

AFFIDAVIT OF PROOF OF SERVICE/MAILING

STATE OF NEW JERSEY)

) ss:

COUNTY OF HUDSON)

ROBERT A. VERDIBELLO, 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 Planning Board of the City of Jersey City and related to premises located at:

**20 Columbus Drive (a/k/a Harborside Plaza 4)
Block 11603, Lot 29
Jersey City, New Jersey**

and on April 26, 2024 he gave written notice 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.



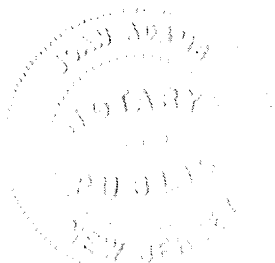
Robert A. Verdibello, Esq.
Attorney for the Applicant,
Hex Phase 2, G&S Investors

Sworn to and subscribed before me this

1st day of May 2024



JOAN C. ADAMS
A Notary Public of New Jersey
My Commission No: 50005301
My Commission Expires October 28, 2024





Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

Robert A. Verdibello
Of Counsel
Direct Dial 201.631.7812
RVerdibello@connellfoley.com

April 26, 2024

Re: **JERSEY CITY PLANNING BOARD
NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
20 COLUMBUS DRIVE (A/K/A HARBORSIDE PLAZA 4)
ALSO IDENTIFIED AS BLOCK 11603, LOT 29, JERSEY CITY, NEW JERSEY
P2023-0115**

Dear Property Owner:

Please take notice that that an application under Case No. P2023-0115 has been filed by the Applicant, Harborside Plaza 4 Associates LLC, with the Jersey City Planning Board for Preliminary and Final Major Site Plan approval with "c" variances/deviations with regard to the property located at 20 Columbus Drive (a/k/a Harborside Plaza 4), Jersey City, New Jersey; and which is also identified on the Jersey City tax maps as Block 11603, Lot 29 (the "Property"). The Property is located within the Harborside West District of the Exchange Place North Redevelopment Plan Area (the "Redevelopment Plan").

The subject property is a full block parcel bound by Greene Street to the west, Christopher Columbus Drive to the south, Hudson Street to the east, and Pearl Street to the north. The subject property is currently a surface parking lot. The purpose of the subject application is to develop the Property with a new 50-story mixed-use building that will include ground level retail, 800 residential units, and 392 parking spaces.

The proposed improvements described herein are permitted in accordance with the Redevelopment Plan. However, as part of the Application, the Applicant seeks the following variances / deviations:

- **Number of Street Trees.** The Applicant is proposing 21 street trees where the Jersey City Forestry Standards require 34 street trees.
- **Tree Spacing.** The Applicant is proposing tree spacing from utility poles ranging from 13.42 feet to 15 feet where the Jersey City Forestry Standards require 15 foot spacing.

Roseland

Jersey City

Newark

New York

Cherry Hill

Philadelphia

www.connellfoley.com

- Lighting. The Applicant is proposing lighting at 0.6 footcandles where the Jersey City Land Development Ordinance requires 1 footcandle.
- Signage. The Applicant is proposing two address/building signs where the Redevelopment Plan permits one residential sign per building.
- Any and all deviations, variances, exceptions, permits, interpretations, approvals and/or waivers from the Redevelopment Plan, the Jersey City Land Development Ordinance ("JC LDO"), and the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. ("MLUL") that the Planning Board or its professionals may deem necessary in connection with this Application.

Any person or person affected by this application may have an opportunity to be heard at the hearing of the Jersey City Planning Board on Tuesday, May 7, 2024 at 5:30 P.M. in the Board Room of the Holloway Building, located at 4 Jackson Square (aka 39 Kearney Avenue), Jersey City, NJ 07305, or at any date and time 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 documentation 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. Application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov.

