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November 17, 2020

Via: E-Mail & Federal Express  
Timothy Krehel, Senior Planner  
Division of City Planning  
1 Jackson Square  
Jersey City, New Jersey 07305

**Re: 575 Pavonia LLC  
Amended Final Major Site Plan Approval  
532 Summit Avenue and 571-573-575-577 Pavonia Avenue  
Block 9606, Lot 29.01 (formerly known as Lots 29, 32, 33, 34, & 35) ("Property")**

Dear Mr. Krehel:

Please be advised that this office represents the above captioned Applicant, 575 Pavonia, LLC in reference to the filing of its general development application for an Amended Final Major Site Plan Approval. In support of my client's application, please find enclosed the following documents:

- 1) Original Affidavit of Publication.

Please process accordingly. This application is scheduled to be heard by the Planning Board at the Virtual meeting on Tuesday, November 17, 2020 via Zoom.

Very truly yours,

*Charles J. Harrington / ga*

Charles J. Harrington, III

CJH/ga  
Enclosure

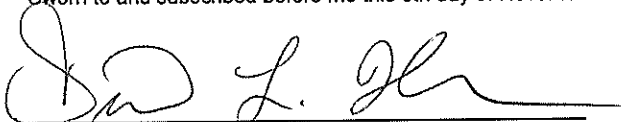
State of New Jersey,) ss  
County of Union)

Patrick Tintle, 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 11/06/2020



Principal Clerk of the Publisher

Sworn to and subscribed before me this 6th day of November 2020



Notary Public

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

**PUBLIC NOTICE**

This notice is being provided pursuant to N.J.S.A. 40:55D-12 to advise that an application has been filed by 575 Pavonia LLC with the Jersey City Planning Board for Final Major Site Plan Amendment Approval with a design waiver and a deviations pursuant to N.J.S.A. 40:55D-70(c) with regard to the property located at 532 Summit Avenue and 571, 573, 575 and 577 Pavonia Avenue, Jersey City, New Jersey, also known as the Jersey City Tax Maps as Block 9606, Lot 29.01 (formerly Lots 29, 32, 33, 34 and 35) ("Property"). The property is located within Zone 3 in the Journal Square 2060 Redevelopment Plan ("Redevelopment Plan") Area.

The Property is currently used as a commercial surface parking lot. The Applicant was previously approved (P19-131) to develop the Property with a twenty-five (25) story mixed use building with retail/restaurant/sidewalk cafe space on the first floor fronting along Summit Avenue, and office space, and 340 residential units on the upper floors.

The proposed amendments include the following:

- Material alterations on the façade
- Unit distribution changes to increase the number of 2 bedroom units (the overall unit count remains the same)
- The location of the dog run (the dog run was moved from the 2nd floor to the 25th floor amenity deck)
- Additional signage for the café and loading dock for improved wayfinding
- Increase in the bicycle storage from 171 bikes to 228 bikes
- A reduction in the overall height of the building by 15'
- Changes/updates to comply with the Planning Board conditions of approval.

As part of the application, the Applicant is seeking the following variances, deviations, exceptions and/or waivers from the Jersey City Land Development Ordinance ("JC LDO") and the Journal Square 2060 Redevelopment Plan.

Design Waivers and/or Deviations:

1. A design waiver for relief from Section III.A.18 of the Redevelopment Plan that all

storefront facades incorporate a minimum of 80% transparent glass (56% was previously approved, and 33.75% is now proposed).

Deviations:

1. A deviation for relief from Section IV.B to permit three (3) signs for the café/restaurant use.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on Tuesday, November 17, 2020 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:  
<https://us02web.zoom.us/j/83442410070>

Or iPhone one-tap:  
US: +13017158592,,83442410070#  
or +13126266799,,83442410070#

Or Telephone:  
US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID#: 834 4241 0070

International numbers available:  
<https://us02web.zoom.us/j/83442410070>

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](http://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. The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning>.

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](http://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@icnj.org](mailto:cityplanning@icnj.org).

By: Charles J. Harrington, III, Esq.  
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11/06/20

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