





# CITY OF JERSEY CITY

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

**EDUARDO TOLOZA, CITY ASSESSOR**

**March 13, 2023**

**PROPERTY LOCATION OF APPLICATION: 9 Route 440**

**BLOCK(S): 30305    LOT(S): 1**

**NAME OF APPLICANT: Gregory Asadurian, Esq.**  
**DeCotiis, FitzPatrick, Coles & Giblin, LLP**  
**61 South Paramus Road**  
**Paramus, NJ 07652**

**APPLICANT'S TELEPHONE #: (201) 347-2112**

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

**C E R T I F I E D**

A handwritten signature in blue ink that reads "Eduardo Tolozza". The signature is written over a horizontal line.

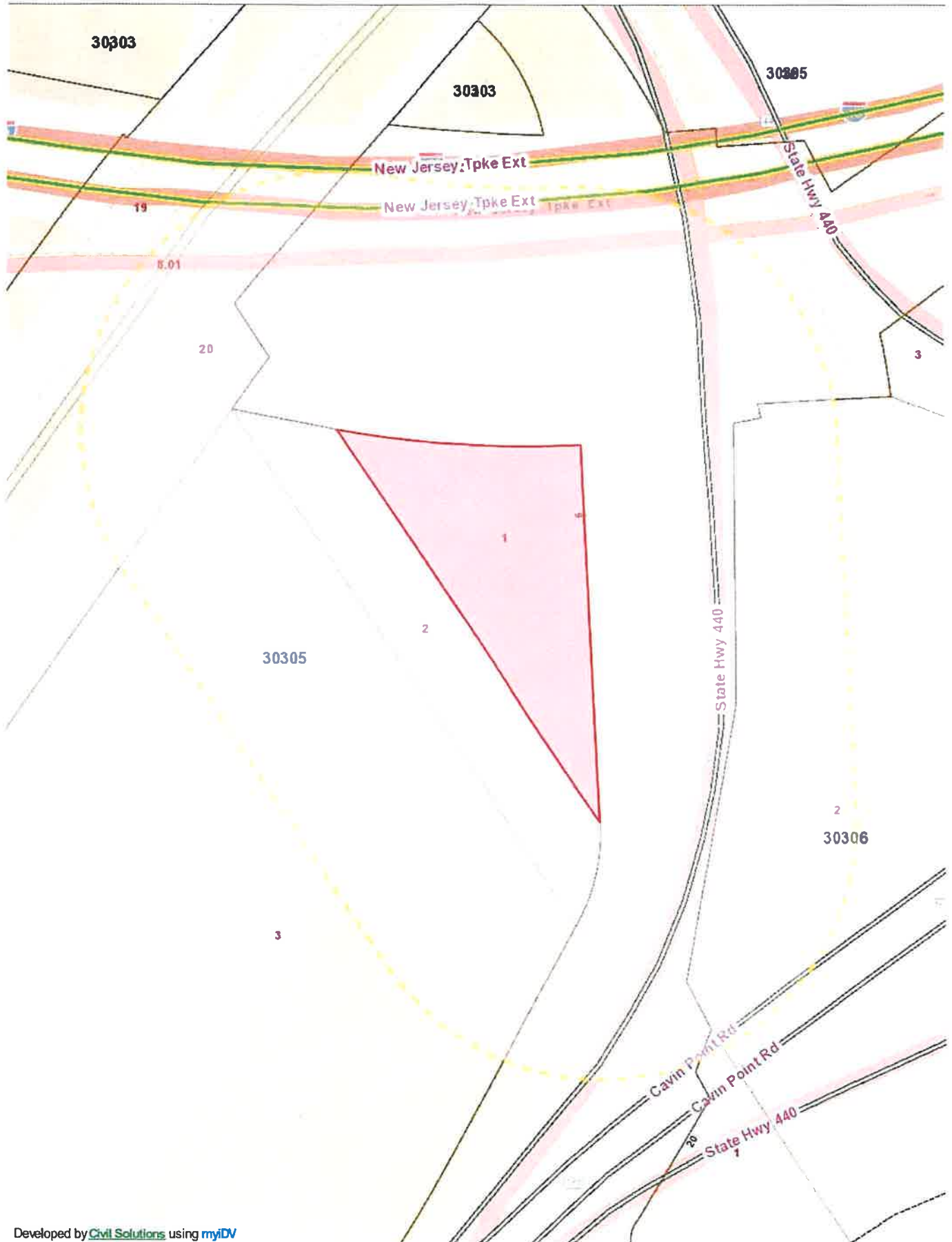
**EDUARDO TOLOZA, City Assessor**

**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 - Lot 1

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

Property Location: 9 Route 440

Date: March 13, 2023

| BLOCK | LOT  | QUAL | PROPERTY LOCATION   | OWNERS NAME                   | MAILING ADDRESS          | CITY / STATE      | ZIP CODE |
|-------|------|------|---------------------|-------------------------------|--------------------------|-------------------|----------|
| 30305 | 2    |      | MORRIS CANAL        | MCR 54 RT 440 JC,LLC          | 534 BROADWAY             | BAYONNE, NJ       | 07002    |
| 30305 | 3    |      | MORRIS CA. & C.R.R. | MCR 54 RT 440 JC LLC          | 534 BROADWAY             | BAYONNE, N.J.     | 07002    |
| 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    |

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Postage \$

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MAR 24 2023  
07512  
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PORT AUTHORITY OF N.Y. & N.J.  
4 WTC-150 GREENWICH ST.  
NEW YORK, NY 10007

