

PUBLIC NOTICE

This notice is being provided pursuant to N.J.S.A. 40:55D-12 to advise that an application has been filed by 22-24 Bergen Ave., LLC. with the Jersey City Zoning Board of Adjustment for Preliminary and Final Major Site Plan approval with variances pursuant to N.J.S.A. 40:55D-70(d) (density) and pursuant to N.J.S.A. 40:55D-70(c) (minimum lot area; minimum front yard setback; minimum rear yard setback; minimum side yard setback; number of parking spaces) with regard to the property located at 22-24 Bergen Avenue, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 24902, Lots 2 and 3 ("Property"). The Property is located within the R-3 Multi-Family Mid-Rise Zoning district ("R-3 Zone").

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 ten (10) 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").

As part of the application, the Applicant is seeking the following variances, exceptions and/or waivers from the Jersey City Land Development Ordinance.

1. A variance pursuant to N.J.S.A. 40:55D-70(d)(5) from Section 345-42.E.2 of the JC LDO to permit 123 units per acre where 60 units per acre is permitted;
2. A variance pursuant to N.J.S.A. 40:55D-70(c) from Section 345-42.F.2 of the JC LDO to permit a ten (10) off-street parking spaces where twelve (12) is required.
3. Variances pursuant to N.J.S.A. 40:55D-70(c)(1) for bulk variances including minimum rear yard (upper floors), minimum front yard, and minimum side yard setbacks (upper floors), and maximum building coverage; and
4. 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 Jersey City Zoning Board of Adjustment at the meeting on Thursday, May _____, 2020 at 6:30 p.m. at 280 Grove Street, City Hall, Caucus Room, Room 204, Jersey City, New Jersey, 07302.

Plans are available for public inspection on any working day between 9:00 a.m. and 4:00 p.m. at the Division of City Planning, City of Jersey City, City Hall Annex, 1 Jackson Square, a/k/a 360 Martin Luther King Drive, Jersey City, New Jersey, 07305.

By: Charles J. Harrington, III, Esq.
Attorney for the Applicant
22-24 Bergen Ave., LLC
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