

Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

Allyson M. Kasetta
Of Counsel

February 2, 2023

Via Email

Tanya Marione, Director
Division of City Planning
1 Jackson Square
Jersey City, New Jersey 07305

**Re: Case No. P23-014
78 Bishop Street JC LLC
Preliminary and Final Major Site Plan with relief for deviations
78 Bishop Street, Block 15042, Lot 5, Jersey City, New Jersey (the
"Property")**

Dear Ms. Marione:

This office represents 78 Bishop Street JC, LLC (the "Applicant") with respect to the above matter. We understand the application was intended to be scheduled for a public hearing before the Planning Board on February 7, 2023, but will now be carried to February 21, 2023.

Please find attached the following:

1. The Affidavit of Proof of Mailing/Service with stamped mailing list attached;
2. The certified list of property owners dated December 16, 2022;
3. The affidavit of publication for Applicant's legal ad;
4. The public notice to property owners;
5. The Zoning Determination Letter issued by the Zoning Officer on January 26, 2023;
6. An updated Statement of Principal Points; and
7. A copy of our letter dated February 1, 2023 transmitting the General Development Application, plans, and supporting documents to the additional Review Agents as set forth in the GDA Procedures and Instructions for 2023.

We would appreciate it if the Planning Board would adjourn this application on the record during the February 7, 2023 meeting with the Applicant's notices preserved.

Tanya Marione, Director
February 2, 2023
Page 2

Thank you for your assistance in this matter.

Very truly yours,

Allyson M. Kasetta

Allyson M. Kasetta

cc: Joey-Ann Morales, Application Intake Specialist
Charles J. Harrington, III, Esq.

AFFIDAVIT OF PROOF OF SERVICE/MAILING

STATE OF NEW JERSEY)

) ss:

COUNTY OF HUDSON)

ALLYSON M. KASSETTA, ESQ., of full age, being duly sworn according to law on his oath, deposes, and says that his office is located at Harborside 5, 185 Hudson Street, Suite 2510, in the City of Jersey City, in the County of Hudson, and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Planning Board of the City of Jersey City and related to premises located at:

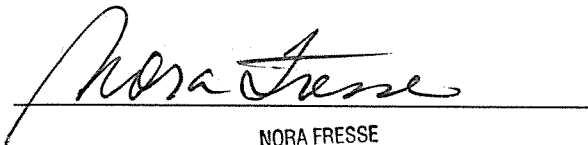
**78 Bishop Street
Jersey City, New Jersey
Block 15042, Lot 5**

and on January 26, 2023 he gave written notice of the hearing on this application to each and all of the persons upon whom service must be provided, in the required form and according to the attached lists, and in the manner indicated thereon.



Allyson M. Kasetta, Esq.
Attorney for the Applicant,
78 Bishop Street JC, LLC

Sworn to and subscribed before me this
____ day of February 2, 2023



NORA FRESSE
Notary Public - State of New Jersey
Commission #2205417
Expires 10/22/2027



Firm Mailing Book For Accountable Mail

Check type of mail or service

Charles J. Harrington, III, Esq.
CONNELL FOLEY LLP
185 HUDSON STREET
HARBORSIDE 5, SUITE 2510,
JERSEY CITY, NJ 07311

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

USPS Tracking/Article Number

773 CORNELISON AVE., LLC
1500 WEST BLANCHE ST.
LINDEN, NJ 07036

7022 0410 0002 1109 9446

FABRIC CHEMICAL CORP.
61-63 CORNELISON AVE.
JERSEY CITY, N.J. 07304

2022 0410 0002 1109 9453

JERSEY CITY REDEVELOPMENT AGENCY
66 YORK ST.
JERSEY CITY, NJ 07302

2022 0410 0002 1109 9460

FOURTEEN FLORENCE ST. REALTY CORP.
580 MARIN BLVD.
JERSEY CITY, N J 07302

7022 0430 0002 1109 9477

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
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Postmaster, Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 2)

