

July 20, 2021

VIA E-MAIL ONLY

Tanya Marione
Director
Division of City Planning
City of Jersey City
City Hall Annex
1 Jackson Square aka 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: Planning Board Application – Final and Preliminary Site Plan Approval
165 Ocean Avenue - Block 29305, Lots 18 & 19
(the “Property”)**

Dear Tanya:

This firm represents 165 Ocean Ave RE Associates, LLC, the property owner and applicant (the “Applicant”) for the above referenced property and is hereby submitting the enclosed development application to the Jersey City Planning Board digitally unless noted otherwise.

The Applicant is requesting preliminary and final major site plan approval for the Property.

Enclosed please find one original/copy of each of the following:

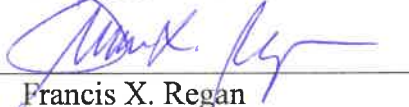
- General Development Application and other required forms;
- Preliminary and Final Site Plan and Deviation Checklist;
- Statement of Principal Points;
- Color photograph of property;
- Certification of taxes paid for property;
- 200 foot property owner list from City Tax Assessor;
- Property survey prepared by Teunisen Surveying & Planning;
- Site Plans prepared by L2A Land Design;
- Stormwater Report prepared by L2A Land Design;

- Architectural Plans prepared by Zen Architecture & Engineering;
- Traffic Impact Study prepared by Dolan and Dean Consulting Engineers; and
- Check in the amount of \$150.00 representing the initial filing fee for the application to be submitted by mail.

We look forward to the completeness review of the application. Please feel free to contact me if you have any questions. Thanks.

Very truly yours,
DeCotiis, FitzPatrick, Cole & Giblin, LLP

By: _____


Francis X. Regan

Enclosures

Cc: Dr. Michael Skolnick
Michael Dipple, PE, L2A Land Design
Matt Ward, Supervising Planner, City Planning
Joey-Ann Morales, City Planning
Tasha Miller, City Planning

HOLD TO LIGHT TO VIEW BLUE WATERMARK IN PAPER. HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED.

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DECOTIIS, FITZPATRICK, COLE & GIBLIN, LLP

ATTORNEY BUSINESS ACCOUNT
61 SOUTH PARAMUS ROAD, STE. 250
PARAMUS, NJ 07652-1236



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05/10/2021

PAY TO THE
ORDER OF

City of Jersey City

\$

*****150.00

DOLLARS

*****One Hundred Fifty and 00/100 Dollars

City of Jersey City
Office of the City Clerk
280 Grove Street, City Hall
Jersey City, NJ 07302



[Signature]
AUTHORIZED SIGNATURE

Security features. Details on back.

MEMO

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DECOTIIS, FITZPATRICK, COLE & GIBLIN, LLP
ATTORNEY BUSINESS ACCOUNT

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Jersey City

3094

05/10/21

INV. #	REF. #	DATE	DESCRIPTION	AMOUNT
FXR051021	246273	05-10-21	20-027.1	150.00
TOTAL				\$150.00