

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 10/16/2023

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 16th day of October 2023

[Signature]

Notary Public

DIANA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50138252
My Commission Expires 09/08/2025

**NOTICE OF PUBLIC HEARING
(VIRTUAL PUBLIC HEARING)**

City of Jersey City
Zoning Board of Adjustment

PLEASE TAKE NOTICE that the City of Jersey City Zoning Board of Adjustment (the "Board") will hold a virtual public hearing on October 26, 2023 at 6:30 PM to review and take formal action upon an application for preliminary and final major site plan, use variance, bulk variance and design waiver/exception approval (the "Application") by 84-88 Beacon Development, LLC. (the "Applicant") with respect to property having street addresses of 84, 86 & 88 Beacon Avenue, Jersey City, New Jersey 07306, and being designated as Block 5705, Lots 26, 27 & 28, respectively, on the City of Jersey City Tax Map (the "Property"). The Property is located in the R-1 Zoning District.

The Applicant seeks approval to demolish the currently existing site improvements and construct a four- (4) story multifamily residential development consisting of 18 residential dwelling units, along with related site improvements, including, but not limited to, parking, landscaping and lighting.

The Applicant seeks use variance approval pursuant to N.J.S.A. 40:55D-70(d)(1) for a proposed multifamily residential use where same is not permitted. The Applicant also seeks use variance approval pursuant to N.J.S.A. 40:55D-70(d)(6) for building height greater than permitted (35.33 ft. permitted; 46.66 ft. proposed).

The Applicant also seeks bulk variance approval pursuant to N.J.S.A. 40:55D-70(c) and design waiver/exception relief, including: (1) Side yard setback less than required (2 ft. required; 0 ft. proposed); (2) Combined side yard setback less than required (5 ft. 1 in. required; 3.1 ft. proposed); (3) Rear yard setback less than required (40.72 ft. required; 0 ft. proposed); (4) Number of stories greater than permitted (3 stories permitted; 4 stories proposed); (5) Building coverage greater than permitted (60% permitted; 93.5% proposed); (6) Lot coverage greater than permitted (85% permitted; 94% proposed); (7) Number of parking spaces

less than required (18 parking spaces required; 17 parking spaces proposed) (if deemed necessary); (8) Parking aisle width less than required (24 ft. required; 22 ft. proposed); (9) Curb cut width greater than permitted (10 ft. permitted; 18.67 ft. proposed); (10) Driveway width greater than permitted (10 ft. permitted; 18.67 ft. proposed); and (11) Garage door width greater than permitted (10 ft. permitted; 18.67 ft. proposed).

The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, de minimis exceptions to the State of New Jersey Residential Site Improvement Standards, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

Pursuant to the declarations by the Governor of the State of New Jersey [Executive Orders 103 and 107], and the mechanisms that have been used by local governments during emergencies that render in-person meetings less than optimal, the public hearing will be held by online/virtual means and telephonically only. During the public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence), personally or by attorney, by either (a) participating online by visiting <https://us02web.zoom.us/j/83659307838> and following the instructions provided to join the online/virtual meeting, including entering meeting identification number: 836 5930 7838, if prompted; or (b) participating telephonically by calling +1 312 626 6799 or +1 929 205 6099 and entering meeting identification number: 836 5930 7838, if prompted. Participating via online/virtual means or telephonically is free of charge to the public.

Members of the public interested in participating in the public hearing on the Ap-

plication can advise the Jersey City Planning Division (the "Planning Division") of their interest in participating in advance of the public hearing by sending an email to the Board Secretary at cityplanning@icnj.org or by calling the Planning Division during regular business hours at (201) 547-5010. In addition, if any member of the public has a concern regarding utilizing the technology set forth above to participate in the public hearing, the member of the public may contact the Board Secretary by email to cityplanning@icnj.org or by phone at (201) 547-5010 during regular business hours. There will also be a portion of the public hearing dedicated to public questions, public comment, and the opportunity for the public to offer evidence.

The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act. 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 <https://jerseycitynj.gov/planning>.

The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public by going to the Jersey City Data Portal at the following webpage: <https://data.jerseycitynj.gov> at least ten (10) days before the public hearing. Alternatively, members of the public may contact the Planning Division at (201) 547-5010 during regular business hours or email the Planning Division at cityplanning@icnj.org in order to make an appointment to review or pick up copies of the Application materials, plans, and related documents at the Division of City Planning, located at 1 Jackson Square, 2nd Floor, Jersey City, New Jersey 07305. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

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