

Marjorie M. McInerney
Attorney at Law

348 Ninth Street, Suite B
Jersey City, New Jersey 07302

Telephone: (201) 516-8551
Fax: (201) 653-7230

June 26, 2020

Department of Housing, Economic Development & Commerce (HEDC)
Division of City Planning
1 Jackson Square
Jersey City, NJ 07305

RE: 303-311 First Street, Jersey City, NJ 07302
Block 12701, Lots 12, 8, 9, & 10

Dear Sir/Madam:

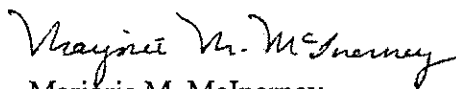
In regards to the above referenced properties, enclosed please find the following documents included in the application package:

1. General Development Application, with Affidavit of Performance and Affidavit of Ownership.
2. Principle Points.
3. Plans prepared by Inglese Architecture & Engineering.
4. Signed and Sealed Survey, prepared by Faraldi Group, Inc.
5. 200 Foot Radius Certifications.
6. Tax Clearance Letters.
7. Water Clearance Letter.
8. \$150.00 will be paid via the online portal once we receive the reference number from planning.

Should you require anything further at this time, please feel free to contact this office.

Thank you for your courtesies in this matter.

Very truly yours,


Marjorie M. McInerney

Enclosures (7)



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

1. SUBJECT PROPERTY

Address: 303-311 First Street

Ward: EBlock & Lots: 12701, Lots 12,8,9,10

2. BOARD DESIGNATION



Planning Board



Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input checked="" type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input checked="" type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in) _____

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

This project is to develop vacant land into 5 story multi-family building.

5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

REAR YARD SETBACK(20FT REQ'D, 0FT PROVIDED + 16FT EASEMENT) , DRIVEWAY
AISLE WIDTH (20FT REQ'D, 13.3FT PROVIDED)

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

Easement functions as rear yard setback to achieve the goals of the rear yard setback.

6. APPLICANT

303 First Street, LLC & Village Townhouse Estates, Inc.

Applicant's Name

201-516-8552 201-653-7320

Phone

Fax

donna.mcdougall@libertyharbor.com

e-Mail address

345 Tenth Street

Street Address

Jersey City NJ 07302

City

State

Zip

**7.
OWNER**

303 First Street, LLC & Village Townhouse Estates, Inc.

Owner's Name

201516-8552

201-653-7230

Phone

Fax

345 Tenth Street

Street Address

Jersey City

NJ

07302

City

State

Zip

**8.
APPLICANT'S
ATTORNEY**

Marjorie M. McInerney, Esq.

Attorney's Name

Firm's Name

201-516-8551

201-653-7230

Phone

Fax

348 Ninth Street, Suite B

Street Address

Jersey City

NJ

07302

City

State

Zip

marjorie.mcinerney@libertyharbor.com

e-mail address

**9.
PLAN
PREPARERS**

Jak Inglese

GE29997

Engineer's Name & License Number

Inglese Architecture & Engineering

Firm's Name

201-438-0081

Phone

Fax

632 Pompton Avenue

Street Address

Cedar Grove

NJ

07009

City

State

Zip

j.inglese@inglese-ae.com

e-mail address

Albert N. Faraldi

GA280236

Surveyor's Name & License Number

Faraldi Group, Inc.

Firm's Name

201-867-804

201-867-0904

Phone

Fax

831 First Street

Street Address

Secaucus

NJ

07094

City

State

Zip

faraldigroup@comcast.net

e-mail address

Charles Heydt

Planner's Name & License Number

Dresdner Robin

Firm's Name

973-384-1071

Phone

Fax

1 Evertrust Plaza, Suite 901

Street Address

Jersey City

NJ

07302

City

State

Zip

CHeydt@dresdnerrobin.com

e-mail address

Anthony D'Agosta III A102023700

Architect's Name & License Number

Inglese Architecture & Engineering

Firm's Name

201-438-0081

Phone

Fax

632 Pompton Avenue

Street Address

Cedar Grove

NJ

07009

City

State

Zip

anthony@inglese-ae.com

e-mail address

10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):

7,251 sf x (dimensions)

Zone District(s):

Redevelopment Plan

Present use: Vacant Land

Redevelopment Area:

Historic District:

The Village

Check all that
apply for present
conditions:

- ☐ Conforming Use
☐ Conforming Structure
☒ Vacant Lot

- ☐ Non-Conforming Use
☐ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Check all that Apply:

