

Statement in Support of Application

247 Manila Avenue, LLC is the owner of property known as Block 247, Lot 50 A. The property contains an abandoned stone wall known as the Pennsylvania Railroad Harsimus Stem Embankment ("the Embankment").

Applicant will demonstrate that the criteria for demolition contained in the Jersey City Historic Preservation Ordinance justify the grant of a Certificate of Appropriateness to allow demolition of this block of the Embankment. In the event that the Historic Preservation Commission ("HPC") disagrees, then Applicant will seek a hardship exemption pursuant to Section 345-30D of the Jersey City Land Development Ordinance.

The property is currently a commercial use. Applicant will demonstrate that it is not feasible to develop the parcel in accordance with the existing zoning with the Embankment in place. The Embankment does not allow Applicant to realize a reasonable return, i.e., "a net annual return of twelve percent (12%) of the current valuation of an improvement parcel," as defined in Section 345-6 of the Jersey City Land Development Ordinance.

Applicant will present the testimony of Joseph Burgis, a licensed professional planner, who will address the criteria for a Certificate of Appropriateness for demolition. He will also

address the inability to develop the property for its zoned use with the Embankment in place.

Steven Kurtz, a real estate appraiser, will present evidence as to why the owner cannot realize a reasonable return with the Embankment in place. Consequently, Applicant will establish that it is entitled to a hardship exemption.