

PUBLIC NOTICE

Pursuant to N.J.S.A. 40:55D-12 an application has been filed by Newport Associates Development Company (Applicant) with the Jersey City Planning Board (Case No. P20-115) for a Preliminary and Final Major Site Plan Approval pursuant to N.J.S.A. 40:55D-70(c) for property at Pier 199B, 15 Park Lane South, Jersey City, a/k/a Block 7302, Lot 5 on the Jersey City Tax Maps ("Property") in the Newport Redevelopment Plan ("Redevelopment Plan") area.

The Applicant proposes a Preliminary and Final Major Site Plan Approval to develop a portion of Pier 199B in Block 7302, Lot 5, as improved outdoor open space for public recreation with a dog run, walkways, plazas, and landscape features.

As part of the application, the Applicant seeks the following deviations, variances, waivers, exceptions, and/or relief from the Redevelopment Plan and the Jersey City Land Development Ordinance (JCLDO):

1. A deviation from the Green Area Ratio (GAR) requirements in Section 345-66.1 of the JCLDO where a minimum GAR ratio of 0.50 is required and the Applicant is requesting approval of a GAR ratio for the project of 0.34;
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Or iPhone one-tap :

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Webinar ID: 864 4749 1278

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James C. McCann, Esq.,
Attorney for the Applicant
201-521-1000

AFFIDAVIT OF SERVICE AND PUBLICATION

STATE OF NEW JERSEY)
) SS:
COUNTY OF HUDSON)

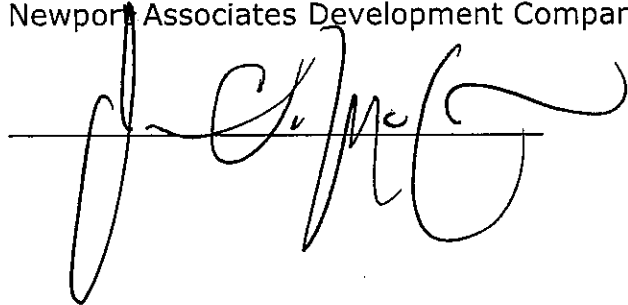
JAME C. McCANN, ESQ., of full age, being duly sworn according to law on his oath, deposes, and says that his office is located at Harborside 5, 185 Hudson Street, Suite 2510, in the City of Jersey City, in the County of Hudson, and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Jersey City Planning Board and related to premises located at:

15 Park Lane South
Block 7302, Lot 5
Jersey City, New Jersey

On January 21, 2021, he gave written notice by certified mail, of the hearing on this application to each and all of the persons upon whom service must be provided, in the required form and according to the attached lists, and in the manner indicated thereon.

On January 22, 2021, he caused to be published in the Jersey Journal a Notice of Hearing, in the form annexed, in relation to the public hearing on the said application. A copy of the newspaper publication is also annexed.

James C. McCann, Esq.
Attorney for the Applicant,
Newport Associates Development Company



Sworn to and subscribed before me
this 29th day of January, 2021



5694277-1

KATHLEEN E. COYLE
A Notary Public of New Jersey
My Commission Expires October 7, 2023



CITY OF JERSEY CITY

Office of the City Assessor
280 Grove Street, Room 116
Jersey City, New Jersey 07302
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

November 4, 2020

PROPERTY LOCATION OF APPLICATION: 15 Park Lane South


BLOCK(S): 7302 LOT(S): 5

**NAME OF APPLICANT: James C. McCann, Esq.
c/o Connell Foley, LLP
Harborside 5
185 Hudson Street
Jersey City, NJ 07311-4029**

APPLICANT'S TELEPHONE #: (201) 521-1000

Pursuant to your request, attached herewith is a list of properties located within the 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