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PSN 7530-02-000-9098



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Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt) Postmark with Date of Receipt.	
Charles J. Harrington, III, Esq. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail			
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	
1.	7022 0410 0002 1109 9484	ATRIMEC REALTY CORP. 75 FAIRMOUNT AVE. JERSEY CITY, NJ 07304		4.75	
2.					
3.					
4.	7022 0410 0002 1109 9491	BISHOP-JOHNSTON, LLC 302 MAIN STREET PATERSON, NJ 07505			
5.					
6.	7022 0410 0002 1109 9507	BISHOP-JOHNSTON, LLC 302 MAIN STREET PATERSON, NJ 07505			
7.					
8.	7022 0410 0002 1109 9514	RICCIO HOLDINGS LLC P.O. BOX 858 BAYONNE, NJ 07002			
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)		78 Bishop Street JC, LLC - 78 Bishop Street, Block 15402; Lot 5 Matter No. 139616	
4					



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USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. Charles J. Harrington, III, Esq. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311		MECCA REALTY PROPERTIES, INC 580 MARIN BLVD. JERSEY CITY, NJ 07302		7022 0410 0002 1109 9569	4.75											
2.																
3. 18 ASH STREET REALTY, L.L.C. 44-46 STATE ST JERSEY CITY, N.J. 07304																
4.																
5. JACOBSON, A. & SZYMANSKY, S/AS TRUSTEES 49-59 CORNELISON AVE JERSEY CITY, NJ 07302																
6.																
7. JACOBSON, A. & SZYMANSKY, S/AS TRUSTEES 49-59 CORNELISON AVE. JERSEY CITY, NJ 07304																
8.																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster (Print name of receiving employee)		78 Bishop Street JC, LLC - 78 Bishop Street, Block 15402; Lot 5 Matter No. 139616										



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USPS Tracking/Article Number	Adressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Charles J. Harrington, III, Esq. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311	7022 0410 0002 1109 9606	P.S.E. & G. 80 PARK PLAZA NEWARK, NEW JERSEY 07102	4.75										
2.														
3.														
4.	COMCAST CABLEVISION 2121 KENNEDY BLVD. JERSEY CITY, NJ 07305	7022 0410 0002 1109 9613												
5.														
6.	UNITED WATER COMPANY 200 HOOK ROAD HARRINGTON PARK, NJ 07640	7022 0410 0002 1109 9620												
7.														
8.	JERSEY CITY M.U.A. 555 ROUTE 440 JERSEY CITY, NEW JERSEY 07305	7022 0410 0002 1109 9637												



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1. Charles J. Harrington, III, Esq. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311		7022 0410 0002 1109 9644		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		4.75	
2. VERIZON TELEPHONE 540 BROAD STREET NEWARK, NEW JERSEY 07102				<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery			
3. N.J. DEPT. OF TRANSPORTATION 1035 PARKWAY AVE. TRENTON, NJ 08625							
4. 7022 0410 0002 1109 9651							
5. N J TURNPIKE AUTHORITY 581 MAIN ST. BOX 5042 WOODBIDGE, NJ 07095							
6. 7022 0410 0002 1109 9668							
7. HUDSON COUNTY CLERK HUDSON COUNTY PLAZA 257 CORNELISON AVENUE 4th FL. JERSEY CITY, NJ 07302							
8. 7022 0410 0002 1109 9675							
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PSN 7530-02-000-9098



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USPS Tracking/Article Number	Address (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. Charles J. Harrington, III, Esq. CONNELL FOLEY LLP 185 HUDSON STREET HARBORSIDE 5, SUITE 2510, JERSEY CITY, NJ 07311	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail													
2. HUDSON COUNTY PLANNING BOARD CLERK DIVISION OF CITY PLANNING BERGEN SQUARE CENTER 830 BERGEN AVENUE, SUITE 6A JERSEY CITY, N.J. 07306		7022 0410 0002 1109 9662	4.75											
3. Suez Water 25 Troy Street Jersey City, NJ 07307														
4. COMMISSIONER OF TRANSPORTATION NEW JERSEY DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE P.O. BOX 600 TRENTON, NJ 08625		7022 0410 0002 1109 9699												
5. 7022 0410 0002 1109 9705														
6. 7022 0410 0002 1109 9705														
7. 7022 0410 0002 1109 9705														
8. 7022 0410 0002 1109 9705														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												
4		78 Bishop Street JC, LLC - 78 Bishop Street, Block 15402; Lot 5 Matter No. 139616												

