

AJOE P. ABRAHAM | Counsel
aabraham@sh-law.com
Direct Phone: 212.784.6901 | Fax: 212.808.4155

January 11, 2022

VIA FEDERAL EXPRESS AND ELECTRONIC MAIL TO lsigmund@jcnj.org

Attention: Lindsey Sigmund
Jersey City Planning Division
Division of City Planning
City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305

**Re: NJSH ROUTE 440 & NJSH ROUTE 185
BLOCK 30305, LOTS 2, 3, 4, & 5
JERSEY CITY, NJ**

Dear Ms. Sigmund:

Enclosed please find the following:

1. Affidavit of Service;
2. Certified list of property owners located within 200 feet of Block 30305, Lot (s) 2, 3, 4, 5.01 & 5.02;
3. Original stamped certified receipts; and
4. A copy of the tear sheet and Affidavit of Publication from the Jersey Journal.

Very truly yours,

/s/ Ajoë Abraham
Ajoë Abraham, Esq.
For the Firm

AA/ct
Encl.

4822-4740-3287, v. 2

Scarinci Hollenbeck, LLC

One River Centre, 331 Newman Springs Road, Building 3, Suite #310, Red Bank, NJ 07701-5692 Phone: Ph. 732.780.5590 | F: 732.695.8108

www.sh-law.com

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY

SS

COUNTY OF ESSEX

CHERYLYN TANNER, of full age, being duly sworn according to law deposes and says:

Attached is a certified list of property owners located within 200 feet of Block 30305, Lots 2, 3, 4, 5.01, and 5.02 in the City of Jersey City, New Jersey. The property affected by the Jersey City Planning Board Meeting scheduled for January 13, 2022 at 5:00 p.m.

1. On December 27, 2021, a copy of the Legal Notice associated with this Hearing was served on each of said persons on the 200-foot list via certified mail, return receipt requested. The original certified mail receipts are attached hereto.

2. On December 31, 2021, a copy of the Legal Notice associated with this Hearing was published in the Jersey Journal. Attached is a copy of the tear sheets and the Affidavit of Publication.


CHERYLYN M. TANNER

Sworn to and subscribed before me
this 11th day of January 2022.


PATRICK J. MCNAMARA, ESQ

ATTORNEY AT LAW



CITY OF JERSEY CITY

Office of the City Assessor
City Hall Annex
364 M.L. King Drive, 3rd Floor
Jersey City, New Jersey 07305
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

November 10, 2021

PROPERTY LOCATION OF APPLICATION: Morris Canal

BLOCK(S): 30305 LOT(S): 2, 3, 4, 5.01 & 5.02

NAME OF APPLICANT: Scarinci Hollenbeck
One River Center
331 Newman Springs Road, Bldg. 3, Suite 310
Red Bank, NJ 07701-5692

APPLICANT'S TELEPHONE #: (732) 780-5590

Pursuant to your request, attached herewith is a list of properties located within 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected in the most recent Assessor's Tax List.

C E R T I F I E D

A handwritten signature in blue ink, appearing to be 'E. Tolosa', is written over a horizontal line. To the right of the signature, the date '11/10/21' is handwritten in blue ink.

EDUARDO TOLOZA, City Assessor

Also be advised that the following companies must be notified:

P.S.E.& G.	80	PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121	KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200	HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555	ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540	BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 30305 - Lots 2, 3, 4, 5.01 & 5.02

