

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 05/01/2021**

Mary C. Taylor  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 1st day of May 2021

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

[Signature]  
Notary Public

**NOTICE OF HEARING  
PURSUANT TO N.J.S.A. 40:55D-12  
FOR THE PROPERTY LOCATED AT  
22-24 BERGEN AVENUE,  
JERSEY CITY, NEW JERSEY,  
ALSO IDENTIFIED AS  
BLOCK 24902, LOTS 2 AND 3**

PLEASE TAKE NOTICE that on Thursday, May 13, 2021, at 6:30 pm, a virtual public hearing will be held by the Jersey City Zoning Board of Adjustment on live webcast regarding the application of 22-24 Bergen Ave., LLC (the "Applicant"), for Preliminary and Final Major Site Plan Approval with "d" and "c" variances (density; number of parking spaces; minimum lot area; minimum front yard setback; minimum rear and side yard setbacks above ground floor; maximum building coverage; percentage of landscaped area) with regard to the property located at 22-24 Bergen Avenue also known as Block 24902, Lots 2 and 3 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the R-3 Multi-Family Mid-Rise Zoning District ("R-3 Zone") and is subject to the requirements of the Jersey City Land Development Ordinance ("JC LDO").

The Property is an undersized 5,621.7 square foot lot, where the minimum lot size in the R-3 Zone is 6,000 sf, that is currently improved with a single family home and a parking garage. Applicant proposes to clear the Property and to develop a new five (5) story multi-family building with sixteen (16) residential units, and eight (8) ground floor parking spaces. The proposed principal use will be residential units on the 2nd floor to the 5th floor, with parking on the 1st floor (the "Project").

In connection with the Project, the Applicant is seeking the following deviations:

1. A use variance pursuant to N.J.S.A. 40:55D-70(d)(1) to permit a multi-family residential building on an approximately 5,621.7 square foot lot in the R-3 Zone, where a 6,000 square foot lot is required for this use;

2. A density variance pursuant to N.J.S.A. 40:55D-70(d)(5) from Section 345-42.E.2 of the JC LDO to permit sixteen (16) residential units;

3. A variance pursuant to N.J.S.A. 40:55D-70(c) from Section 345-42.F.2 of the JC LDO to permit eight (8) off-street parking spaces where twelve (12) is required.;

4. Variances pursuant to N.J.S.A. 40:55D-70(c)(1) for bulk variances including relief from minimum lot area requirements, minimum front yard setback requirements, minimum rear yard and side yard setbacks above the ground floor requirements, maximum building coverage requirements, percentage of landscaped area requirements, and parking drive aisle width requirements; and

5. 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 interested in this application will have the opportunity to address the Zoning Board of Adjustment at the virtual meeting on Thursday, May 13, 2021 at 6:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:  
<https://us02web.zoom.us/j/83374337214>

Call-in Number and Webinar ID#: You may also call in to access the meeting. All public users calling in must use: +1 929 205 6099 or +1 312 626 6799

Webinar ID: 833 7433 7214

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](http://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. The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning>.

MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be 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 meeting or 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@icnj.org](mailto:cityplanning@icnj.org).

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