

----- LAW OFFICES -----  
**DECOTIIS**  
DeCotiis, FitzPatrick, Cole & Giblin, LLP  
61 SOUTH PARAMUS ROAD, SUITE 250  
PARAMUS, NEW JERSEY 07652

NEW JERSEY  
NEW YORK

GREGORY K. ASADURIAN, ESQ.  
GASADURIAN@DECOTIISLAW.COM  
201.347.2112

---

TELEPHONE: (201) 928-1100  
TELEFAX: (201) 928-0588  
[WWW.DECOTIISLAW.COM](http://WWW.DECOTIISLAW.COM)

February 29, 2024

Cameron Chester Black, PP, AICP  
Department of Housing, Economic Development, & Commerce  
Division of City Planning  
1 Jackson Square  
Jersey City, NJ 07305

**Re: Case: P23-052**  
**416 Hoboken Avenue, LLC**  
**414-432 Hoboken Avenue**  
**B 6701, L 6-12**

Dear Mr. Black:

This firm represents the applicant 416 Hoboken Avenue, LLC (the "Applicant") in this matter. Applicant obtained Preliminary and Final Major Site Plan Approval and Deviations (the "Approval") for property located at 414-432 Hoboken Avenue and identified as Block 6701, Lots 6-12 on the tax maps of the City of Jersey City (the "Property") from the Planning Board of the City of Jersey City (the "Planning Board") on February 18, 2020, as set forth in Planning Board Resolution No. P19-143 adopted on April 27, 2020. A copy of the resolution is enclosed.

On March 22, 2022, the Applicant appeared before the Planning Board to request a One (1) year extension for the Approval in connection with the Property, which was granted. The Board memorialized its grant of the one-year extension to April 25, 2023 by way of resolution, a copy of which is also enclosed.

A second one-year extension was granted on April 25, 2023, which extended the Approval to April 27, 2024. A copy of the resolution is attached.

Applicant hereby requests a third one-year extension of the Approvals to April 27, 2025, as it recently received the demolition permit after months of delays.

Please place this matter on the Board's agenda and confirm as to when the request will be scheduled for consideration by the Board.

Thank you in anticipation of your cooperation.

Very truly yours,

**DeCotiis, FitzPatrick, Cole & Giblin, LLP**

*Gregory K. Asadurian, Esq.*

Gregory K. Asadurian

GKA/  
Enclosures

Cc: Client