

**AFFIDAVIT OF SERVICE AND PUBLICATION**

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

**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

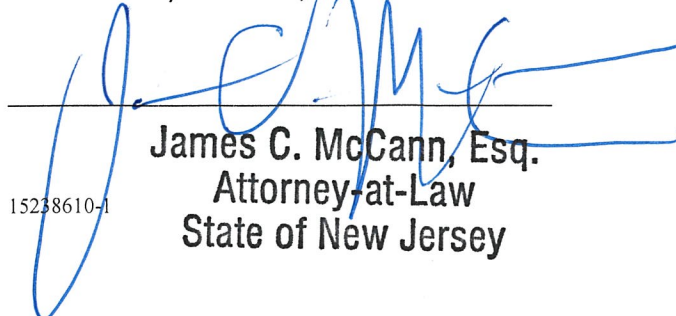
On May 30, 2024, she gave written notice by certified mail, of the hearing on this application to each and all of the persons upon whom service must be provided, in the required form and according to the attached lists, and in the manner indicated thereon.

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



Sworn to and subscribed before me  
This 6<sup>th</sup> day of June, 2024



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



## CITY OF JERSEY CITY

---

Office of the City Assessor  
364 M.L. King Drive, 3<sup>rd</sup> 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 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**

A handwritten signature in black ink that reads "Laura F. Tacuri".

