

651 Tonnele Avenue, LLC (Redeveloper and Applicant)
C/O Whittier Trust Company
1600 Huntington Drive
South Pasadena, CA 91030

January 12, 2022

City of Jersey City
DIVISION OF CITY PLANNING
1 Jackson Square, 2nd Floor
Jersey City, NJ 07305

RE: Daylight Transport, Service Center
Tonnele Avenue, Jersey City, NJ
DEMOLITION DETERMINATION MEMO
DETERMINATION OF SIGNIFICANCE MEMO

On the Property consisting of:

Block 1901, Lot 1
Block 1901, Lots 2 and 3
Block 1901, Lots 4 through 19
Block 1101, Lots 2 through 9

Whose Building Physical Addresses are:

577 Tonnele Avenue, Jersey City, NJ 07307
611 Tonnele Avenue, Jersey City, NJ 07307
689 Tonnele Avenue, Jersey City, NJ 07307 (two buildings at this address)

To: City of Jersey City – DIVISION OF CITY PLANNING

The purpose of this Demolition Determination Memo and Determination of Significance Memo is to provide a high-level overview of the proposed new Service Center Facility build by Daylight Transport at 651 Tonnele Avenue, Jersey City, New Jersey 07307. Moreover, how existing buildings on the Property will be removed and replaced by a single Service Center facility located in a north-south orientation.

Overall, there are four (4) existing buildings on the Property described above, both as to legal description and physical addresses. Three (3) building are presently vacated (at the writing of this Memo), and one is fully operational, the existing Daylight Transport Service Center, located at 611 Tonnele Avenue, Jersey City, New Jersey 07307.

Daylight Transport seeks Site Plan Approval, clearing and grading permits followed by Building Permits for a phased construction project for a new Service Center build. To do so, all existing buildings on the Property will require removal as follows:

A first phase construction effort will consist of extensive site preparation, encompassing approximately 2/3 of the northern portion of the Property, removing two (2) buildings at 689 Tonnele Avenue, Jersey City, NJ 07307, formerly known as Dubow's Auto Mall, Dubow Service, and Dubow's Auto Body.

The former Dubow's facility at 689 Tonnele Avenue, Jersey City, NJ 07307. The below image is of the northern of two buildings at this address.



The Dubow's Auto Body building is the southern of two buildings at 689 Tonnele Avenue, Jersey City, NJ 07307



When sixty (60) doors of the future Daylight Transport Service Center facility are completed, the second construction phase will begin with the removal of the existing Daylight Transport Service Center located at 611 Tonnele Avenue, Jersey City, NJ 07307. After removal of the 611 Tonnele Avenue Building, the balance of the New Facility will be constructed for a total of 100 doors and a two-story Office Building at the southerly portion of the Service Center.



The last building to be removed as a part of construction phase two will be the abandoned building at 577 Tonnele, Jersey City, New Jersey 07307, to accommodate the future Daylight Transport employee parking area.



Below is an image/aerial of the overall existing Property today to include the buildings proposed to be removed to make way for the future Daylight Transport Service Center.



Please note, the existing buildings are commercial/industrial in nature. Their origins regarding original construction date, architect of record and prior uses are not known at this time. If such supplemental information is helpful in evaluating, we can seek tax records that may assist in knowing when the existing buildings were placed in service.

We appreciate the opportunity to share with the City of Jersey City our vision, goals and dreams for the future Daylight Transport, Service Center – New Build at 651 Tonnele Avenue, Jersey City, NJ 07307. We look forward to working with the City of Jersey City and the DIVISION OF PLANNING as we work together on this exciting New Build facility at 651 Tonnele Avenue.

Respectfully submitted

651 Tonnele Avenue, LLC

Sean Scholey

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Owner Representative

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