



Genova Burns LLC  
30 Montgomery Street, 3rd Floor, Jersey City, NJ 07302  
**Tel:** 201.469.0100 **Fax:** 201.332.1303  
**Web:** [www.genovaburns.com](http://www.genovaburns.com)

Gerard D. Pizzillo  
Partner  
Member NY and NJ Bar  
[gpizzillo@genovaburns.com](mailto:gpizzillo@genovaburns.com)  
Direct: 201-249-8361

May 7, 2024

**VIA TYLER SYSTEM**

Tanya Marione, Director  
Jersey City Division of Planning  
1 Jackson Square (a/k/a 360 Martin Luther King Drive)  
Jersey City, NJ 07305

**Re:           Applicant: Grove Street Hub LLC**  
**Property: 230 Fourth Street (Block 11205, Lot 25)**  
**Case No. Z20-046, Z23-015**

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Dear Ms. Marione:

As you may recall, this office represents Grove Street Hub LLC (the "Applicant") who is the owner of the existing three (3) story mixed-use structure containing vacant ground floor commercial retail space and a duplex residential unit above (the "Property"). The Property is located within Harismus Cove Historic District (the "Zone") and governed by the provisions of section 345 of the City of Jersey City Municipal Code, otherwise known as the Land Development Ordinance.

On May 13, 2021, under case number Z20-046, the City of Jersey City Zoning Board of Adjustment granted Minor Site Plan Approval with "d" Variance and Conditions. The Applicant received approval for the repair and rehabilitation of the existing ground floor commercial space for a proposed cafe/restaurant category 2 use, as well as other façade improvements. The resolution confirming such approval was memorialized on June 24, 2021. On April 13, 2023, the Applicant appeared before the Zoning Board of Adjustment and was granted a one (1) year site plan extension under case number Z23-015. The resolution memorializing that approval was signed on April 27, 2023.

Pursuant to N.J.S.A. 40:55D-52(d) and Jersey City Municipal Code § 345-24.E.1, please allow this correspondence to serve as the Applicant's second request for a one (1) year extension

*Tanya Marione*  
*May 7, 2024*  
*Page 2 of 2*

of the previously approved Minor Site Plan Approval with Variance. The basis for this request is the Applicant had difficulty in finding a suitable contractor for the construction because the Property is located in a historic district. The Applicant has been diligently working to finalize a contractor and the same should be confirmed with all applications and materials being submitted to the Construction Code Official in the next few months. However, in the meantime, the Applicant is requesting the additional time to ensure the approval remains valid and protected under the applicable controls. Based on the above, the Applicant is respectfully requesting this extension to protect the approval granted under the Z20-046 application, extended under Z23-015 which is set to expire in April 2024. If the extension is granted, the approval would extend to April 2025.

I would respectfully request that this application be presented to the Planning Board at its next available scheduled meeting. The applicable fee of \$300.00 has been paid electronically through the Tyler system.

Should you have any questions or need further information, please do not hesitate to call. Thank you for your courtesies.

Very truly yours,

**GENOVA BURNS LLC**



**GERARD D. PIZZILLO**

GDP