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CITY OF JERSEY CITY

Office of the City Assessor
City Hall Annex
364 M.L. King Drive, 3rd Floor
Jersey City, New Jersey 07305
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

December 16, 2022

PROPERTY LOCATION OF APPLICATION: 78 Bishop Street

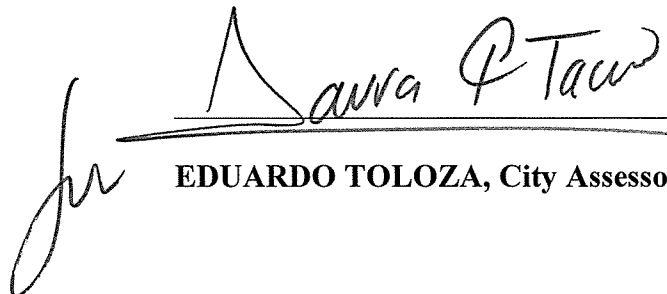
BLOCK(S): 15402 LOT(S): 5

**NAME OF APPLICANT: Charles J. Harrington, III, Esq.
c/o Connell Foley, LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311-4029**

APPLICANT'S TELEPHONE #: (201) 521-1000

Pursuant to your request, attached herewith is a list of properties located within 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected in the most recent Assessor's Tax List.

C E R T I F I E D


EDUARDO TOLOZA, City Assessor

Also be advised that the following companies must be notified:

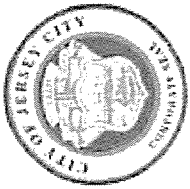
P.S.E.& G.
COMCAST CABLEVISION
UNITED WATER COMPANY
JERSEY CITY M.U.A.
VERIZON TELEPHONE

80 PARK PLAZA, NEWARK, NEW JERSEY 07102
2121 KENNEDY BLVD., JERSEY CITY, NJ 07305
200 HOOK ROAD, HARRINGTON PARK, NJ 07640
555 ROUTE 440, JERSEY CITY, NEW JERSEY 07305
540 BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 15402 - Lot 5

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 78 Bishop Street

Date: December 16, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
15304	13		73 CORNELISON AVE.	73 CORNELISON AVE., LLC	1500 WEST BLANCHE ST.	LINDEN, NJ	07036
15304	14		61-63 CORNELISON AVE	FABRIC CHEMICAL CORP.	61-63 CORNELISON AVE.	JERSEY CITY, N.J.	07304
15401	1		550 JOHNSTON AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.	JERSEY CITY, NJ	07302
15401	3		532 JOHNSTON AVE.	FOURTEEN FLORENCE ST. REALTY CORP.	580 MARIN BLVD.	JERSEY CITY, N J	07302
15401	4		75 FAIRMOUNT AVE.	ATRIMEC REALTY CORP.	75 FAIRMOUNT AVE.	JERSEY CITY, NJ	07304
15402	1		545-9 JOHNSTON AVE.	BISHOP-JOHNSTON, LLC	302 MAIN STREET	PATERSON, NJ	07505
15402	2		537-543 JOHNSTON AVE	BISHOP-JOHNSTON, LLC	302 MAIN STREET	PATERSON, NJ	07505
15402	3		72-76 BISHOP ST.	RICCIO HOLDINGS LLC	P.O. BOX 858	BAYONNE, NJ	07002
15402	6		88-94 BISHOP ST.	BISHOP-JOHNSTON, LLC	302 MAIN STREET	PATERSON, NJ	07505
15403	1		75 BISHOP ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, N.J.	07302
15403	2		69-71 BISHOP ST.	KO & CHIANG HOLDING CO. L.L.C.	61-69 BISHOP STREET	JERSEY CITY, N.J.	07304
15403	3		61-67 BISHOP ST.	KO & CHIANG HOLDING CO. L.L.C.	61-69 BISHOP STREET	JERSEY CITY, N.J.	07304
15403	4		59 BISHOP ST.	MECCA REALTY PROPERTIES, INC	580 MARIN BLVD.	JERSEY CITY, N J	07302
15403	29		46 STATE ST.	18 ASH STREET REALTY, L.L.C.	44-46 STATE ST	JERSEY CITY, N.J.	07304
17102	12		53-59 CORNELISON AVE.	JACOBSON, A. & SZYMANSKY, S/AS TRUSTEES	49-59 CORNELISON AVE	JERSEY CITY, NJ	07302
17102	13		49-51 CORNELISON AVE.	JACOBSON, A. & SZYMANSKY, S/AS TRUSTEES	49-59 CORNELISON AVE.	JERSEY CITY, NJ	07304