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

Very truly yours,



Robert A. Verdibello

RAV/:



CITY OF JERSEY CITY

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

EDUARDO TOLOZA, CITY ASSESSOR

January 4, 2024

PROPERTY LOCATION OF APPLICATION: 20 Columbus Drive

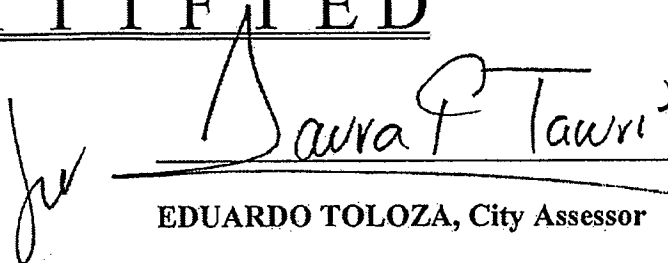
BLOCK(S): 11603 LOT(S): 29

NAME OF APPLICANT: Robert A. Verdibello, 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 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

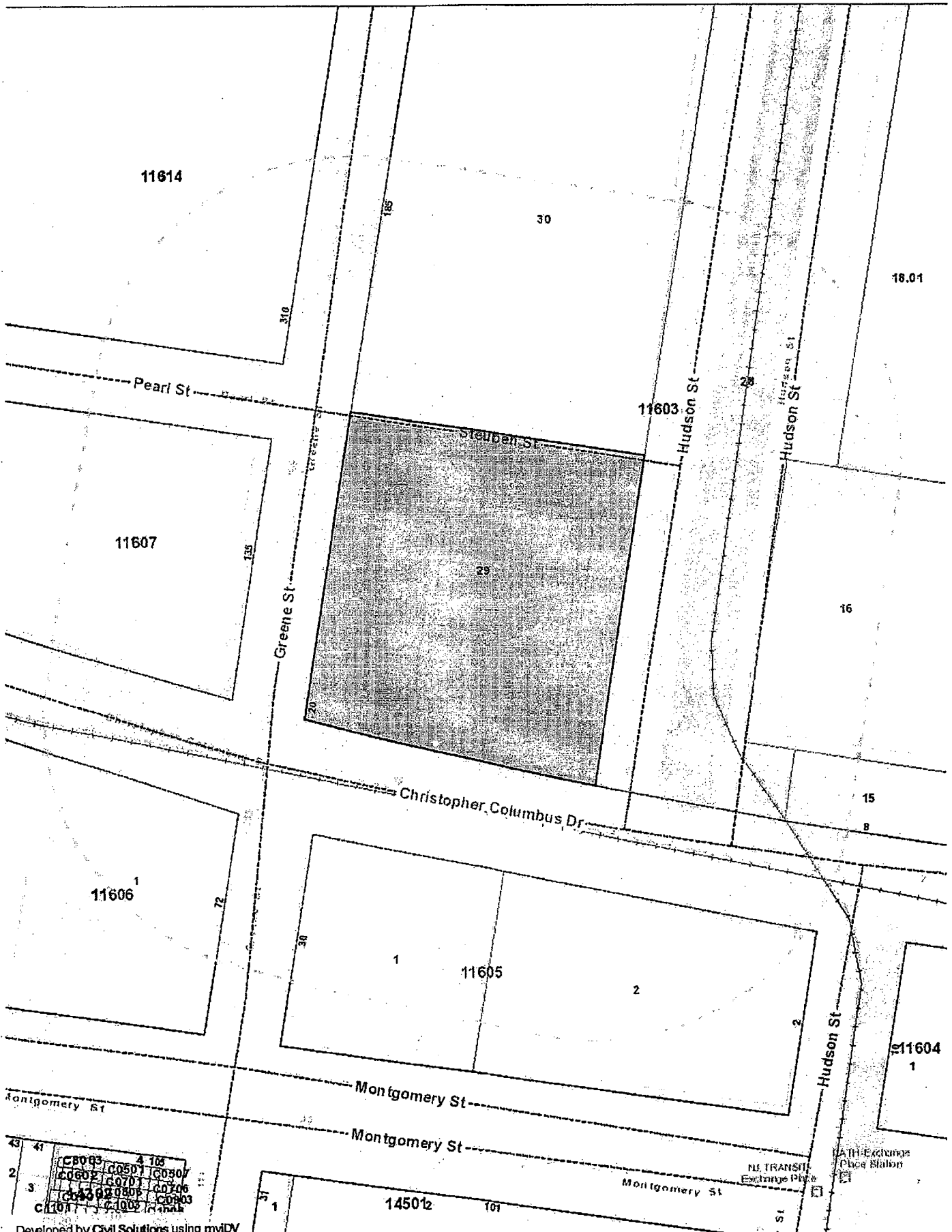

EDUARDO TOLOZA, City Assessor

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 11603 - Lot 29

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

Property Location: 20 Columbus Drive

Date: January 4, 2024

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11603	15		8 COLUMBUS DRIVE	SL HARBORSIDE OWNER 1 LLC	601 W 26TH ST SUITE 1275	NEW YORK,NY	10001
11603	16		10 COLUMBUS DR.	MACK-CALI PLAZA 1 LLC % VERIS RESID	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
11603	18.01		150 & 200 HUDSON ST.	M-C PLAZA II & III LLC % VERIS RSDL	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
11603	28		HUDSON STREET	SL HARBORSIDE OWNER 1 LLC	601 W 26TH ST SUITE 1275	NEW YORK ,NY	10001
11603	30		185 HUDSON ST.	M-C PLAZA V,LLC % VERIS RESIDENTIAL	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
11605	1		30 MONTGOMERY ST.	30 MONTGOMERY PARTNERS,LLC	515 S FLOWER ST 49TH FL	LOS ANGELES, CA	90071
11605	2		2 MONTGOMERY ST.	PORT AUTHORITY OF NY & NJ	4 WTC- 150 GREENWICH ST.	NEW YORK, NY	10007
