

July 26, 2021

**VIA HAND DELIVERY**

Attn: Cameron Black, Senior Planner  
Jersey City Division of Planning  
City of Jersey City, City Hall Annex  
1 Jackson Square a/k/a 360 MLK Drive  
Jersey City, NJ 07305-3717

**Re: 245-253 Kearney Avenue  
SJ Hudson Properties, LLC  
Application for Administrative Amendment to Final Major Site Plan  
Approval with “c” and “d” variances under Case No. Z19-067  
Request for one (1) year extension**

Dear Mr. Black:

Please be advised this office represents SJ Hudson Properties, LLC (the “Applicant”). Applicant is currently the lessee of 245-253 Kearney Avenue also known as Block 20902, Lot 89 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 Zoning district and is subject to the requirements of the Jersey City Land Development Ordinance (the “JC LDO”).

Applicant received approval under Case No. Z19-067 an existing warehouse structures for a physical therapy facility (the “Project”) which was memorialized on December 12, 2019. The Project includes an accessory parking lot containing five (5) onsite parking spaces. The Project did not expand the existing structure. Applicant now requests approval to amend the Project as approved to remove a proposed interior mezzanine space for an office. The Project will in no other way be amended. Please see the attached plans prepared by Plan Architecture dated April 15, 2020 with a final revision date of June 14, 2021.

Due to the previously obtained variances for the Project (use; attendant bulk variances; coverage; setbacks), the approval obtained in December of 2019 will effectively expire on December 19, 2021.

The applicant requests a one (1) year extension of these approvals in order to develop the property in accordance with the Minor Site Plan with the “d” variance as submitted and approved by the Jersey City Zoning Board. The extensions of the approvals and the

corresponding protections can be requested of the Jersey City Zoning Board pursuant to N.J.S.A. 40:55D-52(a) and Section 345-24(E)(1) of the Jersey City Land Development Ordinance. Pursuant to N.J.S.A. 40:55D-52(c) an application may be made for extension after the initial two-year period has ended, but in that event the date from which the extensions shall be the date on which the initial two-year period expired. See Friends of Peapack Gladstone v. Borough, 407 N.J. Super. 404, 427 (App. Div. 2009). Accordingly, if the extension were to be provided, the approval would receive statutory protection until December 19, 2022.

In support of this extension I offer the following: the global Covid-19 panic severely impacted access to gym and physical therapy locations. Obtaining financing for the Project during 2020 and 2021 has been extremely difficult. In light of Applicant's inability to finance the Project, additional time will be required to construct the Project.

I include herewith a check in the amount of \$100.00 for the requested Administrative Amendment and \$300.00 for the Extension, both payable to the City of Jersey City.

If you have any questions regarding this application, please do not hesitate to contact the undersigned.

Very truly yours,

*Thomas P. Leane/cr*

Thomas P. Leane

TPL/cr

Enclosures

cc: Client (via e-mail)