State of New Jersey,) ss

County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):

Jersey Journal 01/27/2023

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 27th day of January 2023

Diana L. Hauser

Notary Public

DIANA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50136252
My Commission Expires 09/08/2025

NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
78 BISHOP STREET,
JERSEY CITY, NEW JERSEY,
ALSO IDENTIFIED AS
BLOCK 15042, LOT 5

PLEASE TAKE NOTICE that an application has been filed by 78 BISHOP STREET JC, LLC (the "Applicant") with the Jersey City Planning Board ("Board") for a Preliminary and Final Major Site Plan with "c" deviations pursuant to N.J.S.A. 40:55D-70(c) (front, side, and rear yard setbacks and parking) for the property located at 78 Bishop Street, Jersey City, New Jersey and described on the Tax Map of the City of Jersey City as Block 15042, Lot 5 (the "Property"). The Property is located within the Industrial Zone of the Morris Canal Redevelopment Plan (the "Redevelopment Plan") area, and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO").

The Property is a 10,228.47 square foot lot that is currently undeveloped. The purpose of the application is to construct a new one (1) story light industrial facility (the "Project").

As part of the application, the Applicant is requesting that the Board grant the following deviations, variances, waivers, and/or exceptions from the Redevelopment Plan and/or the JC LDO pursuant to N.J.S.A. 40:55D-70:

1. A deviation to permit relief from the minimum required front yard setback;
2. A deviation to permit relief from the minimum required side yard setback;
3. A deviation to permit relief from the minimum required rear yard setback;
4. A deviation to permit relief from the minimum parking requirements; and
5. Any additional approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on February 7, 2023 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:
Please click the link below to join the webinar:
<https://us02web.zoom.us/j/86162443723>

Call-in Number and Webinar ID#: Or One tap mobile:
US: +1 929 205 6099, 86162443723# or +1 301 715 8592, 86162443723#
Or Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000
Webinar ID: 861 6244 3723
International numbers available:
<https://us02web.zoom.us/j/86162443723>

PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov. The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act. The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning>.

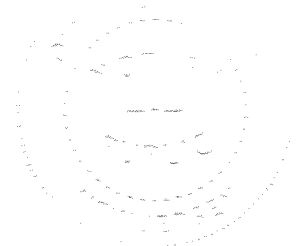
MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at jerseycitynj.gov/planning. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Planning Board Secretary for assistance at the phone number or e-mail listed below.

ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@icni.org.