11606	1		72 MONTGOMERY ST.	ARTHUR M & FRANCES BLAIN APTS, LLC	PO BOX 3709	PRINCETON, NJ	08543
11607	1		135 GREENE ST.	CALI HARBORSIDE ASSOC.,%VERIS RESID	210 HUDSON ST SUITE 400	JERSEY CITY, NJ	07311
11614	1		310 WASHINGTON ST.	EVERGREEN AMERICA CORPORATION	1 EVERTRUST PLAZA	JERSEY CITY, N.J.	07302



Name and Address of Sender

Robert A. Verdibello
Connell Foley LLP
185 Hudson Street, Suite 2510
Jersey City, NJ 07311

Certified Letters

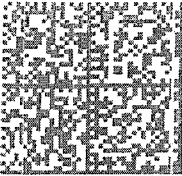
Firm Mailing Book For Accountable Mail

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

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

quadrant



US POSTAGE

USPS Tracking/Article Number

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

Postage

(Extra Service) Fee

Handling Charge

If Registered

Actual Value

Insured Value

Due Sender if COD

ASR Fee

ASRO Fee

RD Fee

RR Fee

SC Fee

SH Fee

1. P.S.E.&G
80 PARK PLAZA
NEWARK, NEW JERSEY 07102
9589 0710 5270 0979 1524 48

3. COMCAST CABLEVISION
2121 KENNEDY BLVD.
JERSEY CITY, NEW JERSEY 07305
9589 0710 5270 0979 1524 55

5. UNITED WATER COMPANY
200 HOOK ROAD
HARRINGTON PARK, NJ 07640
9589 0710 5270 0979 1524 62

7. JERSEY CITY M.U.A.
555 ROUTE 440
JERSEY CITY, NEW JERSEY 07305
9589 0710 5270 0979 1524 79

8. VERIZON TELEPHONE
540 BROAD STREET
NEWARK, NEW JERSEY 07102
9589 0710 5270 0979 1524 86

Total Number of Pieces Listed by Sender 5

Total Number of Pieces Received at Post Office

9589 0710 5270 0979 1524 86

Columbus Drive (a/k/a Harborside Plaza 4) Block 11603 Lot 29

Postmaster #: 144130

PS Form 3877, January 2017 (Page 1 of 2)

