

Connell Foley LLP Harborside 5 185 Hudson Street, Suite 2510 Jersey City, NJ 07311 P 201.521.1000 F 201.521.0100

September 30, 2020

VIA: E-MAIL AND FEDERAL EXPRESS

Attn: Lindsey Sigmund, 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:

Applicant:

Francisco Builders 166B LLC

Application:

Application for Amended Preliminary and Final Major Site

Plan Approval

Property:

160-166 Brunswick Street (Block 9904, Lot 1.01)

Jersey City, New Jersey 07302

Dear Ms. Sigmund:

As you are aware, this office represents Francisco Builders 166B LLC (the "Applicant") regarding the above referenced property.

Enclosed, please find the following:

- 1. Affidavit Proof of Service/Mailing with original stamped list attached.
- 2. Copy of Legal Ad Publication (original Affidavit of Publication will be filed with the Division of City Planning upon receipt).

Please process the enclosed accordingly. This application is scheduled to be heard at virtual meeting of the Zoning Board of Adjustment via zoom on October 8, 2020.

Very truly yours,

Thomas P. Leane Iga

Thomas P. Leane, Esq.

TPL/ga

Roseland

Jersey City

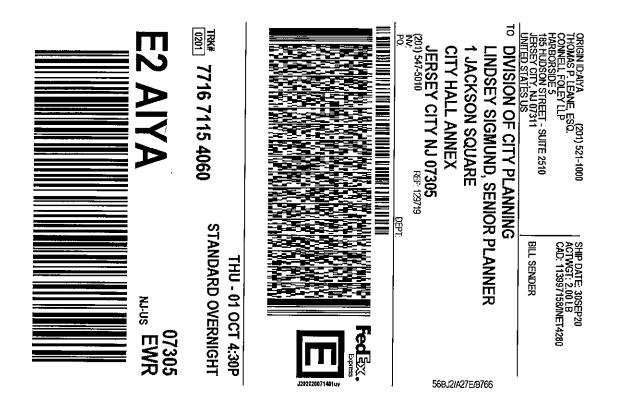
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Address Information

Ship to: Ship from:

Division of City Planning THOMAS P. LEANE, ESQ.

Lindsey Sigmund, Senior Connell Foley LLP

Planner

1 Jackson Square Harborside 5

City Hall Annex 185 Hudson Street - Suite

2510

JERSEY CITY, NJ JERSEY CITY, NJ

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Shipment Information:

Tracking no.: 771671154060

Ship date: 09/30/2020

Estimated shipping charges:

Package Information

Pricing option: FedEx Standard Rate Service type: Standard Overnight

Package type: FedEx Pak Number of packages: 1 Total weight: 2 LBS Declared Value: 0.00 USD

Special Services:

Pickup/Drop-off: Drop off package at FedEx location

Billing Information:

Bill transportation to: CFJC-142

Your reference: 129719

P.O. no.: Invoice no.: Department no.:

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AFFIDAVIT OF PROOF OF SERVICE/MAILING

STATE OF NEW JERSEY)
)ss:
COUNTY OF HUDSON)

THOMAS P. LEANE, ESQ., of full age, being duly sworn according to law on his oath, deposes, and says that his office is located at Harborside 5, 185 Hudson Street, Suite 2510, in the City of Jersey City, in the County of Hudson, and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Jersey City Planning Board of the City of Jersey City and related to premises located at:

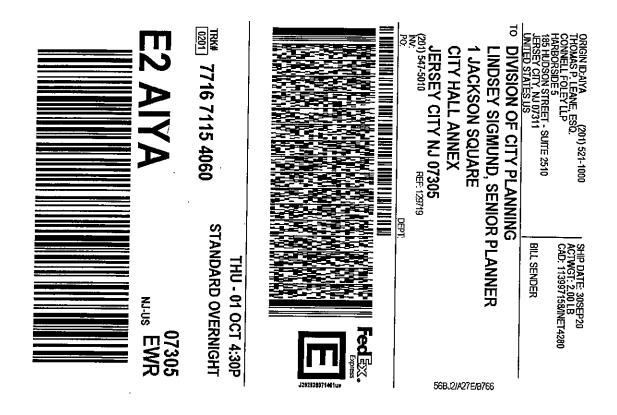
160 – 166 Brunswick Street Block 9904, Lot 1.01

and on <u>September 25, 2020</u> he gave written notice of the hearing on this application to each and all of the persons upon whom service must be provided, in the required form and according to the attached lists, and in the manner indicated thereon.

