AFFIDAVIT OF SERVICE AND PUBLICATION

STATE OF NEW JERSEY)) COUNTY OF HUDSON)

)) SS:

MELISSA D. LOPEZ, ESQ., of full age, being duly sworn according to law on her oath, deposes, and says that her 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 she is the attorney for the applicant in a proceeding before the Jersey City Planning Board and related to premises located at:

> 44 Park Lane North Block 7302, Lot 3.15 Jersey City, New Jersey

On May 30, 2024, she 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 May 31, 2024, she 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.

Melissa D. Lopez, Esq. Attorney for the Applicant, Newport Associates Development Company

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Sworn to and subscribed before me This 6^{th} day of June, 2024

15238610-1

James C. McCann, Esq. Attorney-at-Law

State of New Jersev



CITY OF JERSEY CITY

Office of the City Assessor 364 M.L. King Drive, 3rd Floor Jersey City, New Jersey 07305 Telephone: (201) 547-5131

LAURA F. TACURI, DEPUTY ASSESSOR

March 20, 2024

PROPERTY LOCATION OF APPLICATION: 44 Park Lane North

BLOCK(S): 7302 LOT(S): 3.15

NAME OF APPLICANT: Melissa D. Lopez, Esq. c/o Connell Foley, LLP Harborside 5 185 Hudson Street, Suite 2510 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 200foot 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.



LAURA F. TACURI, Deputy Assessor

Also be advised that the following companies must be notified:

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





CITY OF JERSEY CITY

Block & Lot listing of properties within 200 ft. radius of subject property. Subject Property: Block 7302 - Lot 3.15 **Office of the City Assessor**

Property Location: 44 Park Lane North Date: March 20, 2024

| BLOCK | LOT | QUAL | PROPERTY LOCATION | OWNERS NAME | MAILING ADDRESS | CITY / STATE | ZIP CODE |
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| 7302 | 3.05 | | RIVER DRIVE | NEWPORT CENTRE | 40 WEST 57TH ST 23RD FL | NEW YORK, NY | 10019 |
| 7302 | 3.07 | | SIXTEENTH ST. | NEWPORT CENTRE | 40 WEST 57TH ST 23RD FL | NEW YORK, NY | 10019 |
| 7302 | 3.13 | | 30 PARK LANE NORTH | NEWPORT CENTRE | 40 WEST 57TH ST 23RD FL | NEW YORK, NY | 10019 |
| 7302 | 3.14 | | NORTH BLVD | NEWPORT CENTRE | 40 WEST 57TH ST 23RD FL | NEW YORK, NY | 10019 |
| 7302 | 3.16 | | WASHINGOTN BLVD. | NEWPORT CENTRE | 40 WEST 57TH ST 23RD FL | NEW YORK, NY | 10019 |
| 7302 | 3.17 | | 62 LONG SLIP | NEWPORT ASSOCIATES DEV'T. CO. | 111 TOWN SQUARE PLACE | JERSEY CITY, NJ | 0/310 |
| 7302 | 3.18 | | 20 LONG SLIP | NEWPORT ASSOCIATES DEV'T. CO. | 111 TOWN SQUARE PLACE | JERSEY CITY, NJ | 0/310 |
| 7302 | 7 | | 66 PARK LANE SOUTH(REAR) | NEWPORT CENTRE | 97-77 QUEENS BLVD. | REGO PARK, N.Y. | 11374 |

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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. P2023-0056) for a Preliminary Major Site Plan Approval with deviations pursuant to N.J.S.A. 40:55D-70(c) for property located at 44 Park Lane North, also known on the Jersey City Tax Maps as Block 7302, Lot 3.15. The property is in the North Residential District of the Newport Redevelopment Plan ("Redevelopment Plan").

The Applicant seeks a preliminary major site plan approval to permit the construction of a new 41 story tower with 355 residential market rate apartments over a 5 story podium containing a parking garage with 336 parking spaces including EV and EVMR spaces as required by state law, approximately 5,716 sq. ft. of indoor amenity space, bicycle storage on the ground floor of the building, outdoor recreation space on the roof of the podium and on the 41st floor of the tower, and approximately 8,600 square feet of green roof. In addition, the Applicant proposes to complete construction of a segment of 18th Street beginning at Washington Boulevard and ending at North Boulevard and will include street landscaping on the southerly side of 18th Street.

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

1. Section 345-69(B)(6) of the Jersey City Land Development Ordinance to permit relief from 1.0-foot candle of light minimum requirement on a section of Washington Boulevard, where 0.7 foot candle of light is proposed.

2. Section 345-66(C)(2) of the JCLDO which requires new plantings for a development to comply with the 2018 Jersey City Forestry Standards ("JCFS") (Section 321 of the J.C. Mun. Code) which requires the installation of 26 trees, where 25 trees will be installed requiring the Applicant to make monetary contribution for the 1 tree deficiency, and where in certain instances due to the necessities of the installation of utilities, in certain instances, street trees will not meet the minimum trunk to trunk, trunk to streetlight, trunk to utility pole requirement of JCFS.

3. Any other deviations/variances, waivers and/or exceptions from the Redevelopment Plan or the Jersey City Land Development Ordinance that the Planning Board shall deem necessary in connection with this application.

Any person(s) interested in this application will have an opportunity to address the Planning Board at a public hearing to be held on this application on June 11, 2024 at 5:30 P.M. in the Board Room of the Holloway Building, located at 4 Jackson Square (also known as 39 Kearney Avenue), Jersey City, NJ 07305, or at any date and time thereafter to which the Board may adjourn, at which time you may appear either in person, by agent or attorney and present comments which you may have regarding this application.

PLEASE TAKE FURTHER NOTICE that all documents relating to this application may be inspected by the public in the City Planning Division, City Hall Annex, 1 Jackson Square,

Jersey City, New Jersey 07305 during normal business hours and the application materials, including digital plans, are available for inspection on the Jersey City Data Portal by searching for the address or case number at <u>data.jerseycitynj.gov.</u>

MORE INFORMATION on how to access and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at <u>jerseycitynj.gov/planning</u>. Any person who requires technical assistance for accessing the Applicant's plans should contact the Planning Board Secretary at the phone number or e-mail listed below.

ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at <u>cityplanning@jcnj.org.</u>

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

"JERSEY JOURNAL

Jersey Journal

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Lisa Arrington being duly sworn, deposes that he/she is principal clerk of Evening Journal Association; that Jersey Journal is a public newspaper published in the city of Jersey City, with general circulation in County of Hudson, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Jersey Journal 05/31/2024

The Roman Principal Clerk of the Publisher DARIAN N ALEXANDER Notary Public, State of New Jersey Sworn to and subscribed before me this 5th day of June 2024 My Commission Expires November 13, 2027 Notary Public



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Attorney for the Applicant 201-521-1000

5/31/2024

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