Complete in Ink

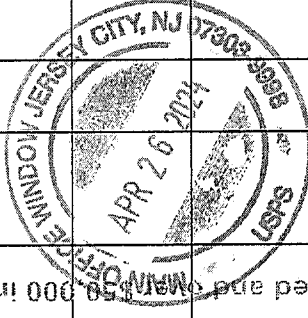
Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Certified Letters

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		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	
1. Robert A. Verdibello Connell Foley LLP 185 Hudson Street, Suite 2510 Jersey City, NJ 07311		☐ Adult Signature Required ☐ Adult Signature Restricted Delivery ☒ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery (COD) ☐ Insured Mail ☐ Priority Mail			
2. VERIZON TELEPHONE 9 GATES AVE., #2 MONTCLAIR, NJ 07042-3399 9589 0710 5270 0979 1525 09				\$5.04	
3. HUDSON COUNTY PLANNING BOARD CLERK DIVISION OF CITY PLANNING BERGEN SQUARE CENTER 830 BERGEN AVE., SUITE 6A JERSEY CITY, NEW JERSEY 07306 9589 0710 5270 1022 4169 99					
4. HUDSON COUNTY CLERK HUDSON COUNTY PLAZA 257 CORNELISON AVENUE 4TH FL. JERSEY CITY, NEW JERSEY 07302 9589 0710 5270 1022 4170 02					
5. COMMISSIONER OF TRANSPORTATION NEW JERSEY DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE P.O. BOX 600 TRENTON, NEW JERSEY 08625 9589 0710 5270 1022 4170 19					
6. UNITED WATER SUEZ NORTH AMERICA 69 DEVOE PLACE HACKENSACK, NJ 07601 9589 0710 5270 1022 4170 26					
7. Total Number of Pieces Listed by Sender: 5		Total Number of Pieces Received at Post Office		Handling Charge - If Registered and Restricted Delivery: \$0.00 in value	
8. PS Form 3877, January 2017 (Page 1 of 2) PSN 7530-02-000-9098		Complete in Ink		Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy .	





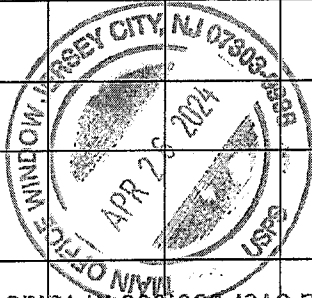
Certified Letters

Firm Mailing Book For Accountable Mail

Name and Address of Sender Robert A. Verdibello Connell Foley LLP 185 Hudson Street, Suite 2510 Jersey City, NJ 07311		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	
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™) SL HARBORSIDE OWNER 1 LLC 601 W 26TH ST SUITE 1275 NEW YORK, NY 10001 9589 0710 5270 0979 1523 49			
1.					
2.					
3.		MACK-CALI PLAZA 1 LLC % VERIS RESID 210 HUDSON ST SUITE 400 JERSEY CITY, NJ 07311 9589 0710 5270 0979 1523 56			
4.					
5.					
6.		M-C PLAZA II & III LLC % VERIS RSDL 210 HUDSON ST SUITE 400 JERSEY CITY, NJ 07311 9589 0710 5270 0979 1523 63			
7.					
8.		SL HARBORSIDE OWNER 1 LLC 601 W 26TH ST SUITE 1275 NEW YORK, NY 10001 9589 0710 5270 0979 1523 70			
Total Number of Pieces Listed by Sender 4		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		20 Columbus Drive (a/k/a Harborside Plaza 4) Block 11603 Lot 29 Matter #: 144130		Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy .	

