

TRANSMITTAL

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October 4, 2022

To: Francisco Espinoza, City 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: Alexander J. Gluck, Esq.

Applicant: Broadway at Marion Realty LLC
Application for Preliminary and Final Major Site Plan Approval with
“use” variance and “c”/bulk variances
Subject Property: 135-141 Broadway, Block 10301, Lot(s) 40, 41 and 42
Jersey City, New Jersey

Please be advised, this firm represents the Applicant, Broadway at Marion Realty LLC, regarding the filing of its General Development Application for Preliminary and Final Major Site Plan Approval with “use” variance and “c”/bulk variances. 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.

CC: Joey-Ann Morales


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 10/01/2022


Principal Clerk of the Publisher

Sworn to and subscribed before me this 3rd day of October 2022


Notary Public

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

**NOTICE OF HEARING
JERSEY CITY ZONING
BOARD OF ADJUSTMENT
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
135-143 BROADWAY,
JERSEY CITY, NEW JERSEY,
ALSO IDENTIFIED AS
BLOCK 10301, LOTS 40, 41 AND 42**

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 Zoning Board of Adjustment at the Virtual meeting on Thursday, October 13, 2022 at 6:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Connell Foley LLP
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
Attorney for the Applicant
Broadway at Marion Realty, LLC
(201) 521-1000

10/01/22

\$293.21

PLEASE TAKE NOTICE that an application has been filed by Broadway at Marion Realty, LLC (the "Applicant") with the Jersey City Zoning Board of Adjustment ("Board"), for Preliminary and Final Major Site Plan approval and for approval of variances pursuant to N.J.S.A. 40:55D-70(d) (use) and N.J.S.A. 40:55D-70(c) (height (stories) if necessary; height (feet) if necessary, rooftop appurtenance setback) with regard to the property located at 135-143 Broadway, also identified as Block 10301, Lots 40, 41, and 42 on the official Tax Map of the City of Jersey City (the "Property"). The Property is located within the R-1 One and Two Family Housing District and is subject to the zoning regulations found within the Jersey City Land Development Ordinance (the "JC LDO").

The Property is a 10,000 square foot lot at the corner of Broadway and Wallis Avenue. The Property is currently vacant and formerly an existing surface parking lot. Applicant intends to construct a new four (4) story multi-family residential building containing twenty-six (26) dwelling units and nineteen (19) parking spaces located in a ground floor parking garage (the "Project").

In conjunction with the Project, Applicant requests that the Board grant the following variances, exceptions and/or waivers from the JC LDO pursuant to N.J.S.A. 40:55D-70:

1. A variance to permit a multi-family residential use in the R-1 One and Two Family Housing District;
2. A variance, if necessary, to permit relief from the maximum permitted height in feet;
3. A variance, if necessary, to permit relief from the maximum permitted height in stories;
4. A variance to permit relief from the minimum rooftop appurtenance setback;
5. Any additional approvals, permits, variances, deviations, interpretations, waivers

Zoom link to join meeting:
<https://us02web.zoom.us/j/85950181794>

Call-in Number and Webinar ID#:
+1 309 205 3325 or +1 312 626 6799
or +1 646 931 3860 or +1 929 205 6099
or +1 301 715 8592 or +1 719 359 4580
or +1 253 215 8782 or +1 346 248 7799
or +1 386 347 5053 or +1 564 217 2000
or +1 669 444 9171 or +1 669 900 6833
International numbers available:
<https://us02web.zoom.us/j/kc0kNMnVMI>

Webinar ID: 859 5018 1794

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.

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 Zoning Board of Adjustment 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@icnj.org.

By: Charles J. Harrington, Esq.

