

## PUBLIC NOTICE

Pursuant to N.J.S.A. 40:55D-12 an application has been filed by 25 Columbus Circle #59B, LLC with the Jersey City Planning Board for Amended Preliminary and Final Major Site Plan Approval with deviation(s) pursuant to N.J.S.A. 40:55D-70(c) with regard to property located at 310 Tenth Street, Jersey City, a/k/a Block 8601, Lot 2 on the Jersey City Tax Maps ("Property") and in the 10<sup>th</sup> Street Transition District of the Jersey Avenue Tenth Street Redevelopment Plan area.

Preliminary Site Plan Approval for Property and an adjacent development located at 270 Tenth Street (Block 8602, Lot 2), was granted by Planning Board Resolution dated January 9, 2007 ("Preliminary Approval"). The Preliminary Approval permitted the development of two six (6) story residential buildings with one hundred sixty three (163) residential units in each building, valet parking in the surface parking on a lot behind each building and off-site parking.

The Applicant now requests an Amended Preliminary and Final Site Plan Approval for the Property to allow changes to the previous approval to permit the construction of a 6-story residential building containing 163 residential units with a 96-space, self-park surface parking lot behind the building and with self-park, off-site surface parking at 270 Tenth Street (Block 8602, Lot 2) in accordance with a parking management plan previously approved for 270 Tenth Street (Block 8602, Lot 2) .

As part of the application, the Applicant seeks the following deviations, variances, waivers, exceptions, and/or relief from the Jersey Avenue Tenth Street Redevelopment Plan ("Redevelopment Plan"), the Jersey City Land Development Ordinance, and/or the conditions of the Preliminary Approval:

1. Section X.E. of the Redevelopment Plan to permit relief from the requirement for residential uses that a minimum of 1 parking space per dwelling unit be provided, where .75 parking spaces per dwelling unit is proposed through a combination of on-site and off-site parking as set forth in a previously approved parking plan for 270 Tenth Street (Block 8602, Lot 2);
2. Section X.D. of the Redevelopment Plan to permit relief from the requirement that residential uses be limited to one (1) sign, where two (2) residential signs are proposed for the project;
3. Condition #3 of the Resolution granting the Preliminary Approval, requiring the Applicant to provide one (1) parking space per residential unit by utilizing the existing 74 parking spaces in the parking lot east of Jersey Avenue (the Lincoln lot) and by converting the parking lot behind the proposed building to valet parking, where off-site parking will be provided at 270 Tenth Street (Block 8602, Lot 2) and the proposed parking lot will not be operated as a valet parking lot;

4. Condition #5 of the Resolution granting the Preliminary Approval, requiring the Applicant to keep the embankment wall opening at the front door in an irregular pattern without cut ends of stone, where the Applicant proposes a more uniform wall opening at the front door.

5. Any other deviations/variances, waivers and/or exceptions from the Redevelopment Plan or the Jersey City Land Development Ordinance that the Planning Board shall deem necessary in connection with this application.

Any person interested in this application will have the opportunity to address the Planning Board at the public hearing on January 26, 2016, at 5:30 p.m. in the Municipal Council Chambers, City Hall, 280 Grove Street, Jersey City, New Jersey.

The application, plans, and related documents are available for public inspection on any working day between 9:00 a.m. and 4:00 p.m. at the City Planning Division Office, 30 Montgomery Street, 14th Floor, Jersey City, New Jersey, 07302.

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Attorney for the Applicant  
201-521-1000