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

\$5.04



Handling Charge - If Registered and over \$50.00 in value.

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



Firm Mailing Book For Accountable Mail

Check type of mail or service

**185 Hudson Street, Suite 2510
Jersey City, NJ 07311**

USPS Tracking/Article Number

1.

M-C PLAZA V,LLC % VERIS RESIDENTIAL
2210 HUDSON ST SUITE 400
JERSEY CITY, NJ 07311

2.

9589 0710 5270 0979 1523 87

ကံ

330 MONTGOMERY PARTNERS,LLC
515 S FLOWER ST 49TH FL
LOS ANGELES, CA 90071

4.

9589 0710 5270 0710 6856

५.

PORT AUTHORITY OF NY & NJ
4 WTC- 150 GREENWICH ST.
NEW YORK, NY 10007

၆

9589 0710 5270 0979 1524 00

2

ARTHUR M & FRANCES BLAIN APTS, LLC
PO BOX 3709
PRINCETON, NJ 08543

9589 0710 5270 0979 1524 17

Total Number of Pieces Listed by Sender **4**

**Total Number of Pieces
Received at Post Office**

Postmaster, Receiver (Name of receiving employee)	Signature	Date

PS Form 3877, January 2017 (Page 1 of 2)

Complete in Ink

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

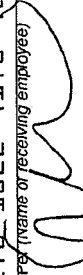
PSN 7530-02-000-9098

For more information on our privacy policies, visit <https://www.assp.com/privacy-policy>.



Certified Letters

Firm Mailing Book For Accountable Mail

Name and Address of Sender Robert A. Verdibello Connell Foley LLP 185 Hudson Street, Suite 2510 Jersey City, NJ 07311		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		Check type of mail or service ☐ Priority Mail Express ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery	
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™) CALI HARBORSIDE ASSOC.,%VERIS RESID 210 HUDSON ST SUITE 400 JERSEY CITY, NJ 07311 9589 0710 5270 0979 1524 24 EVERGREEN AMERICA CORPORATION 1 EVERTRUST PLAZA JERSEY CITY, N.J. 07302 9589 0710 5270 0979 1524 31 State Planning Commission New Jersey Business Action Center Office for Planning Advocacy Department of State P.O.Box 820 Trenton, New Jersey 08625/0820 9589 0710 5270 1022 4170 33 SL H.O. 2&3, LLC & H.O., 2A, LLC 601 W 26TH ST, STE 1275 NEW YORK, NY 10001 9589 0710 5270 1022 4170 40				
Total Number of Pieces Listed by Sender	Postmaster, for (name of receiving employee)  Complete in Ink				
4	Postmaster, for (name of receiving employee)				

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

Handling Charge - If Registered and over \$50.00 in value

Postage \$5.04

Due Sender if COD

Insured Value

Actual Value if Registered

Handling Charge

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

OFFICE WINDOW JERSEY CITY, NJ 07302-4998
APR 26 2024
86898-3836

20 Columbus Drive (a/k/a Harborside Plaza 4) Block 11603 Lot 29
Matter #: 144130

9



Certified Letters

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.	
Robert A. Verdibello Connell Foley LLP 185 Hudson Street, Suite 2510 Jersey City, NJ 07311		☐ Adult Signature Required ☐ Adult Signature Restricted Delivery ☒ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery (COD) ☐ Insured Mail ☐ Priority Mail			
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)			
1.		SL HARBORSIDE OWNER 5, LLC 601 WEST 26TH ST, STE 1275 NEW YORK, NY 10001			
2.		9589 0710 5270 1022 4170 57			
3.		H6 PROPERTY OWNER LP 910 EAST COUNTY LINE ROAD LAKEWOOD, NJ 08701			
4.		9589 0710 5270 1022 4170 64			
5.					
6.					
7.					
8.					
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office			
4					
Postmaster: Per (Name of receiving employee)		Complete in Ink			