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: Morris Canal

Date: November 10, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
30305	1		9 ROUTE 440	BORKOWSKI, MARK	27 DOMINIC DRIVE	MONROE, NJ	08831
30305	6		MORRIS CANAL	NEW JERSEY TURNPIKE AUTHORITY	581 MAIN ST.P.O. BOX 5042	WOODBIDGE, NJ	07095
30305	8.01		ROUTE 169	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
30305	19		MORRIS CA. & C.R.R.	CONSOLIDATED RAIL	P. O. BOX 8499	PHILADELPHIA, PA	19101
30305	20		MORRIS CANAL	CONSOLIDATED RAIL CORP.	P.O. BOX 8499	PHILADELPHIA, PA.	19101
30306	1		20 HARBOR DRIVE	PORT AUTHORITY OF NY & NJ	4 WTC- 150 GREENWICH ST.	NEW YORK, NY	10007
30306	2		ROUTE 169	PORT AUTHORITY OF N.Y. & N.J.	4 WTC- 150 GREENWICH ST.	NEW YORK, NY	10007
30307	1		ROUTE 169	N.J. DEPT. OF TRANSPORTATION	1035 PARKWAY AVE.CN600	TRENTON, N.J.	08625
30307	2		127-151 HARBOR DRIVE	RREEF AMERICA REIT II % T. REUTERS	PO BOX 4900 DEPT. 207	SCOTTSDALE, AZ	85261
30307	8		ROUTE 169	NY & NJ RAIL, LLC % PORT AUTHORITY	4 WTC- 150 GREENWICH ST.	NEW YORK, NY	10007
30307	12		112 PORT JERSEY BLVD.	RAR2-112 PORT JERSEY NJ QRS, INC.	PO BOX 4900,DEPT.207	SCOTTSDALE, AZ.	85261
30308	1		ROUTE 169	N.J. DEPT. OF TRANSPORTATION	1035 PARKWAY AVE. CN600	TRENTON, N.J.	08625
30308	2		ROUTE 169	N.J. DEPT. OF TRANSPORTATION	1035 PARKWAY AV.CN600	TRENTON, N.J.	08625

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Sent To **P.S.E.&G.**

Street **80 PARK PLAZA**

City, State **NEWARK, NEW JERSEY 07102**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To **JERSEY CITY M.U.A.**

Street or **555 ROUTE 440**

City, State **JERSEY CITY, NEW JERSEY 07305**

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Sent To **COMCAST CABLEVISION**

Street or **2121 KENNEDY BLVD.**

City, State **JERSEY CITY, NJ 07305**

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Sent To **VERIZON TELEPHONE**

Street and **540 BROAD STREET**

City, State **NEWARK, NEW JERSEY 07102**

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Sent To **UNITED WATER COMPANY**

Street **200 HOOK ROAD**

City, State **HARRINGTON PARK, NJ 07640**

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Sent To **BORKOWSKI, MARK**

Street **27 DOMINIC DRIVE**

City, State **MONROE, NJ 08831**

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Sent To
NEW JERSEY TURNPIKE AUTHORITY
581 MAIN ST.
P.O. BOX 5042
WOODBRIDGE, NJ 07095

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CONSOLIDATED RAIL CORP.
P.O. BOX 8499
PHILADELPHIA, PA 19101

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JERSEY CITY, NJ 07302

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4 WTC – 150 GREENWICH ST.
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PHILADELPHIA, PA 19101

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4 WTC – 150 GREENWICH ST.
NEW YORK, NY 10007

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Sent To: RAR2-112 PORT JERSEY NJ QRS, INC.
Street: PO BOX 4900, DEPT. 207
City, State: SCOTTSDALE, AZ 85261

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Sent To: NY & NJ RAIL, LLC % PORT AUTHORITY
Street: 4 WTC - 150 GREENWICH ST.
City, State: NEW YORK, NY 10007

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Street: 1035 PARKWAY AV. CN 600
City, State: TRENTON, NJ 08625

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CONTINUED FROM PAGE 8

Borough Clerk
Borough of Cliffside Park
County of Bergen
State of New Jersey

12/31/21 \$72.77

Secaucus Affordable Housing Board
Secaucus, New Jersey
ANNUAL MEETING NOTICE

In accordance with the Open Public Meetings Act, Chapter 231, Laws of 1975, annual notice of the schedule of regular meetings of the Affordable Housing Board of the Town of Secaucus, County of Hudson, State of New Jersey for the year 2022 is hereby provided. Meetings are scheduled to be held remotely until it has been determined safe to return to public meetings. All meeting access information, agenda and related documents will be posted, at least forty-eight (48) hours prior to the meeting, on the municipal website at [SecaucusNJ.gov](https://www.secaucusnj.gov). Public comments may be made via email to BSnyder1952@gmail.com. All public comments must be received at least forty-eight hours prior to the meeting.

The meeting dates and times are as follows:

Date	Time
January 5, 2022	6:00 PM
March 2, 2022	6:00 PM
May 11, 2022	6:00 PM
July 13, 2022	6:00 PM
September 14, 2022	6:00 PM
December 14, 2022	6:00 PM

All meetings are being held remotely until determined safe to continue public meetings. At such time, the annual meeting notice shall be revised to provide for the change back to public meetings.

Date: 12/23/21 WILLIAM F. SNYDER
A/HB Administrator

12/31/21 \$70.12

**JERSEY CITY
REDEVELOPMENT AGENCY
NOTICE OF AWARD OF CONTRACTS**

Please take notice that on December 21, 2021, the Board of Commissioners of the Jersey City Redevelopment Agency ("JCRA") took the following actions.