C E R T I F I E D

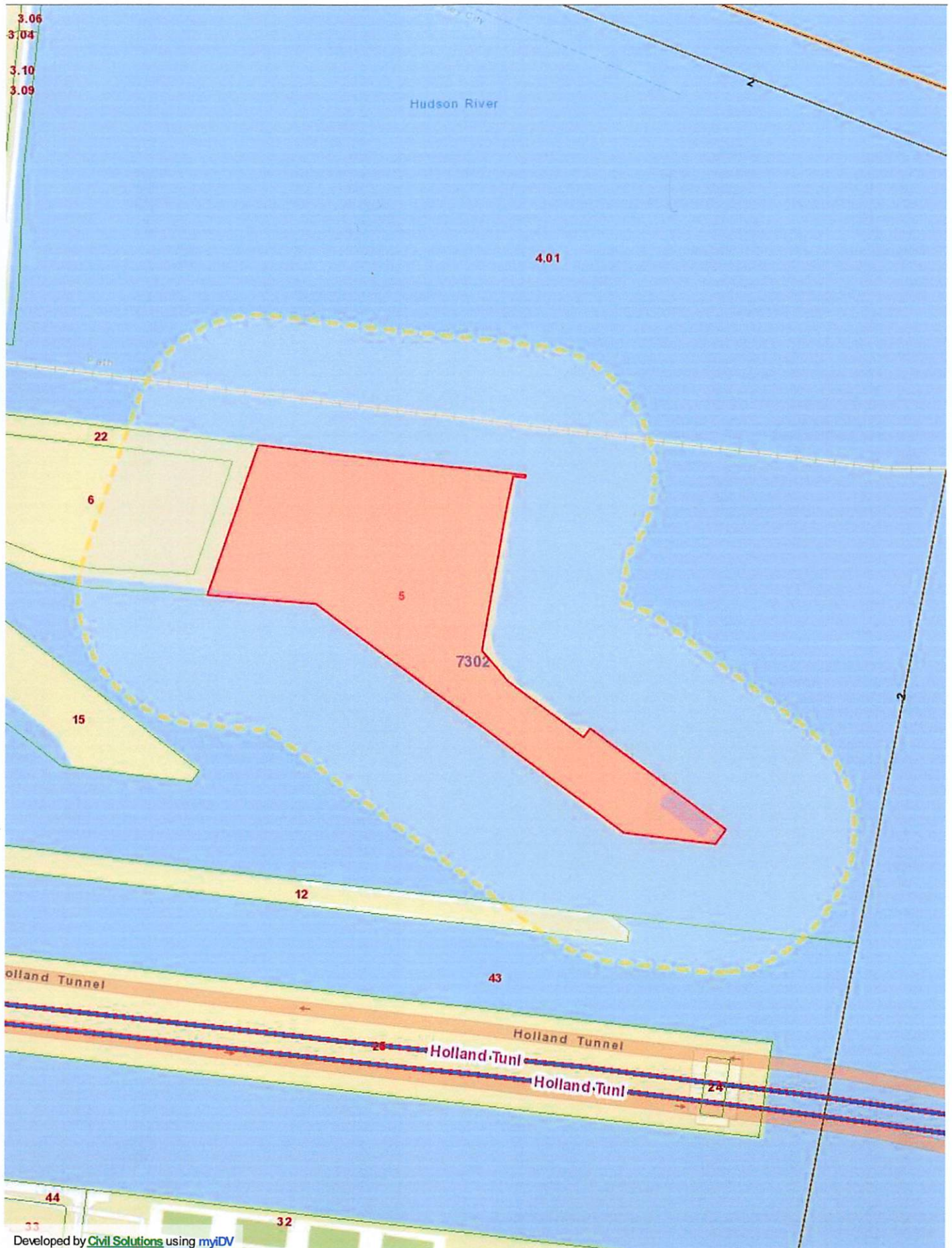

11/4/20
EDUARDO TOLOZA, City Assessor

Also be advised that the following companies must be notified:

P.S.E.& G.	80	PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121	KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200	HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555	ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540	BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 7302 - Lot 5

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 15 Park Lane South

Date: November 4, 2020

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7302	4.01		2 FOURTEENTH ST.	NEWPORT CENTRE	40 W. 57TH ST.,#23FL.	NEW YORK, NY	10019
7302	6		25 PARK LANE SOUTH	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	12		96 RIVER DRIVE (REAR)	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	22		96 RIVER DRIVE	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
7302	43		FOOT OF SIXTH ST.	NEWPORT CENTRE	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019



-10 Certified Letters

Firm Mailing Book For Accountable Mail

James C. McCann, Esq.
Attorney-at-Law
State of New Jersey

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

Affix Stamp Here
(for additional copies of this receipt)
Postmark with Date of Receipt.

50 X 10 = \$5.00

NEOPOST
01/21/2021
US POSTAGE \$005.00



ZIP 07311
041M11293952

INTELL FOLEY LLP
USPS Tracking/Article Number

Postage (Extra Service) Fee

Handling Charge

Actual Value if Registered

5 HUDSON STREET, SUITE 2510
NEW YORK, NY 10014

PSE&G
80 Park Plaza
Newark, New Jersey 07102

4.05

2. 7019 1640 0000 0889 0197

3. Comcast Cablevision
2121 Kennedy Boulevard
Jersey City, NJ 07305

4. 7019 1640 0000 0889 0203

5. United Water Company
200 Hook Road
Harrington Park, NJ 07640

6. 7018 1830 0000 2535 7620

7. Jersey City M.U.A.
555 Route 440
Jersey City, NJ 07305

8. 7018 1830 0000 2535 7637

Total Number of Pieces Listed by Sender

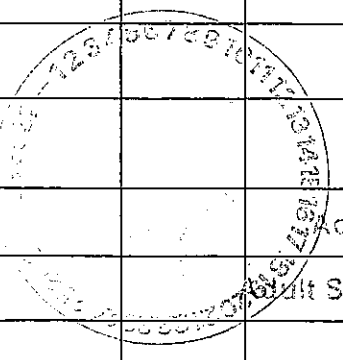
Total Number of Pieces Received at Post Office

Postmaster (Name of receiving employee)

Signature in Ink

PS Form 3877, January 2017 (Page 1 of 2)
PSN 7530-02-000-9098

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.





