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March 29, 2023

Cameron Black, AICP. PP
Division of City Planning
City of Jersey City, City Hall Annex
1 Jackson Square, 2nd Floor
Jersey City, New Jersey 07305-3717

Re: Applicant: Giacomo Biancamano
Application for "d" variance to expand a non-conforming use
Case No.: Z20-054
Property: 38-40 Grace Street, Jersey City, New Jersey
Block: 504, Lots 37 and 38

Dear Mr. Black:

As you know, this firm represents Giacomo Biancamano in connection with the above application.

In response to your Completeness Checklist comments of December 9, 2022, please find enclosed the following:

1. Updated General Development Application;
2. Affidavit of Submission;
3. Affidavit of Ownership;
4. Affidavit of Performance;
5. Tax Certifications; and
6. Survey.

Also, please find enclosed plans which have been revised in accordance with the Completeness Checklist and your email dated December 9, 2022 as follows:

7. Zoning chart was revised to include design standards, update residential unit mix and correct building coverage and lot coverage duplication;

8. Basement window locations are noted on the plans;
9. Proposed materials for retaining wall and metal fencing are provided;
10. Dimension of garage, including parking spaces, and setbacks are noted; stormwater from garage is to be directed to a landscaped rain garden which has been added to the exterior of the garage; and
11. The fire hydrant is to remain in current location and the proposed street tree/tree pit has been relocated and will be planted in accordance with Jersey City Forestry Standards.

Additionally, your office requested that the Applicant change the street tree species from red maple to a permitted tree species and for the location of the recycling and trash to be identified on the plans. This office and the Applicant's experts will provide testimony or a stipulation at the hearing and will include information on both items as part of resolution compliance to address the open issues. The Applicant will also provide testimony at a hearing explaining that work recently performed on the property was completed pursuant to the zoning permit approved on April 5, 2022 for the garage.

The proposed notice will be provided promptly upon confirmation that the application will proceed to a hearing. Color photographs of the property from street level will be provided in the coming days under separate cover.

Lastly, we received in the request from the Division of Planning that the Applicant merge Lot 37 and 38. The Applicant is amenable to merging the lots; however, we respectfully request that the merger of Lot 37 and 38 be a condition of approval. Enclosed for review, please find a proposed Deed of Consolidation to merge Lots 37 and 38 into new Lot 37.01.

It would be greatly appreciated if you would review the enclosed and provide me with additional comments, if any so that this matter can be scheduled for a hearing.

Very truly yours,


James C. McCann
On Behalf of the Firm

/MDL
Enclosure
cc: client