

NOTICE OF HEARING PURSUANT TO N.J.S.A. 40:55D-12

PLEASE TAKE NOTICE that on October 13, 2020, at 5:30 P.M., a public hearing will be held by the Jersey City Board of Adjustment regarding the application of JC Capital Fund MLK LLC (the "Applicant"), under Case number P20-012, for the property located at 168-172 Martin Luther King Drive, Jersey City, New Jersey, which is also identified on the Jersey City tax maps as Block(s) 25001, Lot(s) 67 (the "Property").

The Property is located in the Jackson Hill District.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting on October 13, 2020 at 05:30 P.M. Eastern Time (US and Canada) via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:	https://us02web.zoom.us/j/
Call-in Number and Webinar ID#:	iPhone one-tap: US:+1 929 205 6099 or +1 312 626 6799 Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 Webinar ID: International numbers available: https://us02web.zoom.us/j/kIOFBfX7v

The Applicant is seeking Site Plan Amendment to remove the basement as the water table is too high for a project that was approved for a 5-story mixed use building with 16 residential units and up to two (2) ground floor commercial units with a basement.

As part of the Application, the Applicant is requesting the following variances and/or waivers from the Jersey City Land Development Ordinance Redevelopment Plan:

None.

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 processing or hearing of this Application.

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 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: Eugene P. O'Connell, ESQ.
Attorney for Applicant

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Subject: RE: [FWD: Re: Please review this week: 168 mlk]
From: Cameron Black <CBlack@jcnj.org>
Date: Tue, Sep 08, 2020 9:36 am
To: "gene@eugeneoconnell.com" <gene@eugeneoconnell.com>
Attach: image001.png
image002.jpg

The 22nd is already full with items that are getting carried from the September 8th meeting because everything on the August 25th meeting got carried.

October 13th could work.

-Cam

From: gene@eugeneoconnell.com <gene@eugeneoconnell.com>
Sent: Thursday, September 03, 2020 12:36 PM
To: Cameron Black <CBlack@jcnj.org>
Subject: RE: [FWD: Re: Please review this week: 168 mlk]

Planing Bd the 8th or 22nd

----- Original Message -----

Subject: RE: [FWD: Re: Please review this week: 168 mlk]
From: Cameron Black <CBlack@jcnj.org>
Date: Thu, September 03, 2020 12:19 pm
To: "gene@eugeneoconnell.com" <gene@eugeneoconnell.com>

As you know we are currently extremely backed up, but we can tentatively look at October.
This should be a really fast hearing.



Cameron Black, AICP, PP
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201.547.5453 | 201.547.5010



PLEASE NOTE:

COVID-19 UPDATE: While the City has resumed normal operations, we are taking the safety of our employees and residents seriously. Please be advised that face coverings are required to be worn at all times in municipal facilities, body temperatures will be checked upon entry, and additional cleaning and sanitizing of common areas will occur on a daily basis. We have also installed a variety protective barriers in any areas with possible close contact between people. All offices are appointment only until further notice and some employees may be working remotely or in modified work environments; please call or email to schedule a time to meet if necessary. For more information, please visit www.jcnj.org/coronavirus

From: gene@eugeneoconnell.com <gene@eugeneoconnell.com>
Sent: Thursday, September 03, 2020 11:19 AM
To: Cameron Black <CBlack@jcnj.org>
Subject: [FWD: Re: Please review this week: 168 mlk]

Can we get a date? Thanks

----- Original Message -----

Subject: Re: Please review this week: 168 mlk
From: min kil <minwkil@msn.com>
Date: Mon, August 10, 2020 5:10 pm
To: mnaval2 <mnaval2@comcast.net>, 'Eugene O'Connell' <gene@eugeneoconnell.com>
Cc: Bob Ancheta <bob.a@hamptonhillnj.com>

To Manny and Gene,

I had cellar space at original approved plan on 08/16/2018.
Then, we submitted (I guess) for amendment on 12/ 04/ 2019 with removing the cellar space.