Firm Mailing Book For Accountable Mail

Name and Address of Sender

Check type of mail or service

☐ Adult Signature Required ☐ Priority Mail Express

☐ Adult Signature Restricted Delivery ☐ Registered Mail

☒ Certified Mail ☐ Return Receipt for Merchandise

☐ Certified Mail Restricted Delivery

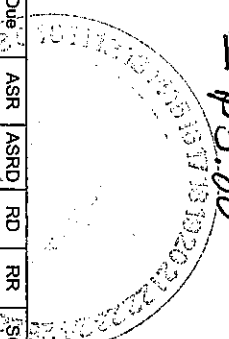
☐ Collect on Delivery (COD) ☐ Signature Confirmation

☐ Insured Mail ☐ Signature Confirmation Restricted Delivery

☐ Priority Mail

Affix Stamp Here
(For additional copies of this receipt).
Postmark with Date of Receipt.

50 X 10 = \$5.00



USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Date of Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SCD Fee

SCRD Fee

SH Fee

1.

Verizon Telephone
540 Broad Street
Newark, New Jersey 07102

4.05

2.

7018 1830 0000 2535 7644

3.

NEWPORT CENTRE
40 W. 57TH ST., #23FL.
NEW YORK, NY 10019

4.

7018 1830 0000 2535 7651

Block 7302

lot 4.01

5.

NEWPORT CENTRE
40 WEST 57TH ST 23RD FL
NEW YORK, NY 10019

6.

7018 1830 0000 2535 7668

Block 7302

lot 6

7.

NEWPORT CENTRE
40 WEST 57TH ST 23RD FL
NEW YORK, NY 10019

8.

7018 1830 0000 2535 7675

Block 7302

lot 12

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

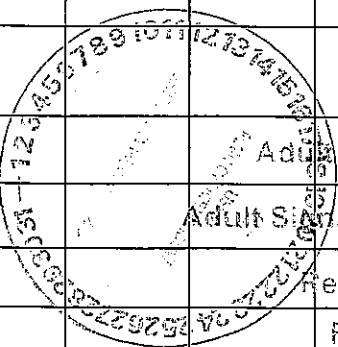
Postmaster, Per (Name of receiving employee)

Complete in ink

PS Form 3877, January 2017 (Page 1 of 2)
PSN 7530-02-000-9098

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Newport-Pier 19913, 15 Park Lane South
Block 7302, lot 5 - Matter #127517





Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.											
USPS Tracking/Article Number		Address (Name, Street, City, State, & ZIP Code™)		Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender's COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	7018 1630 0000 2535	NEWPORT CENTRE 40 WEST 57TH ST 23RD FL NEW YORK, NY 10019	Block 7302 Lot 22	4.05											
2.	7018 1630 0000 2535	NEWPORT CENTRE 40 WEST 57TH ST 23RD FL NEW YORK, NY 10019	Block 7302 Lot 43												
3.	7018 1630 0000 2535	NEWPORT CENTRE 40 WEST 57TH ST 23RD FL NEW YORK, NY 10019	Block 7302 Lot 43												
4.	7018 1630 0000 2535	NEWPORT CENTRE 40 WEST 57TH ST 23RD FL NEW YORK, NY 10019	Block 7302 Lot 43												
5.	7018 1630 0000 2535	NEWPORT CENTRE 40 WEST 57TH ST 23RD FL NEW YORK, NY 10019	Block 7302 Lot 43												
6.	7018 1630 0000 2535	NEWPORT CENTRE 40 WEST 57TH ST 23RD FL NEW YORK, NY 10019	Block 7302 Lot 43												
7.	7018 1630 0000 2535	NEWPORT CENTRE 40 WEST 57TH ST 23RD FL NEW YORK, NY 10019	Block 7302 Lot 43												
8.	7018 1630 0000 2535	NEWPORT CENTRE 40 WEST 57TH ST 23RD FL NEW YORK, NY 10019	Block 7302 Lot 43												

50 X 10 = \$5.00

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required
Adult Signature Restricted Delivery
Restricted Delivery
Return Receipt
Signature Confirmation
Signature Confirmation Restricted Delivery
Special Handling

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County of Union)

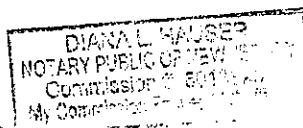
Mary C Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):

Jersey Journal 01/22/2021

Mary C Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 25th day of January 2021

Diana L. Hauser
Notary Public



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01/22/21

\$230.63

