

12 January 2022

**Via Email:** [CityPlanning@jcnj.org](mailto:CityPlanning@jcnj.org)

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

**RE: Preliminary and Final Major Site Plan with Variance Application  
Daylight (EWR) Transport Facility Redevelopment  
City of Jersey City, Hudson County, New Jersey  
Langan Project No.: 220112307**

To Whom it May Concern:

On behalf of the applicant, 651 Tonnele Avenue LLC, enclosed please find the electronic land development application package for preliminary and final site plan with variances for the above-referenced site.

The project site is the existing Daylight Transport facility and adjacent parcels located along Tonnele Avenue in the City of Jersey City, Hudson County, New Jersey. The property located along Tonnele Avenue and is currently identified as tax Block 1901, Lots 1-19 and Block 1101, Lots 1-9. The project includes the demolition of the existing terminal building and adjacent auto repair shop for the development of 53,072 SF GFA of terminal building, office, guard house and garage with associated infrastructure to support the new development.

Please note that the applicant, 651 Tonnele Avenue, LLC, is the contract purchaser from Jersey City 577, LLC and from New Jersey Terminal, LLC as to the lands owned by those two entities (which are affiliates of the applicant). As to Bleecker Street, 651 Tonnele Avenue, LLC, has bare legal title to the road bed of Bleecker Street, subject to the public easement to the City of Jersey City for road and sidewalk purposes. 651 Tonnele Avenue has such bare legal title because it is the owner of the lands on either side of Bleecker Street. See *New Jersey Payphone Association, Inc. v. Town of West New York*, 130 F.Supp. 631, 638 (D.N.J. 2001); *Bechefsky v. City of Newark*, 59 N.J.Super. 487, 492 (App. Div. 1960). The applicant has applied to the City Council of the City of Jersey City for a vacation of the public right of way easement. If the vacation is not approved by the time of the Planning Board hearing, the applicant will accept a condition of approval requiring the vacation.

In support of the application, this submission includes the following for your review and consideration:

- Once copy (1) of the City of Jersey City General Development Application (GDA)
- Affidavit of Submission;
- Affidavit of Ownership;
- Affidavit of Performance;
- 10% Ownership Disclosure Form;
- Demolition Determination Memo/ Determination of Significance Memo;
- Copy of the request for certificates of tax, payroll, & water bills paid;
- Copy of the request for the certified list of property owners within 200 feet;
- Sample Notice;

- Application Checklist;
- One (1) copy of "Preliminary and Final Major Site Plan for Daylight (EWR) Transport Facility Redevelopment", as prepared by Langan, dated 12 January 2022;
- One (1) copy of the architectural design development package as prepared by RGA Architects, Inc, dated 12 January 2022;
- One (1) copy of the "Stormwater Management Report Daylight (EWR) Transport Facility Redevelopment", as prepared by Langan, dated 12 January 2022;
- One (1) copy of the "Traffic Impact Study", as prepared by Langan, dated 12 January 2022; and
- A check in the amount of \$150.00 for the initial deposit of the application to be provided under separate cover.

We respectfully request that you review the enclosed information. If you should have any questions or require additional information, please do not hesitate to contact me at (215) 845-8900.

Sincerely,

**Langan Engineering and Environmental Services, Inc.**



Brian M. Conlon, P.E., LEED AP,  
Senior Associate / Vice President

cc: Greg Steele, Daylight  
Sean Scholey  
Robert Cavanaugh, Waters, McPherson, McNeill, P.C.  
E. Neil Zimmermann, Waters, McPherson, McNeill, P.C.  
Caryn Barnes, Langan  
Craig Jacobson, RGA Architects, Inc

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