Pursuant to N.J.S.A. 40A:11-5(1)(a)(i), JCRA awarded professional services contracts for (1) legal services to Apruzzese, McDermott, Mastro & Murphy, P.C., Casano, Guilgley, LLC, Eric M. Bernstein & Associates, LLC, Floria Kenny Raval, LLP, and Kinney, Lisovitz, Reilly & Wolff, PC, each for a term of one year and each for an amount not to exceed \$50,000; (2) legal services to Archer & Greiner, PC, Gluck/Walrath, LLP, each for a term of one year, and each for an amount not to exceed \$175,000; (3) legal services to McManlan, Scotland & Baumann, LLC, for a term of one year, and for an amount not to exceed \$175,000 for non-escrow related services and excluding fees paid from bond proceeds, where fees paid from bond proceeds or escrows are to be paid in accordance with the proposal submitted by McManlan, Scotland & Baumann, LLC and the professional services agreement; (4) 3D laser scanning and surveying services for the Pathe Museum Project to Lanan Engineering and Environmental Services, Inc. for \$64,500 for a term to expire upon the earlier of completion of all services or 12 months from the effective date; (5) mechanical, electrical, plumbing and fire protection services for the Pathe Museum Project to Tetra Tech Engineers, Architects, and Landscape Architects P.C. d/b/a Cosentini Associates, for \$490,000 for a term to expire upon the earlier of completion of all services or 12 months from the effective date; (6) vertical transportation services for the Pathe Museum Project to VDA, Inc. for \$50,850 for a term to expire upon the earlier of completion of all services or 12 months from the effective date; (7) structural engineering services for the Pathe Museum Project to Arup USA, Inc. for \$303,250 for a term to expire upon the

earlier of completion of all services or 12 months from the effective date; and (8) architectural services for 405-407 Ocean Avenue to Hampton Hill Architecture for \$7,000 for a term to expire upon the earlier of completion of all services or 12 months from the effective date. The aforementioned services constitute professional services under the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. and are not required to be competitively bid.

Pursuant to N.J.S.A. 40A:11-5(1)(a)(ii), JCRA awarded contracts for extraordinary unsecurable services to (1) Prestige Title Agency to serve as title agent and provide title commitment and insurance in connection with transfer of properties within the Bayfront 1 Redevelopment Area for \$145,000 for a term to expire upon the earlier of JCRA's transfer of the properties or 12 months from the effective date; and (2) partner with the Centre national d'art et de culture Georges Pompidou for development, design, support and steering of the Pathe Museum Project for \$400,000 for a term of five (5) months, which term may be extended by the partner pursuant to applicable law. The aforementioned services constitute extraordinary unsecurable services under the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. and are not required to be competitively bid.

Pursuant to N.J.S.A. 40A:11-15, JCRA reauthorized professional services contracts with Patismac, Redevelopment, Inc. for continued performance of environmental and Licensed Site Remediation Professional (LSRP) services for the 2022 calendar year for an amount not to exceed \$114,000; and SWI Group, Inc. for the 2022 calendar year for landscape architect services for the 2022 calendar year for an amount not to exceed \$60,945; and JCRA reauthorized extraordinary unsecurable services contract with Slack Development Group, Inc. for the 2022 calendar year (which term may be extended in accordance with applicable law) for continued performance of specialized services, including coordination of infrastructure development and redevelopment planning coordination, for an amount not to exceed \$90,000, which shall not exceed \$7,500 per month. The aforementioned services are being provided in connection with the redevelopment of the Bayfront 1 Redevelopment Area and constitute professional services and/or extraordinary unsecurable services under the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., which are not required to be competitively bid.

Pursuant to N.J.A.C. 5:30-11.9(c)(4), JCRA approved Change Order #1 to its contract with Slagay Contracting, LLC for rough site grading work at property identified as Block 1360, Lots 67-69 within the Grand Jersey Redevelopment Area. Change Order #1 approves an increase of the initial contract amount, \$10,700, by an amount of \$9,850, for a total contract amount not to exceed \$20,550. Change Order #1 was necessary to provide for the unforeseeable cleanup and recycling of 20 tons of excess concrete and tires uncovered in the land and overgrowth at the property, which work is a direct result of the rough grading work provided for under the initial contract.

