 & 44, and Block 7402, Lots 21, 22, 23, 24, 33, 34 & 35, into proposed Block 7402.01, Lots 1, 2, 3, 4, 5, 6 and 7, in the City of Jersey City, New Jersey.

Based on the above, the preliminary major subdivision plat is APPROVED WITH THE FOLLOWING CONDITIONS:

1. The applicant shall prepare a Discharge of Declaration of Zoning Restriction for NJSEA execution stating that the provisions of the Declaration of Zoning Restriction agreement entered into on October 29, 2020, are no longer necessary and that, as a result, the Declaration should be discharged of record. The fully executed copy of the Discharge agreement shall be recorded in the Office of the Hudson County Registrar.
2. Concurrently with the Discharge of Declaration of Zoning Restriction required in Condition 1, the applicant shall establish existing Block 3101, Lots 29, 30, 31 & 32

Mr. O'Connor
Page 2
July 12, 2023

and proposed Block 7402.01, Lots 1, 2, 3, 4, 5, 6 and 7 as a single Zoning Lot of Record pursuant to N.J.A.C. 19:4-3.22 by recording a Declaration of Zoning Restriction agreement in the Office of the Hudson County Registrar.

3. Prior to the applicant's conveyance of proposed Block 7402.01, Lots 1, 2, 3 and/or 4 to an affiliate or any entity, the applicant shall provide a recorded access easement(s) to ensure that continual access to Van Keuren Avenue is provided to Lots 1, 2, 3 and/or 4.

The approved preliminary major subdivision plat has been assigned the number MS-22-387. The approved preliminary major subdivision plat mylar and four sealed copies of the approved preliminary major subdivision plat are enclosed for your use to facilitate the filing of the subdivision. Three sealed copies of the approved preliminary major subdivision plat are being forwarded to the City of Jersey City.

The approved preliminary major subdivision plat mylar shall be filed by the applicant in the Hudson County Registrar's office in accordance with N.J.A.C. 19:5-5.9 within the timeline established by the City of Jersey City. The applicant shall forward to the NJSEA a copy of any time extensions granted by the City of Jersey City. Proof of the recording of the preliminary major subdivision plat shall be submitted to the NJSEA.

If you have any questions, please contact Ronald Seelogy of this Office by email at rseelogy@njsea.com.

Sincerely,



Sara J. Sundell, P.E., P.P.
Director of Land Use Management
Chief Engineer

Enclosures

cc: Jersey City Mayor and Council (w/enc.)
Raymond Meyer, Jersey City Construction Official
Jersey City Planning Board (w/enc.)
Jersey City Tax Assessor (w/enc.)
Jersey City Town Clerk
Ryan Gormley, HRP Hudson LLC c/o Ryan, LLC (via email: rgormley@hilcoglobal.com)
Jeffrey S. Haberman, Dynamic Engineering (via email: jhaberman@dynamiccec.com)