



We Bring the World to New Jersey

## **PUBLIC NOTICE**

**March 29, 2023**

**HRP Hudson LLC - Major Subdivision**

**File No.: 22-387**

Please take notice that an application for three bulk variances has been filed with the NJSEA by HRP Hudson Owner LLC for the premises located along Van Keuren Avenue and identified as Block 3101, Lots 21, 22, 23, 24, 25, 26, 36, 37, 42, 43, 44 and Block 7402, Lots 21, 22, 23, 24, 33, 34 and 35, in the City of Jersey City, New Jersey. Said premises is located within the District's Van Keuren Redevelopment Area. The three bulk variances are sought in connection with the applicant's proposed major subdivision, which includes the creation of seven (7) proposed lots, to be known as proposed Block 7402.01, Lots 1, 2, 3, 4, 5, 6 and 7.

Specifically, the applicant is requesting bulk variance relief from the following:

1. N.J.A.C. 19:5-7.4(a), which requires that all lots in any subdivision shall have direct access to an improved public or private street; whereas, proposed Lots 1, 2, 3 and 4 do not contain direct access to an improved public or private street.
2. Section V.D.1(b) of the Van Keuren Redevelopment Plan, which requires a minimum lot width of 100 feet is required; whereas, proposed Lot 1 will have a minimum lot width of 89.8 feet.
3. Section V.D.2(b) of the Van Keuren Redevelopment Plan, which requires a minimum open space of 15 percent; whereas, open space of 9.3 percent and 4.6 percent will be provided for proposed Lots 2 and 3, respectively.

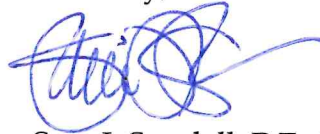
Pursuant to N.J.S.A. 10:4-6 et seq., the New Jersey Open Public Meetings Law and pursuant to P.L. 2020, c. 11, which allows public bodies to conduct meetings by electronic means during periods of a declared State of Emergency, an electronic public hearing will be held virtually using Zoom video conferencing on Tuesday, April 25, 2023, immediately following the major subdivision public hearing scheduled for 10:00 A.M. The physical NJSEA facilities will be closed to the public for the public hearing. Members of the public are invited to view the hearing live using Zoom, which also allows them to "raise a hand" and contribute with voice and video when they are invited to do so during the public comment portion of the public hearing. Please visit the NJSEA website at [www.njsea.com/public-notices/](http://www.njsea.com/public-notices/)

to obtain the Zoom Instructions for the Virtual Public Hearing, including meeting ID number and call in telephone number.

Any party in interest may appear virtually in person, by agent, or by attorney and present any comments or objections to the relief sought. Written comments must be submitted to Ron Seelogy of the NJSEA prior to the date of the hearing, by email at [rseelogy@njsea.com](mailto:rseelogy@njsea.com) or by mail to One DeKorte Park Plaza, P.O. Box 640, Lyndhurst, NJ 07071. Plans filed by the applicant are available electronically for public inspection by contacting Ron Seelogy of the NJSEA at [rseelogy@njsea.com](mailto:rseelogy@njsea.com) during regular business hours.

Please email the NJSEA Offices at [info@njsea.com](mailto:info@njsea.com) prior to the hearing if special requirements are needed under the Americans with Disabilities Act (ADA). If there are any questions, please email Ron Seelogy at [rseelogy@njsea.com](mailto:rseelogy@njsea.com) during regular business hours.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sara J. Sundell', with a stylized flourish extending to the right.

Sara J. Sundell, P.E., P.P.  
Director of Land Use Management  
Chief Engineer