

June 29, 2023

**SUBMITTED VIA TYLER SYSTEM ONLY**

Joey-ann Morales  
Jersey City Division of Planning  
1 Jackson Square, 2<sup>nd</sup> Floor  
Jersey City, NJ 07305

- and -

Tasha Miller  
Jersey City Division of Planning  
1 Jackson Square, 2<sup>nd</sup> Floor  
Jersey City, NJ 07305

**Re: Application for Preliminary and Final Major Site Plan Approval**

**Property: 12<sup>th</sup> Street Right-of-Way  
Between Provost St., Barnum St. & Newport Pkwy.  
Jersey City, New Jersey**

**Applicant: The Fourteen Florence Street Corporation**

**Our File No. 15994/141701**

Dear Ms. Morales & Ms. Miller:

Please be advised that this office represents The Fourteen Florence Street Corporation (“Applicant”). The Applicant is the owner of the adjacent property known as 560 & 580 Marin Boulevard and 130-150 12<sup>th</sup> Street, Block 8901, Lots 1 & 2 and Block 7201, Lot 1, Jersey City, New Jersey, previously granted an extension of its Preliminary and Final Major Site Plan approval by resolution adopted on September 28, 2021 in Case No. P21-054. The subject property is known as the 12<sup>th</sup> Street right-of-way, between Provost Street, Barnum Street and Newport Parkway, Jersey City, New Jersey (“Property”). The Applicant has acquired / will be acquiring permanent easements to the Property from the current owners the City of Jersey City and the Port Authority of N.Y. and N.J.

The Property is currently used as the right-of-way for 12<sup>th</sup> Street. The Applicant is proposing to construct a pedestrian walkway/promenade.

Please allow this letter and its attachments to serve as a request for Preliminary and Final Major Site Plan approval.

In connection with the Project, the Applicant requests the Planning Board grant any additional approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed for the Project (as same may be amended or revised from time to time without further notice) or that are determined to be necessary during the review and processing of this Application.

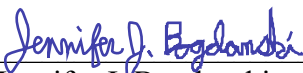
Please find attached the following as a supplement to the above-referenced requests:

1. City of Jersey City General Development Application (“GDA”)
2. 10% Ownership Disclosure Statement Form
3. Affidavit of Submission
4. Plans (including Landscape Plans) prepared by Dresdner Robin, dated 6/14/23
5. Sample Public Notice for Hearing
6. List of Owners within 200ft of the Property

Please note that outstanding application documents will be filed by separate submission(s).

If you have any questions regarding this Application, please do not hesitate to contact me.

Very truly yours,

  
\_\_\_\_\_  
Jennifer J. Bogdanski

Encls.