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VIA E-MAIL AND REGULAR MAIL

Lindsey Sigmund, AICP,
Environmental Planner
Division of City Planning
1 Jackson Square (a/k/a 360 M.L.K. Drive)
Jersey City, NJ 07305

**Re: Sherman Property LLC
Administrative Amendment to Previously Approved “c” and “d” Variance
Relief Obtained Under Case No. Z19-118
184 Central Avenue; Block 4904, Lot 3
Jersey City, New Jersey**

Dear Ms. Sigmund:

As you are aware, this office represents Sherman Property LLC (“Applicant”) in regards to the above-referenced Property and approvals obtained under Case No. Z19-118. In short, the approvals were for the renovation and expansion of an existing three (3) story, multi-family residential building located at 184 Central Avenue also identified as Block 4904, Lot 3 on the Official Tax Map of the City of Jersey City. The variances required were pursuant to N.J.S.A. 40:55D-70(d)(2) for the expansion of a non-conforming use and N.J.S.A. 40:55D-70(c) as it relates to the proposed front yard setbacks, the front yard landscaping and other bulk variances related to the use of the building as an expanded non-conforming use. The approval for the variances was obtained on August 13, 2020 and memorialized on September 10, 2020. A copy of the Resolution is attached herewith.

Applicant now seeks an administrative amendment to the prior approval as it relates to both the previously approved “d(2)” variance and the “c” variances as it relates to the bulk of the non-conforming use. Specifically, Applicant proposes the following changes to the previous approval:

- Addition of one foot (1’) to the total height of the building at the top floor to provide nine foot (9’) ceilings for the third floor;
- Excavation at the ground floor of one foot (1’) at the ground floor to provide nine foot (9’) ceilings for the ground floor;

- Relocation of the entrance to the ground floor has been relocated to the side of the building.

Please find enclosed site plans prepared by Jeffrey V. Lewis, RA with a final revision date of January 12, 2022 displaying side by depictions of the proposed changes.

I enclose herewith a check in the amount of \$100.00 payable to the City of Jersey City to serve as the fee for review and processing of this administrative amendment.

Respectfully,

Thomas Leane

Thomas Leane

TL/
Attachments