


**T R A N S M I T T A L**

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January 4, 2024

**Via E-Mail**

To: Francisco Espinoza, Planner  
Division of City Planning  
Address: City Hall Annex  
1 Jackson Square, a/k/a 360 MLK Drive  
Jersey City, New Jersey 07305-3717

From: Charles J. Harrington III, Esq./CJH/ja 

**Applicant: 35 Cottage Street, LLC**  
**Site Plan Amendment and Extension,**  
**Subject Property: 35 – 43 Cottage Street, Block 7903, Lots 17, 18, and 19, Jersey City, NJ**

As you are aware, this firm represents the Applicant 35 Cottage Street, LLC, regarding the filing of its General Development Application. In support of my client's General Development Application, I am enclosing the following:

1. One (1) Affidavit of Publication

Please process the enclosed accordingly. All outstanding general development application documents have been requested under separate cover letters and will be filed with the Division of City Planning upon receipt.

If you have any questions concerning same, please do not hesitate to contact my office. Thank you.

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 12/28/2023

*Mary C. Taylor*  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 2nd day of January 2024

*[Signature]*  
Notary Public

DIANA L. HAUSER  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50136252  
My Commission Expires 09/03/2025

NOTICE OF HEARING  
PURSUANT TO N.J.S.A. 40:55D-12  
FOR THE PROPERTY LOCATED AT  
35-43 COTTAGE STREET,  
JERSEY CITY, NEW JERSEY,  
ALSO IDENTIFIED AS BLOCK 7903,  
LOT 17.01  
(FORMERLY KNOWN AS LOTS 17, 18  
AND 19 PRIOR TO CONSOLIDATION)

PLEASE TAKE NOTICE that an application has been filed by 35 Cottage LLC (the "Applicant") with the Planning Board of the City of Jersey City ("Board") for administrative amendment approval for the property located at 35-43 Cottage Street and described as Block 7903, Lot 17.01 (formerly known as Lots 17, 18 and 19 prior to their consolidation) on the Tax Map of the City of Jersey City (the "Property"). The Property is located within Zone 4 and the Homestead Place Extension Bonus Area of the Journal Square 2060 Redevelopment Plan area (the "Redevelopment Plan") and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO").

The Applicant was granted Preliminary and Final Major Site Plan Approval by way of Resolution P18-096 adopted on October 16, 2018 for a twenty-seven (27) story mixed-use building with retail/commercial uses, office uses, a synagogue/house of worship, a pre-school, banquet/assembly space, and 329 residential units on Lot 19 (the "Original Approval"). The Applicant was granted a subsequent approval by way of Resolution P22-029 adopted on June 14, 2022 to add Lots 17 and 18 to the development, which remained at twenty-seven (27) stories and continued to include the same uses, while increasing the number of residential units to 576 (the "Amended Approval").

At this time, Applicant is requesting administrative amendment approval that includes amendments to modify the mechanical rooms, utility rooms, bicycle storage rooms, and bathrooms; modify and relocate certain doors and egress stairs; expand the social hall kitchen; modify the terraces; re-design the roof and bulkheads; re-design the building fa-

ades; modify the bedroom breakdown of dwelling units; modify the paving and speed table/pedestrian crossing of Cottage Street in accordance with the Homestead Place Extension Plans approved by the Planning Board; adjust the sidewalk on the southern side of the building to accommodate the modified door locations; modify the grading on the southern side of the building and along the pedestrian walkway and Cottage Street; relocate the bicycle racks along Homestead Place; and adjust the width of the south alleyway (collectively, the "Proposed Amendments"). The unit mix as approved in the Amended Approval was 216 studio units, 264 studio alcove units, 72 one-bedroom units, and 24 three-bedroom units. The Applicant is now proposing a unit mix of 336 studio units, 168 studio alcove units, 48 1-bedroom units, and 24 3-bedroom units; however, the total number of units remains 576.

The Amended Approval included approval for deviations from the requirements of the Redevelopment Plan (minimum floor to ceiling height of the first floor for a non-residential use; maximum permitted ground floor ceiling height within 30 feet of the rear yard lot line; maximum permitted floor to ceiling height of the rooftop amenity space; and on-site loading). The Proposed Amendments will not create any new deviations, nor will they expand any of the deviations approved in the Original Approval.

In connection with the Project, Applicant requests that the Planning Board grant any additional approvals, permits, variances, 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 or persons affected by this application may have an opportunity to be heard at the hearing of January 9, 2024 at 5:30 P.M. in the Board Room of the Holloway Building, located at 4 Jackson Square (aka 39 Kearney Avenue), Jersey City, NJ 07305, or at any date and time to which the Board may adjourn, at which

time you may appear either in person, by agent or attorney and present comments which you may have regarding this application.

PLEASE TAKE FURTHER NOTICE that all documents relating to this application may be inspected by the public in the City Planning Division, City Hall Annex, 1 Jackson Square, Jersey City, New Jersey 07305 during normal business hours. Application materials, including digital plans, are also available on the Jersey City Data Portal by searching for the address or case number at [data.jerseycitynj.gov](http://data.jerseycitynj.gov).

MORE INFORMATION on how to access 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](http://jerseycitynj.gov/planning). Any person who requires technical assistance for accessing 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](mailto:cityplanning@icni.org).

By: Charles J. Harrington, III, Esq. /  
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Connell Foley LLP 201-521-1000  
Attorneys for the Applicant  
35 Cottage LLC

12/28/23

\$129.55