THOMAS P. LEANE, ESQ. Attorney for the Applicant Francisco Builders 166B LLC

Sworn to and subscribed before me this 25TH day of September, 2020

My Commission Expires December 20, 2020



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misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim.Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss.Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our ServiceGuide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

FedEx.

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Lindsey Sigmund, Senior

Connell Foley LLP

Planner

1 Jackson Square

Harborside 5

City Hall Annex

185 Hudson Street - Suite

2510

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Shipment Information:

Tracking no.: 771671154060

Ship date: 09/30/2020

Estimated shipping charges:

Package Information

Pricing option: FedEx Standard Rate Service type: Standard Overnight

Package type: FedEx Pak Number of packages: 1 Total weight: 2 LBS Declared Value: 0.00 USD

Special Services:

Pickup/Drop-off: Drop off package at FedEx location

Billing Information:

Bill transportation to: CFJC-142

Your reference: 129719

P.O. no.: Invoice no.: Department no.:

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☐ Signature Confirmation Restricted Delivery ☐ Signature Confirmation ☐ Return Receipt for Merchandise

Collect on Delivery (COD) ☐ Certified Mail Restricted Delivery

CONNELL FOLEY LLP **HARBORSIDE 5**

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☐ Certified Mail
☐ Return Receipt f

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Postmark with Date of Receipt.

☐ Adult Signature Required

☐ Priority Mall Express

THOMAS P. LEANE, ESQ.

Firm Mailing Book For Accountable Mail

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PSN 7530-02-000-9098 PS Form 3877, January 2017 (Page 1 of 2) Total Number of Pieces Listed by Sender œ ဂ္ဂ 4. ប៊ុរ ω Ņ Name and Address of Sender JERSEY CITY, NEW JERSEY 07311 185 HUDSON ST., SUITE 2510 HARBORSIDE 5 CONNELL FOLEY LLP THOMAS P. LEANE, ESQ. USPS Tracking/Article Number **7018** 701B 7018 Total Number of Pieces
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PSN 7530-02-000-9098 PS Form 3877, January 2017 (Page 1 of 2) Total Number of Pieces Listed by Sender Ω ģ Ċ ω Ŋ ine and Address of Sender [ḤOMAS P. LEANE, ESQ. RSEY CITY, NEW JERSEY 07311 35 HUDSON ST., SUITE 2510 RBORSIDE 5 NNELL FOLEY LLP USPS Tracking/Article Number 7018 1130 0001 TOOO OETT 9TO2 TOOO OELL 8107 2018 Received at Post Office Total Number of Pieces DETT T000 8097 8097 6097 **7**609 ☐ Priority Mail ☐ Insured Mail ☐ Collect on Delivery (COD) Certified Mail Restricted Delivery ☐ Adult Signature Restricted Delivery ☐ Registered Mail Adult Signature Required Check type of mail or service Certified Mail **2678** 7685 7661 Addressee (Name, Street, City, State, & ZIP Code™) Block 9804 **376 FIFTH STREET** Postmaster, Per (Name of receiving employee) KLIM, MEGAN Block 9804 JERSEY CITY, NJ 07302 7654 Block 9804 SHARIFI, HOSSEIN JERSEY CITY, N.J. 07302 374 FIFTH ST. Block 9804 JERSEY CITY, NJ 07302 370 FIFTH ST. GARCIA, JOSEPHINE & IVAN 372 STH STREET SENIUK, ROBERT & HUSAK, SYLWIA JERSEY CITY, NJ 07302 Complete jn ink ☐ Signature Confirmation Restricted Delivery ☐ Signature Confirmation ☐ Return Receipt for Merchandise □ Priority Mail Express Lot 14 Lot 13 Lot 11 Lot 12 Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy. 160 - 166 BRUNSWICK STREET, BLOCK 9904, LOT 1.01 / MATTER #129719 Postage Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt. (Extra Service) Fee Handling Charge Handling Charge - if Registered and over \$50,000 in value Actual Value if Registered insured Value Due Sender if COD Firm Mailing Book For Accountable Mail ASR Fee Adult Signature Required 1282930 ASRD Fee Adult Signature Restricted Delivery Fee RD Restricted Delivery Return Receipt Fee Signature Confirmation SC SCRD Fee Signature Confirmation Restricted Delivery Special Handling Fee SH