By: Charles J. Harrington, III, Esq./
Allyson M. Kasetta, Esq.
Connell Foley LLP
Attorney for the Applicant
78 BISHOP STREET JC, LLC
(201) 521-1000

01/27/23

\$115.52





A TRADITION OF LEGAL EXCELLENCE SINCE 1938

Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

Charles J. Harrington, III
Partner
CHarrington@connellfoley.com

January 26, 2023

NOTICE OF HEARING

RE: Applicant: 78 Bishop Street JC, LLC
Property Address: 78 Bishop Street, Jersey City, New Jersey
Block 15042, Lot 5

Dear Property Owner:

Please take notice that an application has been filed by 78 BISHOP STREET JC, LLC (the "Applicant") with the Jersey City Planning Board ("Board") for a Preliminary and Final Major Site Plan with "c" deviations pursuant to N.J.S.A. 40:55D-70(c) (front, side, and rear yard setbacks and parking) for the property located at 78 Bishop Street, Jersey City, New Jersey and described on the Tax Map of the City of Jersey City as Block 15042, Lot 5 (the "Property"). The Property is located within the Industrial Zone of the Morris Canal Redevelopment Plan (the "Redevelopment Plan") area, and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO").

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2. A deviation to permit relief from the minimum required side yard setback;
3. A deviation to permit relief from the minimum required rear yard setback;
4. A deviation to permit relief from the minimum parking requirements; and
5. Any additional approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on February 7, 2023 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Roseland

Jersey City

Newark

New York

Cherry Hill

Philadelphia

www.connellfoley.com

Zoom link to join meeting:	Please click the link below to join the webinar: https://us02web.zoom.us/j/86162443723
Call-in Number and Webinar ID#:	Or One tap mobile: US: +19292056099,,86162443723# or +13017158592,,86162443723# Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 Webinar ID: 861 6244 3723 International numbers available: https://us02web.zoom.us/j/kw4gbdjcK

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ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@icnj.org.

Very truly yours,

/s/ Charles J. Harrington, III

Charles J. Harrington, III
Attorney for Applicant



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

Division of Zoning
Nick Taylor, Zoning Officer
One Jackson Square
Jersey City, New Jersey 07305
Telephone (201) 547-4832

Steven M. Fulop, Mayor
City of Jersey City

January 26, 2023

Charles J. Harrington, III
Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, N.J. 07311

Re: 78 Bishop Street
Block # 15402 Lot # 5
119.62X88
Prop.2S-Whs-O
Zone: Morris Canal Redevelopment Plan

Dear Mr. Harrington,

Your proposed construction of a one (1) story light industrial facility at the above address, located in the Industrial section of the Morris Canal Redevelopment Plan area, will require Planning Board approval with all deviations deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07305 Tel. 201-547-5010.

If I can be of further assistance, please contact this office.

Respectfully Yours,

Nick Taylor
Zoning Officer

NT/sp

Statement of Principal Points
78 Bishop Street (Block 15402, Lot 5)
Jersey City, Hudson County, New Jersey

An application has been filed for the above noted property with the Jersey City Planning Board, approval of bulk deviations for minimum front yard setback, minimum side yard setback, minimum rear yard setback, and minimum off-street parking, pursuant to the Morris Canal Redevelopment Plan and N.J.S.A. 40:55D-70.c.

The subject property at 78 Bishop Street is identified as Lot 5 on Block 15402 and is located on the north side of Bishop Street with Grand Street to the east and Cornelison Avenue to the west. The subject property has lot size of 10,228 square feet (0.23 acres) with approximately 120 feet of frontage along Bishop Street and an approximate lot depth of 88 feet. Currently, the subject property is vacant with chain link fencing surrounding the entire property. The subject property is located in the Industrial – Light Industry (“I”) District of the Morris Canal Redevelopment Plan (“Redevelopment Plan”).

The purpose of this project is to construct a 1-story building for light industrial use. The proposed building will have a 9,498-square-foot building footprint, providing two 800-square-foot offices on opposite ends, and two 3,738-square-foot garage areas for the proposed light industrial use. The proposed garage areas will provide 3 parking spaces each for a total of 6 off-street parking spaces. Approximately 360 square feet of landscaping is proposed in the rear yard. The project proposes new concrete sidewalk along the frontage of the subject property, as well as three new street trees in accordance with the Jersey City Forestry Standards.