Copies of the resolutions authorizing the contracts described herein and copies of the contracts involved are available at JCRA's office, 4 Jackson Square, Jersey City, New Jersey.

Jesamill Suazo Lozano, Assistant to the Executive Director & Secretary to the Board.

12/31/21 \$121.48

LEGAL NOTICE

PLEASE TAKE NOTICE that 440 Warehouse Developers LLC (the "Applicant") has filed an application with the Jersey City Zoning Board of Adjustment (the "Board") seeking Preliminary and Final Major Site Plan approval, so called "d(4)" variances pursuant to N.J.S.A. 40 § 55D-7(b)(4) to allow for a non-permitted maximum height, along with approval of several bulk or "c" variance as set forth below in connection with Case Number Z21-0468 relating to certain property located at NJSH Route 440 and NJSH Route 185, which property is more formally known as Block 3035, Lots 2, 3, 4 & 5 (the "Property"), as shown on the Tax Map of the City of Jersey City.

The subject Property is located in the PI (Port Industrial) District as established by the Jersey City Land Development Ordinance

("LDO"). The Applicant seeks approval for a 1,387,444 square foot, 6-story, 102.27-ft tall warehouse (129.27-ft "solar ready" height) with 1,548 parking stalls, 430 van stalls, and 33 trailer parking stalls. The maximum allowable height under the LDO is 50'.

In addition to the "d" variance, the Applicant is requesting relief from LDO §345-S1-D-5, which requires a 60-ft minimum setback where 0-ft is proposed; §345-70-A-1, which prohibits parking between the building and the street whereas such parking is proposed; §345-70-A-3, which requires that parking structures fronting on a public right-of-way be "faced" with commercial or mixed uses on the ground floor where no commercial or mixed use components are proposed; §345-66-C-1, requiring one street tree, either new or existing, for every 25-ft of street frontage whereas no street trees proposed due to the frontage of the project on NJSH Route 440; §345-67-A-2, which prohibits chain-link fences in the front yard where a chain-link fence currently exists and is proposed; §345-68-P1, limiting the maximum height of freestanding signs to 6-ft where a 25-ft freestanding sign is proposed; §345-68-P1, which requires a setback for freestanding signs of 1/2 of the required front yard setback (30-ft), where a 19.5-ft setback is proposed; §345-70-A-13, where 49' long, 10'-wide berths, a 72'-apron and a 12'-deck approach are required, where 12'-wide berths, a 63'-apron and a 123'-deck approach are proposed; §345-69-A which limits the maximum height of the freestanding signs to the height of the principal building or twenty-five feet, whichever is less, where freestanding lights for roof parking and drive aisles exceeding the height of principal building are proposed; §345-68-C-3-c, which provides that external lights used for the illumination of any sign on a mounted building shall not extend above the highest elevation of the front wall of the building or more than eighteen (18) feet above the street level of the premises, whichever is less, where the proposed building signage extends more than 18-ft above street level and §345-68-B-5-d which prohibits signs above the second floor of any building other than hotels where signage is proposed above second floor.

The Applicant requests that the application be deemed amended to include any additional approvals, design waivers, deviations, variances or exceptions and/or relief from any prior conditions which are determined to be necessary in the review and processing of this application, whether requested by the Board or otherwise.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting on Thursday, January 13, 2022 at 5:30 P.M. via Zoom, a web-based video conference application, using the following:

Zoom link to join meeting:
<https://us07web.zoom.us/j/84899771267>
ID: 868 9977 1267

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ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@citynj.org.

By: Donald M. Peep, Esq.
Scarlett Hollenbeck
One River Centre
331 Newman Springs Road
Building 3, Suite 310
Red Bank, NJ 07070
Attorney for Applicant

12/31/21 \$114.60

**CITY OF HOBOKEN
NOTICE TO VENDORS**

NOTICE IS HEREBY GIVEN that sealed Qualifications will be received by the Purchasing Department, for the City of Hoboken, Hudson County, State of New Jersey on January 19, 2022 at 2:00 p.m. prevailing time at Hoboken City Hall, Office of the Clerk, 94 Washington Street, NJ 07030:

RFQ - Professional Services - Licensed Attorney - Municipal Public Defender - Term: January 1, 2022 through December 31, 2022

The City of Hoboken is requesting proposals from qualified attorneys to provide legal representation as Municipal Public Defender in accordance with the specifications or City approved equivalent and N.J.S.A. 2B:24-4. The City reserves the right to qualify multiple Municipal Public Defenders, one of which shall be appointed as Chief Municipal Public Defender. Appointees shall be considered per diem non-employees and shall be entitled to \$225.00 per court session in lieu of any and all other fees and benefits. Each session runs, on average, from two (2) to five (5) hours. The Chief Municipal Public Defender shall be responsible for scheduling the court sessions of each Municipal Public Defender and other ancillary matters. The Chief Municipal Public Defender may receive a stipend for these additional services subject to the City's budgetary constraints and approval from the Administration.