☒ Application for a new building on
undeveloped tract

☐ Application for new use of
existing building

☐ Application for use of a
portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no
Is demolition proposed? ☐ yes ☒ no If yes, is building 150+ years old? ☐ yes age: _____ ☐ no

Number of New Buildings: 1

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building			5	
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	34,436	sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage	7,262	sf
Other		sf
TOTAL:	41,698	sf

Number of dwelling units (if applicable):		
Studio	16	units
1 bedroom	28	units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:	44	units

Number of lots before subdivision:	
Number of lots after subdivision:	

% of lot to be covered by buildings:	91	%
% of lot to be covered by buildings & pavement:	9	%
Gross floor area (GFA):	41,698	sf
Floor Area Ratio (FAR):	5.76	

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 11 / Dimensions: 9'x18'
 Number of loading spaces & dimensions: number: 0 / Dimensions:

Number of Signs: 1
 Height of monument and/or pylon signs:

12. INFRA- STRUCTURE

<u>WATER</u>		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size	6"	
Material	D.I.P.	
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is new water service being proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<u>SEWER</u>		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size	18"	
Material	BRICK	
Will there be sewer curb cleanout?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<u>MISC</u>		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>2148 yd3</u>
Are any structures being removed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**13.
TYPE OF
DEVELOPMENT**

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units	44	0	0
Conversion from a non-residential structure to a structure containing residential units			
Conversion from market rate housing units to NJ COAH defined affordable housing units			

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*	0	0	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

Use Group Description (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.		
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.		
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.		
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	3885 sf	
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.		
A1: Assembly uses including concert halls and TV studios.		
A2: Assembly uses including casinos, night clubs, restaurants and taverns.		
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship		
A4: Assembly uses including arenas, skating rinks and pools.		
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums		
E: Schools K – 12		
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.		
R1: Hotels, motels and dormitories		
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.		

**14.
APPROVAL
HISTORY**

List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

**15.
FEES**
(see attached fee
schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

**16.
ATTACHMENTS**

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

**17.
CERTIFICATION**

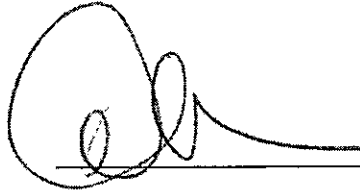
I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date 06/08/2020



Signature of Applicant

Property Owner Authorizing Application if
other than Applicant



Notary Public

Donna M McDougall
Notary Public, State of New Jersey
Lic. No. 2406787
My Commission Expires March 30, 2021

AFFIDAVIT OF PERFORMANCE

I, Peter Mocco
(Property Owner/Architect/Engineer)

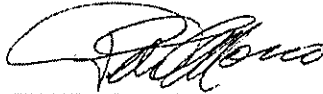
hereby certify that the Site Plan submitted to the Planning Board/Zoning Board of

Adjustment [cross out inapplicable Board] for property at

303 First Street, Jersey City, NJ 07302;

Block(s) 12701, Lot(s) 8, 9, 10

_____ ,
is a full and complete representation of the Site Plan and that it shall be completed as
submitted.



(Property Owner/Architect/Engineer)

Sworn before me this

June day of 8, 20 20


Notary Public

Donna M McDougall
Notary Public, State of New Jersey
Lic. No. 2406787
My Commission Expires March 30, 2021

AFFIDAVIT OF PERFORMANCE

I, Peter Mocco
(Property Owner/Architect/Engineer)


hereby certify that the Site Plan submitted to the Planning Board/Zoning Board of

Adjustment [cross out inapplicable Board] for property at

303 First Street, Jersey City, NJ 07302;

Block(s) 12701, Lot(s) 12

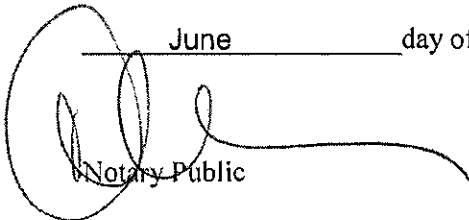
is a full and complete representation of the Site Plan and that it shall be completed as submitted.