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Listed by Sender Total Number of Pieces JERSEY CITY, NEW JERSEY 07311 185 HUDSON ST., SUITE 2510 HARBORSIDE 5 CONNELL FOLEY LLP THOMAS P. LEANE, ESQ. USPS Tracking/Article Number 2018 במסם סבבר פרס? 7018 7018 7408 TOOO OETT T000 06TT Total Number of Pieces Received at Post Office OETT 1000 8097 8097 8097 ☐ Priority Mail □ Insured Mai Collect on Delivery (COD) 🔲 Adult Signature Restricted Delivery 🛭 Registered Mail □ Adult Signature Required ☐ Certified Mail Restricted Delivery Certified Mail Check type of mail or service 7760 7445 7753 Addressee (Name, Street, City, State, & ZIP CodeTM) 7739 Block 9901 Postmaster, Per (Name of receiving employee) Block 9901 316 NEWARK STREET, LLC 369 FIFTH ST. 349 THIRD ST GROUND FL JERSEY CITY, NJ 07302 FIFTH OAK CONDOMINIUM ASSOCIATION Block 9901 JERSEY CITY, NJ 07302 JERSEY CITY, N.J. 07304 2449 KENNEDY BLVD. MA AMBEY FIFTH, LLC 377 FIFTH ST 377 FIFTH ST.CONDOMINIUM ASSOC., Block 9901 JERSEY CITY, NJ 07302 □ Signature Confirmation Signature Confirmation ☐ Return Receipt for Merchandise Priority Mail Express Restricted Delivery Lot 7 9 | |-Lot 5 Lot 4 Postage (for additional copies of this receipt)
Postmark with Date of Receipt. Affix Stamp Here (Extra Service) Fee Handling Charge Handling Charge - if Registered and over \$50,000 in value 14.56.78.91077.25.4°C.07. 516777879 Actual Value if Registered Insured Value Firm Mailing Book For Accountable Mail Due Sender if COD €056<u>78</u> ASR Fee Adult Signature Required ASRD Fee Adult Signature Restricted Delivery F 공 Restricted Delivery Return Receipt Fee Signature Confirmation SC SCRD Fee Signature Confirmation Restricted Delivery Special Handling Fee SH

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PS Form 3877, January 2017 (Page 1 of 2)

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Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy. 160 - 166 BRUNSWICK STREET, BLOCK 9904, LOT 1.01 / MATTER #129719



Total Number of Pieces Listed by Sender JERSEY CITY, NEW JERSEY 07311 HARBORSIDE 5 CONNELL FOLEY LLP 185 HUDSON ST., SUITE 2510 THOMAS P. LEANE, ESQ. USPS Tracking/Article Number 701B 1000 OEIL 8107 9702 7018 T000 0ETT TOOO OETT Received, at, Post Office 1130 1000 8097 8097 8097 3097 ☐ Priority Mail □ Insured Mail Collect on Delivery (COD) ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Adult Signature Required ☐ Certified Mail Restricted Delivery Check type of mail or service Certified Mail 7913 7920 7906 Addressee (Name, Street, City, State, & ZIP Code™) 7890 Postmaster, Per (Name of receiving employee) Block 9903 Block 9903 **362 FOURTH STREET #2** PUROW, JONATHAN & LITCHENSTEIN, MERAV 360.5 FOURTH ST. KOENIG, MATTHEW JERSEY CITY, NJ 07302 JERSEY CITY, NJ 07302 Block 9903 364 FOURTH ST. #1 364 FOURTH ST. 362 FOURTH ST. CONDOMINIUM ASSOCIATI JERSEY CITY, NJ 07302 ANDERSON, IVAN C. JR. JERSEY CITY, NJ 07302 Block 9903 □ Signature Confirmation ☐ Signature Confirmation ☐ Return Receipt for Priority Mail Express Restricted Delivery **€** 3 Lot 2 Lot 2 Lot 2 Postage Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt. (Extra Service) Fee Handling | Actual Value Charge | if Registered Handling Charge - if Registered and over \$50,000 in value 7 18 19 20 2 NOCERT EMINDON Insured Value 岩 **S**SS Firm Mailing Book For Accountable Mail Due Sender if COD Signature Required ASR Fee ASRD Fee Adult Signature Restricted Delivery Fe R Restricted Delivery Return Receipt FR R Signature Confirmation SC Fee SCRD Fee Signature Confirmation Restricted Delivery Special Handling Fee SH