The City of Hoboken is expanding the pool for candidates. If you have already submitted the RFP that are listed above, please do not submit again.

Specification and other RFQ information may be obtained from the Purchasing Department, Hoboken City Hall by sending a request to the email address below.

Vendors are required to comply, where applicable, with the requirements of N.J.S.A. 10:5-21 et seq., N.J.A.C. 17:27-1 et seq., New Jersey Statutes Title 19 Fair and Open Process, the City of Hoboken Chapter 20A Fair and Open Process, and all other applicable laws.

Email: purchasing@hobokennj.gov

ATTEST:

Jennifer Mastrapietra, CPA
Purchasing Agent

12/31/21 \$78.59

**THE JERSEY CITY REDEVELOPMENT AGENCY
NOTICE OF ANNUAL MEETING SCHEDULE**

Please take notice that on December 21, 2021, the Jersey City Redevelopment Agency ("Agency") adopted its annual meeting schedule to establish its regular meeting dates from February 2022 through January 2023. This notice is provided in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975, and N.J.A.C. 5:29-1, et seq., Emergency Remote Meeting Protocol for Local Public Bodies.

The regular meetings of the Agency shall be held virtually through videoconference and telephone conference via Zoom, until otherwise decided by the Board of Commissioners of the Agency, on the third Tuesday of each month at 6:00 p.m., unless otherwise noted. The meeting dates for the balance of the 2022 calendar year and the beginning of 2023 are as follows:

- February 15, 2022
- March 15, 2022
- April 19, 2022
- May 17, 2022
- June 21, 2022
- July 19, 2022
- August 16, 2022
- September 20, 2022
- October 18, 2022
- November 8, 2022
- *December 20, 2022 (Meeting begins at 5:00 p.m.)
- January 17, 2023

Interested members of the public can participate in the remote public meeting, free of charge, through a videoconference link or by telephone. The Agency will post on its website, <https://thejcra.org/>, at least 48 hours prior to the start of such meeting, the meeting access information, including unique dial-in numbers and Zoom web links, and relevant documents available for download, including but not limited to a meeting agenda. Relevant documents will be posted under the webpage tab entitled, "Public Documents,"

and/or in other prominently labeled location(s) on the Agency's website. Alternatively, individuals lacking the resources or experience for technological access may contact Jesamill Suazo Lozano via email at JSuazo@citynj.org or by telephone at (201) 761-6819, to arrange receipt of documents by alternate means, to make an appointment to review documents in person at the Agency's offices during regular business hours (excluding holidays), or for general assistance in accessing documents and the meeting information. As of May 1, 2021, the Agency relocated its offices to 4 Jackson Square (a/k/a 39 Kearney Avenue), Jersey City, New Jersey 07305. The public is hereby advised that no future meetings will be held at the Agency's previous meeting location of 180 Ninth Street, Jersey City, New Jersey.

The Agency will make a coordinated effort to ensure public participation at all public meetings. Members of the public who wish to participate during the public portion(s) of a meeting are encouraged (but not required) to register their name and address, and, if desired, written comment(s) prior to the meeting by submitting same to [Jesamill Suazo Lozano via email at JSuazo@citynj.org](mailto:JSuazo@citynj.org) or via mail at 4 Jackson Square, Jersey City, New Jersey 07305. All such communications must be labeled "Public Comment" in the subject line. All such pre-registrations shall be submitted by 4:00 p.m. on the business day immediately prior to the date of each regular meeting listed above. Such written comments may be read at the public meeting consistent with existing law.

Members of the public, whether pre-registered or not, will be given opportunity to speak during the public portion(s) of the meeting, at which time the Agency will provide instructions for the public to indicate their desire to speak. When a matter is open to public comment or question, a member of the public can click the "raise hand" button (if using a computer or mobile device) or dial *9 (if on a telephone) to indicate to the Agency that they wish to speak. After clicking "raise hand" (on computer) or dialing *9 (on telephone), the person should listen for their name or last 4 numbers of their phone number.