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
\$5.04												
Handling Charge - If Registered and over \$50.00 in value												
						Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling

APR 26 2014
JERSEY CITY, NJ 07309-9998
\$5.04
U.S. MAIL

20 Columbus Drive (a/k/a Harborside Plaza 4) Block 11603 Lot 29
Matter # : 144130

State of New Jersey,) ss
County of Union)

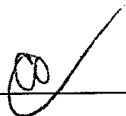
Darian Alexander being duly sworn, deposes that he/she is principal clerk of Evening Journal Association; that Jersey Journal is a public newspaper published in the city of Jersey City, with general circulation in County of Hudson, and this notice is an accurate and true copy of this notice as printed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

Jersey Journal 04/27/2024

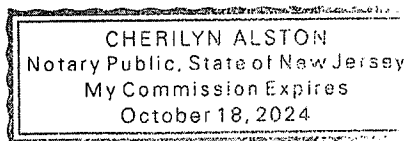


Principal Clerk of the Publisher

Sworn to and subscribed before me this 30th day of April 2024



Notary Public



**JERSEY CITY PLANNING BOARD
NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
20 COLUMBUS DRIVE (A/K/A
HARBORSIDE PLAZA 4)
ALSO IDENTIFIED AS BLOCK 11603,
LOT 29, Jersey City, New Jersey
P2023-0115**

Please take notice that that an application under Case No. P2023-0115 has been filed by the Applicant, Harborside Plaza 4 Associates LLC, with the Jersey City Planning Board for Preliminary and Final Major Site Plan approval with "C" variances/deviations with regard to the property located at 20 Columbus Drive (a/k/a Harborside Plaza 4), Jersey City, New Jersey; and which is also identified on the Jersey City tax maps as Block 11603, Lot 29 (the "Property"). The Property is located within the Harborside West District of the Exchange Place North Redevelopment Plan Area (the "Redevelopment Plan").

The subject property is a full block parcel bound by Greene Street to the west, Christopher Columbus Drive to the south, Hudson Street to the east, and Pearl Street to the north. The subject property is currently a surface parking lot. The purpose of the subject application is to develop the Property with a new 50-story mixed-use building that will include ground level retail, 800 residential units, and 392 parking spaces.

The proposed improvements described herein are permitted in accordance with the Redevelopment Plan. However, as part of the Application, the Applicant seeks the following variances / deviations:

- Number of Street Trees. The Applicant is proposing 21 street trees where the Jersey City Forestry Standards require 34 street trees.

- Tree Spacing. The Applicant is proposing tree spacing from utility poles ranging from 13.42 feet to 15 feet where the Jersey City Forestry Standards require 15 foot spacing.

- Lighting. The Applicant is proposing lighting at 0.6 footcandles where the Jersey City Land Development Ordinance requires 1 footcandle.

- Signage. The Applicant is proposing two address/building signs where the Redevel-

opment Plan permits one residential sign per building.

- Any and all deviations, variances, exceptions, permits, interpretations, approvals and/or waivers from the Redevelopment Plan, the Jersey City Land Development Ordinance ("JC LDO"), and the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. ("MLUL") that the Planning Board or its professionals may deem necessary in connection with this Application.

Any person or person affected by this application may have an opportunity to be heard at the hearing of the Jersey City Planning Board on Tuesday, May 7, 2024 at 5:30 P.M. in the Board Room of the Holloway Building, located at 4 Jackson Square (aka 39 Kearney Avenue), Jersey City, NJ 07305, or at any date and time 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 documentation 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. Application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov. 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.

By: Robert A. Verdibello, Esq.
Attorney for the Applicant
Harborside Plaza 4 Associates LLC
201-521-1000

4/27/2024

\$90.00