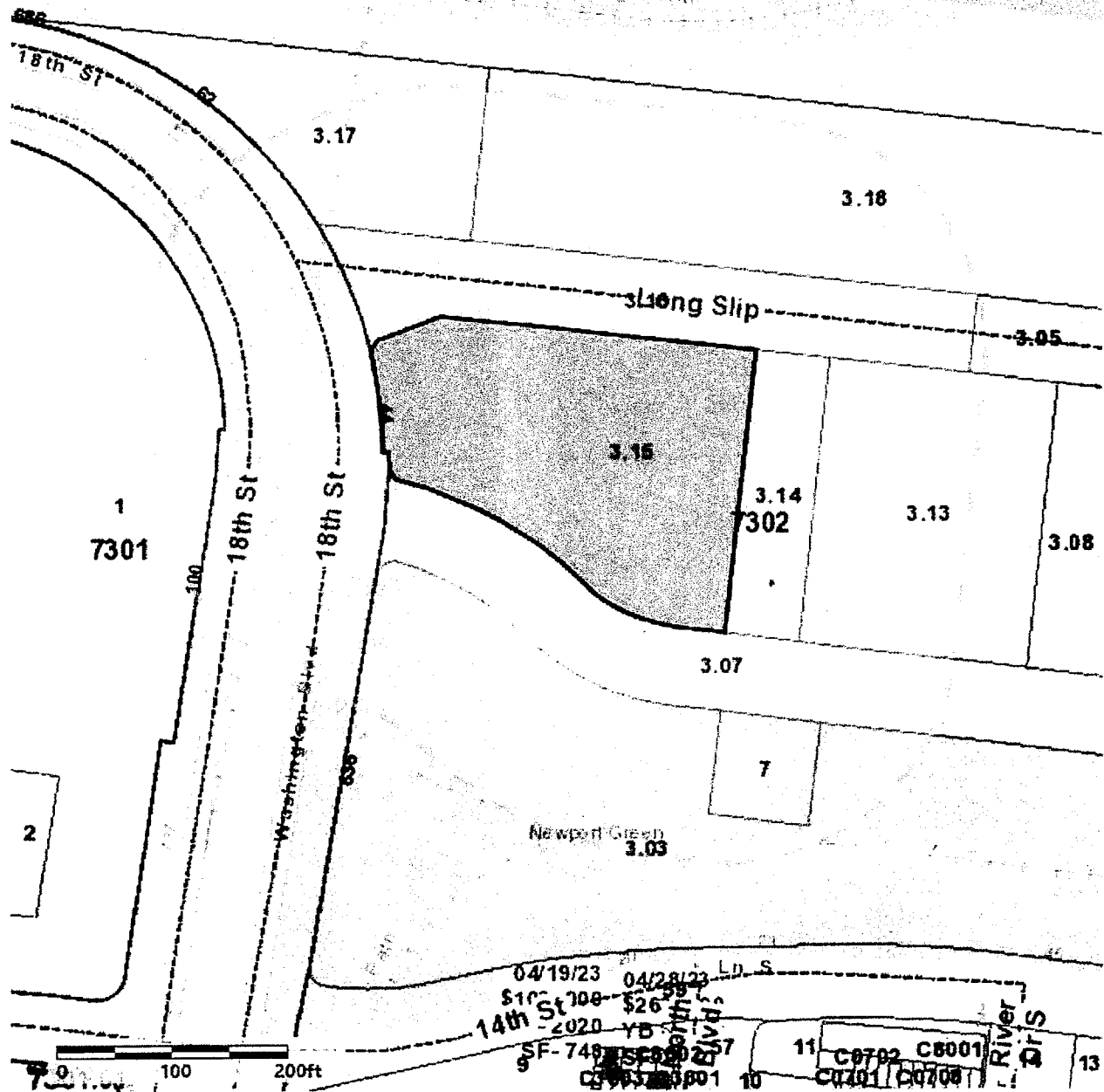
**LAURA F. TACURI, Deputy Assessor**

**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

1  
Boulder-Bergen Light Rail

Created on Wed Mar 20 2024



notes:

200 Ft. Buffer Report Map  
Block 7302 - Lot 3.15



# CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 7302 - Lot 3.15

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

Property Location: 44 Park Lane North

Date: March 20, 2024

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7301	1		100 FOURTEENTH ST.	NEWPORT/18TH ST. LTD.	P.O. BOX 9456 (TARGET)	MINNEAPOLIS, MN	55440
7302	3.03		636 WASHINGTON BLVD.	NEWPORT CENTRE	40 W. 57TH ST.,#23 FL.	NEW YORK, NY	10019
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		WASHINGTON 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	07310
7302	3.18		20 LONG SLIP	NEWPORT ASSOCIATES DEV'T. CO.	111 TOWN SQUARE PLACE	JERSEY CITY, NJ	07310
7302	7		66 PARK LANE SOUTH(REAR)	NEWPORT CENTRE	97-77 QUEENS BLVD.	REGO PARK, N.Y.	11374

9589 0710 5270 1022 4175 83

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Extra Services &amp; Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP+4®

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Street and Apt.

City, State, ZIP+4®

NEWPORT/18TH ST. LTD.  
P.O. BOX 9456 (TARGET)  
MINNEAPOLIS, MN 55440

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Street and Apt. No.		
City, State, ZIP+4®		

NEWPORT ASSOCIATES DEV'T. CO.  
111 TOWN SQUARE PLACE  
JERSEY CITY, NJ 07310

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City, State, ZIP		

NEWPORT CENTRE  
97-77 QUEENS BLVD.  
REGO PARK, N.Y. 11374

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Comcast Cablevision  
2121 Kennedy Boulevard  
Jersey City, NJ 07305

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City, State, ZIP+4®		

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City, State, ZIP+4®		

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PSE&G  
80 Park Plaza  
Newark, New Jersey 07102

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Street and Apt. #

City, State, ZIP+

Postmark Here

Jersey City M.U.A.  
555 Route 440  
Jersey City, New Jersey 07305

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<input type="checkbox"/> Adult Signature Required	\$
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Postage

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Total Postage a

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Street and Apt. #

City, State, ZIP+

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United Water Company  
200 Hook Road  
Harrington Park, NJ 07640

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City, State

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Verizon Telephone  
540 Broad Street  
Newark, New Jersey 07102

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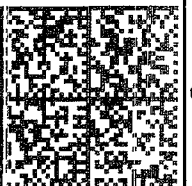


Firm Mailing Book For Accountable Mail

Name and Address of Sender  
Melissa D. Lopez, Esq.  
Connell Foley, LLP  
Harborside Financial Center  
185 Hudson Street, Suite 2510  
Jersey City, NJ 07311-4029

<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 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	

**.64 X 15 = \$9.60**  
Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.



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CORRECTION  
IMI  
\$009.60  
05/30/2024 ZIP 07311  
043M31249774

US POSTAGE

USPS Tracking/Article Number

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

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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1.

NEWPORT/18TH ST. LTD.  
P.O. BOX 9456 (TARGET)  
MINNEAPOLIS, MN 55440

5.04

2.

9589 0710 5270 1022 4175 76

3.

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

4.

9589 0710 5270 1022 4175 83

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

6.

9589 0710 5270 1022 4175 90

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

7.

9589 0710 5270 1022 4175 06

8.