The Board of Commissioners and the Executive Director of the Agency reserve the right, consistent with the provisions of the Open Public Meetings Act, to convene Executive Sessions at all regular meetings for the purpose of discussing such subjects as are authorized to be heard in Executive Sessions. Formal action may be taken at all meetings.

The Agency hereby designates the following newspapers as newspapers in which its official notices may appear: The Hudson Reporter, The Jersey Journal, and The Star Ledger.

This notice and a copy of the resolution establishing the Annual Meeting Schedule and designating official newspapers are available at the Agency's office, 4 Jackson Square, Jersey City, New Jersey 07305, and the City Clerk's office, and will be posted on the Agency's website, <https://thejcra.org/>.

Jesamill Suazo Lozano, Assistant to the Executive Director & Secretary to the Board

12/31/21 \$117.25

LEGAL ADVERTISEMENT

TOWN OF SECAUCUS
COUNTY OF HUDSON
NEW JERSEY

ORDINANCE # 2021-32
AN ORDINANCE OF THE CODE OF THE TOWN OF SECAUCUS AUTHORIZING AND ENCOURAGING ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE) AND MAKE-READY PARKING SPACES

ORDINANCE # 2021-33
AN ORDINANCE AMENDING CHAPTER 127 OF THE CODE OF THE TOWN OF SECAUCUS ENTITLED "VEHICLES AND TRAFFIC" DESIGNATING PORTIONS OF SECOND STREET AND FOURTH STREET ONE WAY ROADWAYS

The foregoing entitled ordinances, also known as Ordinance No. 2021-32 and Ordinance No. 2021-33, were finally adopted at a meeting of the Mayor and Council on the 13th day of December, 2021.

MICHAEL MARRA
Town Clerk

12/31/21 \$64.47

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 12/31/2021

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 31th day of December 2021

Diana L. Hauser
Notary Public

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

LEGAL NOTICE

PLEASE TAKE NOTICE that 440 Warehouse Developers LLC (the "Applicant") has filed an application with the Jersey City Zoning Board of Adjustment (the "Board") seeking Preliminary and Final Major Site Plan approval, so called "d(6)" variances pursuant to N.J.S.A. 40 § 55D-70(d)(6) to allow for a non-permitted maximum height, along with approval of several bulk or "C" variance as set forth below in connection with Case Number 221-0468 relating to certain property located at NJSH Route 440 and NJSH Route 185, which property is more formally known as Block 30305, Lots 2, 3, 4 & 5 (the "Property"), as shown on the Tax Map of the City of Jersey City.

The subject Property is located in the P1 (Port Industrial) District as established by the Jersey City Land Development Ordinance ("LDO"). The Applicant seeks approval for a 1,387,464 square foot, 6-story, 109.27-ft tall warehouse (129.27-ft "solar ready" height) with 1,548 parking stalls, 430 van stalls, and 33 trailer parking stalls. The maximum allowable height under the LDO is 50'.

In addition to the "d" variance, the Applicant is requesting relief from LDO §345-51.D-5, which requires a 60-ft minimum setback where 0-ft is proposed; §345-70.A-1, which prohibits parking between the building and the street whereas such parking is proposed; §345-70.A-3, which requires that parking structures fronting on a public right-of-way be "faced" with commercial or mixed uses on the ground floor where no commercial or mixed use components are proposed; §345-66.C-1, requiring one street tree, either new or existing, for every 25-ft of street frontage whereas no street trees proposed due to the frontage of the project on NJSH Route 440; §345-67.A-2, which prohibits chain-link fences in the front yard where a chain-link fence currently exists and is proposed; §345-68-P1, limiting the maximum height of freestanding signs to 6-ft where a 25-ft freestanding sign is proposed; §345-68-P1, which requires a setback for freestanding signs of 1/2-of the required front yard setback (30 ft), where a 13.5-ft setback is proposed; §345-70.A-13, where 60' long, 10'-wide berths, a 72'-apron and a 132'-deck approach are required, where 12'-wide berths, a 63'-apron and a 123'-deck approach are proposed; §345-69.A which lim-

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Planning main line during business hours of 201-547-5010 or via email at cityplanning@icnj.org.

By:
Donald M. Pepe, Esq.,
Scarinci Holienbeck
One River Centre
331 Newman Springs Road
Building 3, Suite 310
Red Bank, NJ 07701
Attorney for Applicant

12/31/21

\$114.60

