

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 04/23/2021

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 27th day of April 2021

Diana L. Hauser
Notary Public

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

PUBLIC NOTICE

JOURNAL SQUARE ESTATES LLC
3085 John F. Kennedy Boulevard
Block 6304, Lot 4
Jersey City, New Jersey

Please take notice that Journal Square Estates LLC has filed an application with the Jersey City Planning Board for Minor Subdivision approval with regard to the property located at 3085 John F. Kennedy Boulevard also designated as Block 6304, Lot 4 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is a 29,323 square foot which is located in Zone 4: Neighborhood Mixed Use of the Journal Square 2060 Redevelopment Plan ("Redevelopment Plan") area.

The Applicant is seeking approval to subdivide the existing lot into two, conforming (2) lots to facilitate the development of two (2) twelve (12) story mixed used building in a Phased Development. Phase 1 will consist of the development of two (2) twelve (12) story mixed use building consisting of 183 residential units with ground floor retail/commercial space and 36 parking spaces. Phase 2 will consist of 190 residential units with ground floor retail/commercial space and 36 parking spaces. The development will utilize the Corner Lot A Bonus as designated by the Redevelopment Plan. The property is currently vacant and a former commercial car dealership.

In conjunction with both the subdivision and the site plan approval, the Applicant does not request any particular deviations, variances, waivers or exemptions but does request any additional approvals, deviations permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as some 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 Tuesday, May 4, 2021 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/83783733643>

Call-in Number and Webinar ID#: +1 929 205 6099or +1 312 626 6799, and
Webinar ID: 837 8373 3643

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@icnj.org.

By: Charles J. Harrington, III, Esq.
Connell Foley LLP
Attorney for the Applicant
Journal Square Estates LLC
201-521-1000

04/23/21

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