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster: Per (Name of receiving employee)

Complete in Ink

Newport Assoc. - 44 Park Lane North, Block 7302, Lot 3.15  
Matter #142873





Firm Mailing Book For Accountable Mail

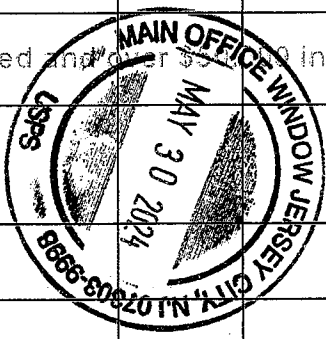
Name and Address of Sender

- 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 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                       |   |

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

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	NEWPORT CENTRE 40 WEST 57TH ST 23RD FL NEW YORK, NY 10019	5.04											
2.													
3.	NEWPORT CENTRE 40 WEST 57TH ST 23RD FL NEW YORK, NY 10019												
4.													
5.	NEWPORT CENTRE 40 WEST 57TH ST 23RD FL NEW YORK, NY 10019												
6.													
7.	NEWPORT ASSOCIATES DEVT. CO. 111 TOWN SQUARE PLACE JERSEY CITY, NJ 07310												
8.													



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

Total Number of Pieces Listed by Sender: 4  
Total Number of Pieces Received at Post Office: 4  
Postmaster, Per (Name of receiving employee):

Newport Assoc. - 44 Park Lane North, Block 7302, Lot 3.15  
Matter #142873



Name and Address of Sender

Check type of mail or service

- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery (COD)
- ☐ Insured Mail
- ☐ Priority Mail
- ☐ Priority Mail Express
- ☐ Registered Mail
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

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

Postage (Extra Service) Fee

5.04

NEWPORT ASSOCIATES DEV'T. CO.  
111 TOWN SQUARE PLACE  
JERSEY CITY, NJ 07310

9589 0710 5270 1022 4176 51

NEWPORT CENTRE  
97-77 QUEENS BLVD.  
REGO PARK, N.Y. 11374

9589 0710 5270 1022 4177 36

PSE&G  
80 Park Plaza  
Newark, New Jersey 07102

9589 0710 5270 1022 4177 43

Comcast Cablevision  
2121 Kennedy Boulevard  
Jersey City, NJ 07305

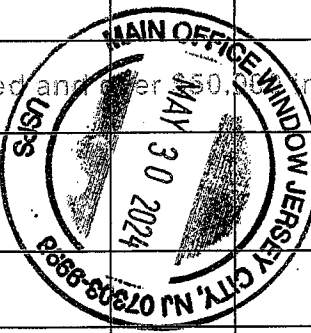
9589 0710 5270 1022 4177 50

Total Number of Pieces Listed by Gender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Newport Assoc. - 44 Park Lane North, Block 7302, Lot 3.15  
Matter #142873



Handling Charge - If Registered and over \$50, add \$5.00 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

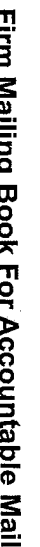
Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

.64 X =

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



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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 41<sup>st</sup> 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 18<sup>th</sup> Street beginning at Washington Boulevard and ending at North Boulevard and will include street landscaping on the southerly side of 18<sup>th</sup> 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 [data.jerseycitynj.gov](http://data.jerseycitynj.gov).

**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 [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning). 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.

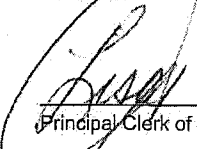
**ANY QUESTIONS** can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@icnj.org](mailto:cityplanning@icnj.org).

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

State of New Jersey,) ss  
County of Union)

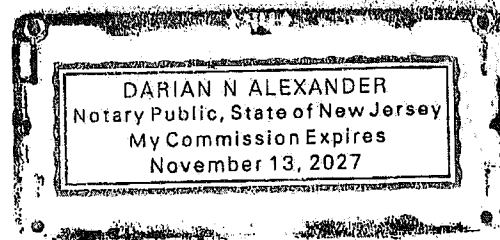
Lisa Arrington being duly sworn, deposes that he/she is principal clerk of Evening Journal Association; that Jersey Journal is a public newspaper published in the city of Jersey City, with general circulation in County of Hudson, and this notice is an accurate and true copy of this notice as printed 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

  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 5th day of June 2024

  
Notary Public



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5/31/2024

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