(Property Owner/Architect/Engineer)

Sworn before me this

June day of 8, 20 20



Notary Public

Donna M McDougall
Notary Public, State of New Jersey
Lic. No. 2406787
My Commission Expires March 30, 2021

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, Peter Mocco of full age, being duly sworn
(print owner's name)

according to law on his/her oath deposes and says, that he/she resides or works at

345 Tenth Street, Jersey City, NJ 07302

(owner's address)

in the Town/City of Jersey City in the County
of Hudson and State of NJ is the owner
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City
aforesaid, and known and designated as:

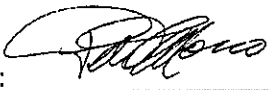
303-311 First Street

(property address)

Block: 12701	Lot(s): 8
Block: 12701	Lot(s): 9
Block: 12701	Lot(s): 10
Block: 12701	Lot(s): 12

and that he/she authorizes 303 First Street, LLC & Village Townhouse Estates, Inc. to
(name of applicant)

make the annexed application in his/her behalf, and that the statements of fact contained in said
application are true.

By: 
(signature of owner)

Sworn to before me this

8th day of June 2020

 Notary Public

Donna M McDougall
Notary Public, State of New Jersey
Lic. No. 2406787
My Commission Expires March 30, 2021

Statement of Principle Points
303 First Street (Block 12701, Lots 8, 9, 10, & 12)
Jersey City, Hudson County, New Jersey

An application has been filed for the above noted property with the Jersey City Planning Board for Preliminary and Final Site Plan approval; approval of a new 5-story, 44-unit multi-family building; approval of a bulk variance for minimum rear yard setback pursuant to N.J.S.A. 40:55D-70.c. The subject property is regulated under the Village Redevelopment Plan.

The subject property is identified as Lots 8, 9, 10, and 12 on Block 12701 in Jersey City and is located at 303 First Street at the corner of First Street and Coles Street. The subject property has approximately 75 feet of frontage on Coles Street and a lot depth of 100 feet, for a total lot area of approximately 7,250 square feet (0.16 acre). The subject property is currently undeveloped with off-street parking. The subject property is located in the Historic Downtown neighborhood of Jersey City.

The purpose of this application is to develop the property with a 5-story, 44-unit multi-family building with off-street parking. The proposed cellar will provide a garage with 11 parking spaces including one ADA compliant space, 24 bicycle parking spaces, a laundry room, storage rooms, and utilities. The proposed ground floor will provide residential access on First Street, a lobby, four studio units at an average of 396 square feet and four 1-bedroom units at an average 612 square feet. The proposed 2nd through 5th floors will each provide three studio units at average of 438 square feet and six 1-bedroom units at an average of 685 square feet. A 1,500-square-foot common roof deck is proposed.

Positive Criteria: The proposed project requires a variance which may be approved by the Board pursuant 40:55D-70.c.

Minimum Rear Yard Setback: A minimum rear yard setback of 15 feet is required where zero is proposed. The proposed building is configured in an L-shaped design. The interior corner will provide for additional light, air, and open space to the adjacent 3-story building on Lot 13. Furthermore, there is an existing 16-foot easement adjacent to the rear lot line of the property which is currently used as a shared driveway with the adjacent building on Lot 7. This 16-foot wide easement provides light, air, and open space to the adjacent 4-story building. The project complies with all other setback requirements including a zero-foot front yard setback and zero-foot side yard setbacks. In addition, the project proposes to comply with and provide off-street parking and in order to do so, a larger building footprint is proposed.

Purposes of the Municipal Land Use Law: The project proposes setbacks which will provide adequate light, air, and open space to surrounding properties consistent with N.J.S.A. 40:55D-2.c. The proposed development is a permitted use in the Village Redevelopment Plan and will promote the establishment of an appropriate population density that will contribute to the well-being of persons, the neighborhood, and the community pursuant to N.J.S.A. 40:55D-2.e. The project will promote a desirable visual environment by developing the vacant and underutilized property with a new residential building consistent with N.J.S.A. 40:55D-2.i.

Negative Criteria: The granting of the requested variance will not result in a substantial detriment to the public good or the general welfare. The proposed project will develop the vacant and underutilized property with a new multi-family building. The proposed project is also consistent in terms of scale and density with the surrounding area. As mentioned, the rear yard setback will not present any detriments and the existing 16-foot easement will provide light, air, and open space to the adjacent property to the west. The proposed building footprint will provide the best layout for a sound residential floor plan and compliant parking which will provide caution signs for pedestrian and driver safety. A 1,500-square-foot common roof deck is proposed for future residents. Six new street trees are proposed.

The granting of the requested variance will also not result in a substantial detriment to the intent and purpose of the zone plan and zoning ordinance and Redevelopment Plan. The proposed development is permitted for this area and will provide new residential options in a redevelopment plan area. The project complies with requirements including principal use, accessory use, front yard setback, side yard setbacks, building height, and vehicle and bicycle parking.