Adjacent to the north is an industrial property at 537-543 Johnston Avenue (Block 15402, Lot 2). Adjacent to the north and east is 72-76 Bishop Street (Block 15402, Lot 3) which is improved with a surface parking lot for charter buses, school buses, vans, trucks, and taxis (*Kennedy One Corp. and Ocean View Logistics, LLC*). Adjacent to the west is a 1-story industrial building at 88-94 Bishop Street (Block 15402, Lot 6). Across Bishop Street to the south is the Jersey City Police Central Communications building at 75 Bishop Street (Block 15403, Lot 1).

The requested bulk deviations for minimum front yard setback, minimum side yard setback, minimum rear yard setback, and minimum number of off-street parking spaces, can be granted pursuant to N.J.S.A. 40:55D-70.c.(2), *wherein the benefits of the proposed project would outweigh any detriments and the purposes of land use planning are advanced.*

Minimum Front Yard Setback: The project proposes a zero-foot front yard setback, where a minimum setback of 10 feet is required. The project proposes a setback that is appropriate for the proposed building and is in character with other industrial buildings in the surrounding area. The project proposes two garage entries from Bishop Street. The proposed zero-foot front setback will eliminate the need for driveways in the front yard, providing a streetscape which will match the character of the adjacent property where no driveway exists.

Minimum Side Yard Setback: The project proposes a side yard setback of approximately 2 inches from the east side property line and a zero-foot setback from the west side property line, where a minimum side yard setback of 10 feet from each side is required. The proposed setbacks are consistent with the setback of the property to the west and there are no windows on the adjacent properties facing the proposed building on the subject property. The project proposes a 6-foot-high privacy fence along the sides and rear of the property. The adjacent property to the east has fencing and shrubbery along the side property line.

Minimum Rear Yard Setback: The project proposes a zero-foot rear yard setback, where a minimum setback of 30 feet is required. The rear yard setback increases from zero to 8 feet, and then to 10 feet where the rear lot line is staggered. There are no windows on the adjacent properties facing the proposed building on the subject property. The project proposes a partial rear yard setback appropriate for the subject property and existing adjacent industrial properties, providing adequate light and air to the adjacent properties. Where the rear yard setback increases to 8 feet, approximately 360 square feet of landscaping is proposed. The project also proposes a 6-foot-high privacy fence along the sides and rear of the property.

Minimum Off-Street Parking (Light Industrial Use): The project proposes 6 off-street parking spaces, where 12 parking spaces are required for the proposed uses. Off-street parking and loading requirements are regulated per X.A. of the Redevelopment Plan (page 16), where a minimum of 1 space per 750 square feet of gross floor area for industrial use is required. A total area of 7,476 square feet is proposed for light industrial use which yields a required 10 parking spaces. There are two (2) parking spaces proposed within each light industrial garage area, for a total of four (4) parking spaces for the industrial uses proposed. Per X.C. of the Redevelopment Plan, the minimum parking requirement for office use is 1 space per 1,000 square feet of gross floor area of office use. The project proposes a total of 1,600 square feet of office space which yields a requirement 2 off-street parking spaces. The project will comply with this requirement, providing a total of 2 parking spaces for the office use.

The Industrial (I) District per the Jersey City Land Development Ordinance (JCLDO), section §345-50.E.1-2., identifies parking standards per specific uses. Manufacturing, assembly, printing, packaging uses are required to provide 1 space per 3,000 square feet of gross floor area. For comparison purposes, when this requirement is applied to the proposed project (7,476 square feet of light industrial use), 3 parking spaces are required. Additionally, in the I District, warehousing, wholesaling and distribution uses are required to provide 1 space per 5,000 square feet of gross floor area. Similarly, for comparison purposes, when this requirement is applied to the proposed project (7,476 square feet of light industrial use), 2 parking spaces are required. The project is proposing an industrial use with 4 parking spaces, which per the JCLDO requirements, would comply. The future office employees will have appropriate off-street parking and the proposed spaces for the light industrial space will be sufficient along with the availability of on-street parking along Bishop Street. Bishop Street provides on-street

parking which will be able to support the parking when required for the light industrial use. The surrounding uses provide on-site parking lots, which reduces the utilization and demand for on-street parking for those uses.

