



**HOUSING, ECONOMIC DEVELOPMENT & COMMERCE**

**Division of Zoning  
Nick Taylor, Zoning Officer  
One Jackson Square  
Jersey City, New Jersey 07305  
Telephone (201) 547-4832**

**Steven M. Fulop, Mayor  
City of Jersey City**

January 31, 2023

Veronica A. Chmiel  
Connell Foley LLP  
Harborside 5  
185 Hudson Street, Suite 2510  
Jersey City, N.J. 07311

Re: 361 Tonnele Avenue  
Block # 4101 Lot # 1  
18782 Sq. Ft.  
Parking  
Zone: HC – Highway Commercial


Dear Ms. Chmiel,

Your proposed auto sales dealership at the above address, located in the HC Zone, will require Planning Board approval with all variances deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07305 Tel. 201-547-5010.

If I can be of further assistance, please contact this office.

Respectfully Yours,



Nick Taylor  
Zoning Officer

NT/sp