The proposed project advances the Jersey City Master Plan by redeveloping the property, which will provide a unique, attractive, and high-quality residential area that will attract new residents with a wide range of housing and life-style choices. The proposed project will also advance several of the Redevelopment Plan Objectives and Policy Standards.

These Goals and Objectives include:

"To comprehensively redevelop The Village Study Area by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate."

"To provide for a variety of residential uses and housing types for both existing residents and prospective new occupants."

"To provide where necessary site improvements for both proposed and existing residential uses including new streets and sidewalks, street realignment, off-street parking, open space, pedestrian malls, recreational areas, and new trees, where appropriate."

"To maximize developer participation and contribution to the Village Redevelopment Plan."

The requested variance necessary for the proposed project can be granted in that both the positive and negative criteria have been met pursuant to N.J.S.A. 40:55D-70.c.

The applicant reserves the right to supplement the foregoing reasons with expert testimony at the Planning Board hearing.



TO:
VILLAGE TOWNHOUSE ESTATES
247-49 NEWARK AVE. CORP.
303 FIRST ST., LLC

BECAUSE THIS PLAN IS BASED ON FIELD SURVEY MADE ON
2008-07-15, THE SURVEYOR HAS NOT BEEN ADVISED OF
ANY CHANGES TO THE PROPERTY SINCE THAT DATE. THE
SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES TO THE
PROPERTY SINCE THAT DATE. THE SURVEYOR HAS NO
RESPONSIBILITY FOR ANY CHANGES TO THE PROPERTY
SINCE THAT DATE.

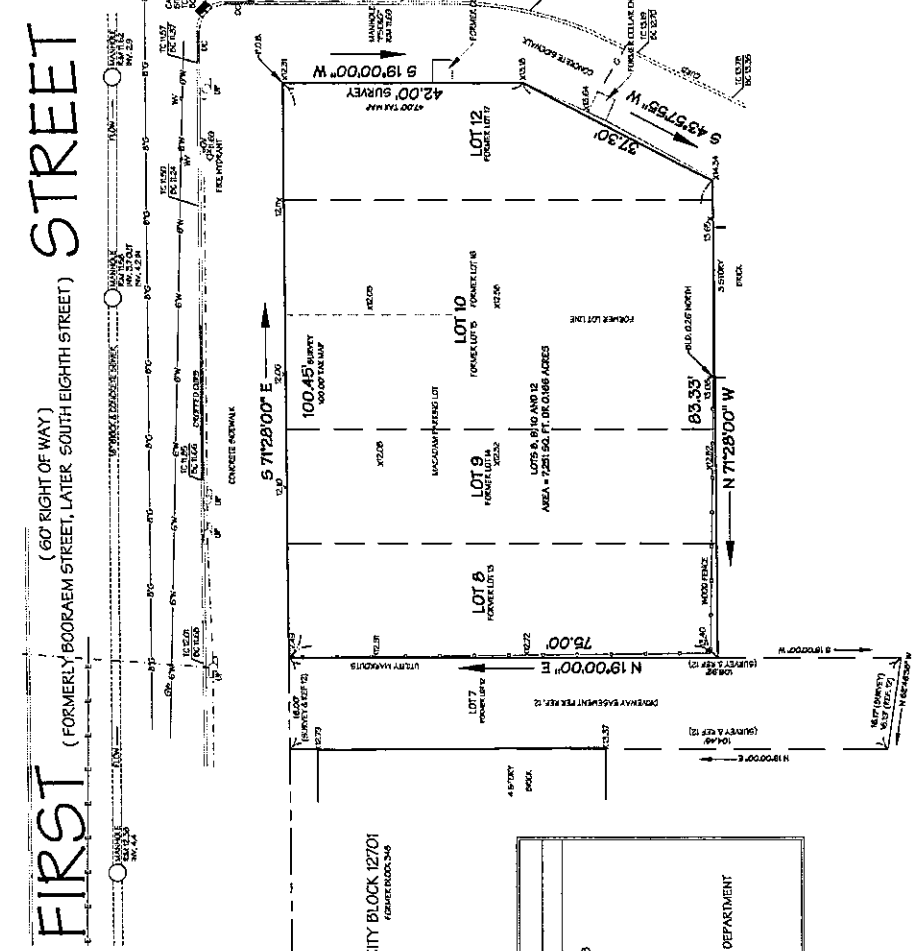
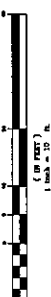
NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE POSSESSOR OF A TITLE REPORT AND
IS SUBJECT TO ANY INFORMATION THAT A COMPLETE AND ACCURATE TITLE
REPORT MAY DISCLOSE.
2. ELEVATION DATUM NAVD83
3. ELEVATION OF TOP OF CATCH BASIN HEAD (FEET ELEV.) 16.64 MARCH 2008
4. UTILITY LINE LOCATIONS SHOWN ARE APPROXIMATE BASED ON OBSERVED VISUAL
EVIDENCE AND FIELD SURVEY. THE SURVEYOR HAS NO RESPONSIBILITY FOR THE
ACCURACY OF THE UTILITY LOCATIONS. THE SURVEYOR HAS NO RESPONSIBILITY
FOR THE LOCATION AND MAINTENANCE OF ANY UTILITY LINES.
5. ELEVATION OF TOP OF LOT 12 WAS RECENTLY REVEALED, SITE SHOWS GRADE OF
ADJACENT LOT.