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

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UNITED WATER COMPANY  
200 HOOK ROAD  
HARRINGTON PARK, NJ 07640

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280 GROVE STREET  
JERSEY CITY, NJ 07302

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P.S.E.&G.  
80 Park Plaza  
Newark, NJ 07102

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MCR 54 RT 440 JC, LLC  
534 BROADWAY  
BAYONNE, NJ 07002

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JERSEY CITY M.U.A.  
 555 ROUTE 440  
 JERSEY CITY, NJ 07305

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COMCAST CABLEVISION  
 2121 KENNEDY BLVD.  
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CONSOLIDATED RAIL  
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 PHILADELPHIA, PA 19101

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VERIZON TELEPHONE  
 540 BROAD STREET  
 NEWAK, NJ 07102

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 BAYONNE, NJ 07002

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7019 1640 0000 4779 0656

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7019 1640 0000 4779 0632

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NOTICE OF HEARING  
CITY OF JERSEY CITY  
ZONING BOARD OF ADJUSTMENT

Dear Property Owner:

PLEASE TAKE NOTICE that on April 27, 2023 at 6:30 P.M., the Zoning Board of Adjustment of the City of Jersey City (the "Board") will hold a public hearing on an application filed by David Klein Outdoor Advertising, Inc. (the "Applicant") for Preliminary and Final Major Site Plan approval together with variance relief for the construction of a two-faced digital/L.E.D. billboard with an active billboard area of two 20' x 50' faces at 9 Route 440 and designated as Lot 1, Block 30305 on the Tax Map of the City of Jersey City (the "Property"). The existing fence will be replaced. The Property is triangularly shaped and measures approximately 31,708 s.f. (.728 acres) and is in the Port Industrial District ("PI Zone").

By way of background, a municipal land use application was previously filed on or about April 30, 2014 for site plan approval together with waivers and variance relief for the erection of a 98' tall, double-faced digital billboard at the Property (the "Prior Application"), which was denied. The proposed sign faces were 20' x 50'. A standby diesel generator was also proposed in the event of a power loss. A memorializing resolution was adopted on or about April 16, 2015.

The current application is substantially different than the Prior Application in that (i) the sign height has been lowered from 98' to 88', (ii) the "V" of the upper structure has been reduced by 20% from 40' (approximately 1,053 SQ FT) to 32' (approximately 875 SQ FT), or about a 17% reduction of the inside area, (iii) the generator/fuel tank has been removed, (iv) the side yard setback has increased from 10.87' to 14.0' (approximately 30% increase), and (v) the existing fence will be replaced.

The Applicant is not proposing any advertisements to be flashing or include animated or moving parts. The Applicant proposes to operate the digital/L.E.D. Billboard twenty-four (24) hours a day.

The Property is situated in the PI Zone and currently has surface parking, which will remain. Surface parking is a principal permitted use in the PI Zone, but billboards are not. Thus, Applicant requests variance relief from the requirements of the PI Zone pursuant to N.J.S.A. 40:55D-70(d)(1) for a use variance.

Applicant also seeks a height variance pursuant to N.J.S.A. 40:55D-70(d)(6) because the maximum height of a principal or accessory building in the PI Zone is 50' and the proposed billboard will be 88' tall. Though it is the Applicant's position that a height variance in accordance with N.J.S.A. 40:55D-70(d)(6) is not required because the PI Zone only limits the maximum height of a "principal or accessory building" to 50' and the proposed billboard is not a "building", Applicant nonetheless requests this variance out of an abundance of caution. Applicant reserves its rights with respect to this variance and seeks it without prejudice.

Applicant also seeks a variance for two principal uses/structures on the same site, as there is an existing structure/use on this site.

As for potential bulk relief, it is Applicant's position that the bulk regulations for a zone in which a use variance is sought are inapplicable, and as a result, any potential "c" variances have been subsumed into the N.J.S.A. 40:55D-70(d)(1) use variance. In the event the Board determines that bulk variance relief is required, then Applicant will seek all necessary bulk variances.

Applicant also requests all deviations that are needed from the requirements set forth in municipal code 345-68.B.5. Applicant also requests all waivers from checklist items, if any, that have not been supplied or requested. Applicant may also seek any variances, exceptions, exclusions, and waivers that may be required or that may be identified through the review process.

The purpose of this application is to erect a two-faced digital/L.E.D. billboard at the Property. This notice is sent to you as an owner of property within 200 feet of the Property. Members of the public may participate in the meeting in accordance with the rules set by the Board and present any comments or objections which you may have to the granting of the relief sought in the application. Thus, when this matter is called, either you or your attorney may appear and present any comments or objections which you may have to the granting of the relief sought in the Application (case: Z23-008).

The meeting will take place virtually on April 27, 2023 at 6:30 P.M. Any person interested in this application will have the opportunity to address the Board at the meeting via Zoom, a web-based video conference application. To access the meeting: you can use the following zoom link to join meeting: <https://us02web.zoom.us/j/83659307838>. You can also dial in: Call-in Number and Webinar ID#: US: +1-301-715-8592 or +1-305-224-1968, Webinar ID: 836 5930 7838. You can join from a PC, Mac, iPad, iPhone or Android device.

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. MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning). ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org).

DeCotiis FitzPatrick Cole Giblin, LLP  
Attorneys for Applicant

By: Gregory Asadurian  
Gregory K. Asadurian, Esq.

Dated: March 24, 2023