Purposes of the Municipal Land Use Law (MLUL): The project will advance the purposes of the MLUL, specifically: The proposed project will provide on-site stormwater detention and will secure safety from flood and other natural and man-made disasters per N.J.S.A. 40:55D-2.b. The proposed building height is consistent with the adjacent building and the proposed front, side, and rear yard setbacks are consistent and appropriate for the existing property and area to provide adequate light, air and open space to adjacent properties consistent with N.J.S.A. 40:55D-2.c. The project will provide improvements to the streetscape including new concrete sidewalk and three new street trees, promoting a desirable visual environment through creative development techniques and good civic design and arrangement per N.J.S.A. 40:55D-2.i.

Negative Criteria: Granting the requested deviations will not result in a substantial detriment to the general welfare. The project proposes a light industrial use which is appropriate for this industrial area. The subject property is currently vacant, and the proposed project will provide a building of similar scale to the existing buildings in the surrounding area. The project will provide new concrete sidewalk along the frontage of the subject property, as well as three new street trees in accordance with the Jersey City Forestry Standards.

Granting the requested deviations will likewise not result in a substantial impairment to the Redevelopment Plan, zone plan, and zoning ordinance. The project proposes uses, building height, and parking that are compliant and consist with the I District and surrounding area. The purpose of the I District is *“to create aesthetically pleasing, buffered, screened and landscaped areas for light industry and other establishments that are non-polluting, and which provide a high number of jobs and contribute to municipal property tax revenues.”* The project proposes a rear yard landscaped area and a 6-foot-high privacy fence along the side and rear property lines. Additionally, the project proposes building materials to include red-brown brick, light gray brick, and dark gray brick, which is compliant with the required building materials for the I District.

The requested deviations necessary for the proposed project can be granted in that both the positive and negative criteria have been satisfied pursuant to N.J.S.A. 40:55D-70.c.

The Applicant reserves the right to supplement the foregoing reasons with expert testimony at the Planning Board hearing.



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Allyson M. Kasetta
Of Counsel

February 1, 2023

VIA EMAIL

Department of Infrastructure
Division of Transportation Planning
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VIA EMAIL

Tax Assessor, City of Jersey City
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tacuril@icnj.org

**Re: 78 Bishop Street JC LLC
Preliminary and Final Major Site Plan with relief for deviations
78 Bishop Street, Block 15042, Lot 5, Jersey City, New Jersey (the
"Property")**

Ladies and Gentlemen:

Please be advised that this office represents the Applicant, 78 Bishop Street JC LLC in regard to its enclosed General Development Application. Specifically, the Applicant is seeking Preliminary and Final Site Plan Approval with relief for deviations to construct a new one (1) story light industrial facility with 9,498 square feet of gross floor area on the property located at 78 Bishop Street, identified as Block 15042, Lot 5 on the Jersey City Tax Map, and within the Industrial Zone of the Morris Canal Redevelopment Plan area.

In support of our client's application, we are submitting the following:

1. One (1) copy of the General Development Application and Statement of Principal Points;
2. One (1) copy of the Resolution previously adopted by the Jersey City Planning Board in Case No. P17-108 on March 13, 2018;
3. One (1) copy of the Stormwater Management Report prepared by Edwin Reimon, P.E., C.M.E. dated October 2022;
4. One (1) copy of the Topographic Survey prepared by V4 Land Surveying PLLC dated September 23, 2022;
5. One (1) copy of the Traffic Engineering Evaluation prepared by Klein Traffic Consulting, LLC dated January 16, 2023; and
6. One (1) copy of the Architectural Plan prepared by Hampton Hill Architecture last revised January 26, 2023.

Upon your review, please advise if you have any comments and/or questions regarding this application.

Very truly yours,

Allyson M. Kasetta

Allyson M. Kasetta

cc: Charles J. Harrington, III, Esq.