REFERENCES:

1. EASEMENT OF PROPERTY SURVEYED FOR COUNCIL REARLY INC.
DATE 11-15-07, BY JAMES HENDERSON ON MARCH 23, 1977
LOT 12 AND 13, BLOCK 348
2. TAX MAP OF CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY
SHEET NO. 118 & 17
3. DEED BOOK 327, PAGE 100
DATED 10/27/07
4. DEED BOOK 327, PAGE 100
DATED 10/27/07
5. DEED BOOK 327, PAGE 100
DATED 10/27/07
6. DEED BOOK 348, PAGE 57
DATED 02/28/05
7. EASEMENT OF PROPERTY SURVEYED FOR COUNCIL REARLY INC.
DATE 11-15-07, BY JAMES HENDERSON ON MARCH 23, 1977
LOT 12 AND 13, BLOCK 348
8. MAP ENTITLED "SURVEY OF LOT 12, BLOCK 348 AND LOTS
13, 14, 15, 16 & 17, BLOCK 348, CITY OF JERSEY CITY,
HUDSON COUNTY, NEW JERSEY" SCALE 1" = 20'
DATED 07/22/08, AND REVEALED 07/22/08
PREPARED BY FARALLI GROUP, INC.
9. MAP ENTITLED "SURVEY OF LOT 12, BLOCK 348 AND LOTS
13, 14, 15, 16 & 17, BLOCK 348, CITY OF JERSEY CITY,
HUDSON COUNTY, NEW JERSEY" SCALE 1" = 20'
DATED 07/22/08, AND REVEALED 07/22/08
PREPARED BY FARALLI GROUP, INC.
10. DEED BOOK 348, PAGE 57
DATED 02/28/05
11. DEED BOOK 348, PAGE 57
DATED 02/28/05
12. DEED BOOK 348, PAGE 57
DATED 02/28/05

GRAPHIC SCALE



SYMBOL/ABBREVIATION	DESCRIPTION
IC	TOP OF CURB
CD	NOTCH OF CURB
MH	CATCH BASIN
GV	MANHOLE
WV	GAS VALVE
W	WATER MAIN
G	GAS MAIN
T	TELEPHONE LINE
EC	ELECTRIC CABLE
DC	DROPPED CABLE
SHD	STATE HIGHWAY DEPARTMENT
LP	UTILITY POLE
LF	FIRE HYDRANT
AX	SPOT ELEVATION

BOUNDARY & TOPOGRAPHIC SURVEY OF CURRENT LOTS 8, 9, 10 & 12, BLOCK 12701,
BEING ALSO FORMER LOTS 13, 14, 15, 16 & 17 BLOCK 348, TAX MAP OF THE
CITY OF JERSEY CITY, COUNTY OF HUDSON, STATE OF NEW JERSEY.

811 FIRST STREET
SOMERSET, NEW JERSEY 07073-1412
OFFICE: 732-992-0000
FAX: 732-992-0001
WWW.FARALLI.COM

CAUTION: IF THIS PRINT OF THE ORIGINAL SURVEY MAP DOES
NOT SHOW A PANGLOSS SURVEYING SEAL AND SIGNATURE OF THE
SURVEYOR, IT IS NOT A VALID COPY OF THE ORIGINAL SURVEY
MAP. IT IS THE RESPONSIBILITY OF THE PURCHASER TO
OBTAIN A VALID COPY OF THE ORIGINAL SURVEY MAP.