PS Form **3877**, January 2017 (Page 1 of 2)

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351 FIFTH STREET CONDOMINIUM ASSOC 347 5TH ST. ARORA, KARUNESH & KRISHNAMOORTHY P. **54T** Block 9904 Block 9904 JERSEY CITY, NJ 07302 Block 9904 Postmaster Per (Name of receiving employee) 257.9 BRIELLE , NJ 08730 626 AGNES AVE. 349 FIFTH ST JERSEY CITY, N.J. 07302 BELLIZI, MATTHEW & JUANA Block 9904 351 FIFTH ST. LAGANI, FRANK JERSEY CITY, N.J. 07302 ☐ Signature Confirmation ☐ Signature Confirmation ☐ Return Receipt for Merchandise Priority Mail Express Lot 18 Lot 17 Lot 16 Lot 15 Postage Affix Stamp Here
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160 - 166 BRUNSWICK STREET, BLOCK 9904, LOT 1.01 / MATTER #129719

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160 – 166 BRUNSWICK STREET, BLOCK 9904, LOT 1.01 / MATTER #129719
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JERSEY CITY, NEW JERSEY 07311 **185 HUDSON ST., SUITE 2510**

Signature Confirmation

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PS Form 3877, January 2017 (Page 1 of 2) PSN 7530-02-000-9098	4 1	Listed by Sender Received at Post Office	TOOO OETT		œ		1000 OELL 9102		6.		5.	1000 OETT 9102	<i>;</i>	A	ç.		1000 0511 9107	2.			USPS Tracking/Article Number	JERSEY CITY, NEW JERSEY 07311	HARBORSIDE 5 185 HUDSON ST., SUITE 2510	THOMAS P. LEANE, ESQ. CONNELL FOLEY LLP	
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Legal In Column NOTICE OF HEARING JERSEY CITY ZONING BOARD OF ADJUSTMENT **PURSUANT TO N.J.S.A. 40:55D-12** FOR THE PROPERTY LOCATED AT 160-166 BRUNSWICK STREET, JERSEY CITY, NEW JERSEY, **ALSO IDENTIFIED AS** LOTS 1.01, BLOCK 9904

PLEASE TAKE NOTICE that an application has been filed by Francisco Builders 166B LLC (the "Applicant"), for Preliminary and Final Site Plan approval with a design waiver (front yard landscaping), for the property located at 160-166 Brunswick Street and described on the Tax Map of the City of Jersey City as Block 9904, Lot 1.01 (the "Property"). The Property is located within the R-5 Low Rise Residential, Mixed Use Zone ("R-5 Zone") and is governed by the regulations of the Jersey City Land Development Ordinance (the "JC LDO").

Applicant received approval under Case No. Z16-029 to construct a four (4) story multi-family residential building sixteen (16) units. At the time of the prior approval, the Property was located within the R-1 One and Two Family Zone and received use and height variances as well as attendant bulk variances. The Property is now located within the R-5 Zone and the use and height are now permitted. Please allow this letter to serve as a former request for amendments to the previous approval including the type of units with no increase to the approved 16 units (the "Project"). Proposed changes include: facade changes, change in bedroom type, bay window extensions, proposed roof top deck, decrease in overall height, inclusion of tree pits and other permitted changes per the JC LDO.

The Project will require a waiver for the required front yard landscaping. Applicant also requests 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 Zoning Board of Adjustment at the Virtual meeting on Thursday, October 8, 2020 at 6:30 PM. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting: https://us02web.zoom.us/j/88048779540

Call-in Number and Webinar ID#: +1 929 205 6099 or +1 312 626 6799 Webinar ID: 880 4877 9540

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. 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 can be found on the Jersey City, Division of City Planning website at jerseycitynj,gov/planning. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Zoning Board of Adjustment Secretary for assistance at the phone number or e-mail listed below.

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.

By: Thomas P. Leane, Esq. Connell Foley LLP Attorney for the Applicant 201-521-1000

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Related Categories: Notices and Announcements - Legal Notice

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